

**REVOLUTION PERFORMANCE MOTORSTORE**

**LAND AT CLOCKMILL ROAD, DUNSTON, GATESHEAD  
TYNE & WEAR NE8 2QX  
NGR: NZ 2343 6223**

**REPORT ON DESK-BASED ASSESSMENT**

**Planning Reference: DC/06/01510/FUL**

**Contract: 11018**

**Date: April 2007**

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at

**LAND AT CLOCKMILL ROAD, DUNSTON, GATESHEAD**

**GATESHEAD, TYNE & WEAR NE8 2QX**

NGR: NZ 2343 6223

Prepared for

**Revolution Performance Motorstore  
Revolution House  
South Shore Road  
Gateshead Quays  
Tyne & Wear  
NE8 3AE**

OASIS ID: ianfame1 - 31842

Contract No: 11018

Date: April 2007

## **EXECUTIVE SUMMARY**

It is understood that planning permission has been granted for a motor part store and mail order distribution centre with associated workshop and warehouse on the above site.

On the instructions of the developers, Revolution Performance Motorstore, a geotechnical desk study, ground investigation and flood risk assessment was undertaken by Ian Farmer Associates (report nos. 3474, 3621 and 3871), In addition , the Tyne and Wear archaeology officer, Jennifer Morrison has requested a desk top assessment be carried out on the aforementioned site.

On further instructions, Ian Farmer Associates *Archaeological Services* carried out a desk-based assessment and a walkover survey to appraise the likelihood that important archaeological deposits survive on the site, and assess the impact on those deposits by construction work associated with the proposed development.

The site is situated on waste ground, the site of the former Team Hemp Ropery, adjacent to Clock Mill Road, Dunston, Gateshead, Tyne and Wear, NE8 2QX and may be located by National Grid Reference NZ 2343 6223.

The geological maps indicate the site to be underlain by alluvium associated with the nearby Team Gut.

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## **1.0 INTRODUCTION**

- 1.1 It is understood that it is proposed to build a motor part store and mail order distribution centre with associated workshops and warehouse on the above site.
- 1.2 On the instructions of the developers, Revolution Performance Motorstore, a geotechnical desk study, ground investigation and flood risk assessment was undertaken by Ian farmer Associates (report nos. 3474, 3621 and 3871). In addition to this., the Tyne & Wear archaeology officer, Jennifer Morrison requested an desk based assessment be carried out also (Appendix A x)
- 1.3 On further instructions, Ian Farmer Associates *Archaeological Services* carried out a desk-based assessment and a walkover survey to appraise the likelihood that important archaeological deposits survived on the site, and assess the impact on those deposits by construction work associated with the proposed development. The desk-based assessment includes recommendations for further archaeological work required.

## **2.0 GENERAL STANDARDS**

### **2.1 Compliance**

- 2.1.1 All work is carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA), ref. 14.7, and follows the IFA Standards for an archaeological desk-based assessment, ref. 14.8.

### **2.2 Definition**

- 2.2.1 *'The definition of desk-based assessment is a programme of assessment of the known or potential archaeological resource within a specific area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.'* (IFA, ref. 14.8)

### **2.3 Purpose**

- 2.3.1 *'The purpose of desk-based assessment is to gain information about the known or potential archaeological resource within a given area or site (including presence or absence, character and extent, date, integrity, state of preservation and relative quality of the potential archaeological resource), in order to make an assessment of its merit in context, leading to one or more of the following:*
- *The formulation of a strategy to ensure the recording, preservation or management of the resource*

- *The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised*
- *The formulation of a proposal for further archaeological investigation within a programme of research. (IFA, ref. 14.8)*

## **2.4 Third Parties**

- 2.4.1 This report has been prepared for the sole use of the Client for the purpose described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.
- 2.4.2 It is recommended that a copy of this report be submitted to the relevant authorities to enable them to carry out their own site assessment and provide any comments.
- 2.4.3 The comments given in this report and the opinions expressed herein are based on the information obtained from the desk study and site reconnaissance. No intrusive investigation has been carried out to confirm the actual ground or environmental conditions.
- 2.4.4 Any risks identified in this desk study are perceived risks based on information reviewed. Actual risks can only be assessed following a physical investigation of the site.
- 2.4.5 This report has been based, in part, on information supplied by others. The report has been prepared on the basis of that information being accurate.
- 2.4.6 The conclusions presented in this report are based on the guidance available at the time of preparation of the report. No liability can be accepted for the retrospective effects of any changes or amendments to legislation or guidance.

## **2.5 Site Archive**

- 2.5.1 The site archive will be deposited in the **appropriate local museum** within six months of completion of the report.
- 2.5.2 Tyne and Wear Specialist Conservation Team will require confirmation that the archive has been submitted in a satisfactory form to the relevant museum before recommending to the **local planning authority** that the condition should be fully discharged.

## **3.0 SITE**

### **3.1 Site Location**

3.1.1 The site is situated on waste ground adjacent to Clock Mill Road and may be located by National Grid Reference NZ 2343 6223. The site boundaries are marked by Team Street to the North, Clockmill Road to the West, Team Gut (a tributary of the River Tyne) to the east and light industry to the south

3.1.2 Site location plans and aerial photograph are included in Appendix 1.

## **4.0 DOCUMENTARY AND CARTOGRAPHIC SOURCES AND METHODOLOGY**

### **4.1 Documentary Sources**

4.1.1 The following sources were consulted:

- Tyne and Wear Archives (Blandford House): Bell Collection, historic maps, parish maps etc.
- Durham Record Office : Old OS maps
- Newcastle City Library Local Studies Section: Trade Directories
- Gateshead Library: reference books, trade/ manufacturing publications
- Tyne and Wear Historic Environment Record
- Gateshead Civic Centre: Aerial Photographs

4.1.2 The following sources were not consulted ( no records available or seen elsewhere):

- Northumberland Archives
- National Monuments Record

4.1.3 There were no building control plans or Goad Insurance plans to consult

### **4.2 Methodologies**

4.2.1 Methodologies employed for this project included two walk over surveys, including photography. Secondly all available documentary source locations were visited. This included Tyne and Wear Archives at Blandford House, Gateshead Library, Newcastle City library local studies section and Durham University library and special collections section. Other sources were either not available or were available at the locations listed above. The aerial photograph collections were also examined at Gateshead Civic Centre

## 5.0 LAND USE HISTORY

- 5.1.1 The documentary and cartographic sources indicated that Team Gut Staiths may have existed on this site by 1819. This was the northern terminus for the Team Colliery Waggonway which was in existence since the 17<sup>th</sup> century. (See Fig A 3.1) Ref. Bell (2646)
- 5.1.2 There were no maps or records found for this area prior to this date
- 5.1.3 The earliest map by John Bell in 1819 (Fig.A3.1) does not indicate a ropery, only the Staiths.
- 5.1.4 The other pre Ordnance Survey map examined was an estate plan of land belonging to Sir T.H. Liddell, Baronet. The map, no date, but thought to be circa. 1840 depicts probable ropery buildings belonging to R.S. Newall & Co. Ltd a. (Fig.A3.2) Ref.Bell/2/103
- 5.1.5 According to Carlton (1974), one of the main rope manufacturers in the area of Team Gut was Dixon & Corbitt and R.S. Newall and Co. Ltd. These were originally two separate firms in 1840 with premises either side of Team Gut, with R.S. Newall on the West bank – the site under investigation. This was in Ref. Manders (1973) pp.79-80. This was also confirmed by trade directory entries. See Ref.14.1
- 5.1.6 Team Hemp Ropery and Team Gut Staithes were still in use in 1862, according the first Ordnance Survey map of the area. (Appendix 4) The ropery and staithes were still present on the 2<sup>nd</sup> edition map of 1895. (Appendix 4). According to Ward's Trade directories however Dixon, Corbitt and R.S. Newall were still separate firms in 1865. Ref. 14.1
- 5.1.7 By the 3<sup>rd</sup> edition map of 1897 however, the ropery buildings are still shown but the staiths are absent. The names, Team Hemp Ropery and Team Gut Staiths are absent from the map. (Fig.AX.X)
- 5.1.8 According to Carlton (1974), in 1887 Dixon, Corbitt and R.S. Newall and Co. amalgamated after working for many years together. It is likely that R.S. Newall's Team Hemp Ropery had closed and the Team Gut staiths were dismantled at this time. The likelihood is that the manufacturing of hemp and wire rope was transferred to larger premises, circa 0.5Km further south along the Team Gut, on the east bank where the premises were known as the Teams Hemp and Wire Rope Works. It is not difficult to see why the new hemp and wire rope manufactory was located here – the presence of a railway on the site.
- 5.1.9 Another important factor in the amalgamation of the firms is that Dixon, Corbitt introduced machinery for the spinning of hemp and wire rope which resulted in ropery walks being made redundant. This occurred in 1870. Ref. 14.2.

- 5.1.10 The amalgamation proved to be successful, Newall's were the first firm and owned the patents to produce the world's first untwisted wire rope and subsequently the wire rope began to be used all over the world. See Appendix 5)
- 5.1.11 The amalgamated companies continued until the early 20<sup>th</sup> century when the company was acquired by R.H. Haggie & Sons of Willington. This in turn became part of British Ropes Group in 1959. See Manders 1973. pp.80
- 5.1.12 The former Team Hemp Ropery buildings survived in a dilapidated and ruined state until the late 1980s when they were demolished in advance of ground preparation for the Gateshead Garden Festival in 1990. The site was used for as an exhibition centre for conservatories during the festival. The concrete bases of the conservatories still remain on site.
- 5.1.13 The site since 1990 has been waste ground and has been subject to fly tipping. There is also an extensive cover of weeds, brambles and shrubs. (A2.1,2.2, etc.)
- 5.1.14 The site is currently subject to a planning application to build a motor parts store.

## **6.0 OTHER HISTORICAL SITES IN THE AREA**

- 6.1.1 Other sites of potential interest have been examined as part of this desk top assessment. These form part of the HER record. All sites within a 1Km radius of the centre of the site have been looked at and form the catalogue below
- 6.1.2 The area is dominated by post medieval to modern sites, i.e. circa.1670 to present. The type of sites are dominated by extractive industries, manufactories, milling, storage facilities, defensive systems and communication networks and will therefore be described and discussed in this manner rather than chronologically. A table summarising the sites, giving name, type of site and grid reference etc. forms Appendix 6.
- 6.1.3 Extractive industries are represented by Team Colliery, Dunston (HER3732), established in the early 19<sup>th</sup> century, NW of the ropery site, on the south bank of the town.
- 6.1.4 Manufactories in the area are numerous no doubt originally influenced by River Tyne and its tributary, the Team Gut. Manufactories in the area include the Team Hemp Ropery (HER 3725), the main subject of this report. The Dunston, Tyne Bolt and Rivet works were located north of Team Street on the east bank of Team Gut, NE of the ropery site. Two brick manufacturing sites are known in the area, the Teams Firebrick Works (HER 6178), immediately

south of the Team Hemp Ropery, on the west bank and in a loop of the Team Gut. This was established by the mid 19<sup>th</sup> century and was in production until at least 1938. It may have been utilizing clay mined along with coal from the nearby Teams Colliery? Brickworks known as Redheugh Brickworks (HER 6179) was located on the North side of Team Street, on the east bank of Team Gut, immediately east of the ropery site.

- 6.1.5 The only milling site, is Clock Mill (HER 3731), 200m south of the ropery site, it appears on the 1<sup>st</sup> edition OS map of 1862. However it is unclear what was being milled on the site
- 6.1.6 The only historical storage facilities represented in this study is a powder magazine (HER 3733), possibly associated with the Team Colliery. It was located on the west bank of the Team Gut, circa. 150m north of the ropery site
- 6.1.7 Defensive systems are connected with World War II, and are represented by a concrete pill box (HER 5347) at the mouth of Team Gut on the west bank of the Gut and secondly by a road block (HER 5808) on the south bank of the Tyne, 450m north of the ropery site.
- 6.1.8 Finally, communication networks and related structures and boat comprise of the following; the Dunston staiths (HER 1001), a timber and iron jetty, built in two stages, in 1890 and 1903 for North Eastern Railway. It is located on the south bank of the Tyne on the east bank of Team Gut. (NMR NZ26SW43). Another staiths, the Team Gut Staiths (HER 3479) existed at the Team Hemp Ropery site until circa. 1895, it is not depicted on the 3<sup>rd</sup> edition OS map, so presumably it had been dismantled for reuse elsewhere – the Team Hemp Ropery had gone out of use by this time. The Team Gut Staiths was the northern terminus for the Team Colliery Waggonway (HER 3479). This waggonway had been established in the 17<sup>th</sup> century, circa 1670. The Waggonway ran south from the Team Gut where it linked with the Ouston and Pelaw Waggonway (HER 2222) and on to Whitehouse quarry site (HER 3885). The final ‘feature’ associated with transport in this study is the wreck of a small boat - a wherry? (HER 6969) within the Team Gut, 50m north of the ropery site and adjacent to the east bank. It is only visible at low tide; this wreck may be 19<sup>th</sup> century in date.

## **7.0 GEOLOGICAL SETTING AND TOPOGRAPHY**

- 7.1.1 Details of the geology underlying the site have been obtained from the British Geological Survey Sheet No. 20, ‘Newcastle upon Tyne’, Drift edition (now known as superficial deposits), 1:50,000 series published 1992.
- 7.1.2 The geological map indicates the site to consist of made ground overlying alluvium associated with the Team Gut. The alluvium in turn overlies glacial lake deposits of Pleistocene and Recent date.

- 7.1.3 The superficial deposits are underlain by bedrock of Carboniferous coal, sandstones and shales etc.
- 7.1.4 The site is a derelict plot of land measuring approximately 0.22 hectares. It is surrounded by a mixture of commercial, industrial and residential development. The site drainage is afforded by the Team Gut which forms the eastern boundary of the site. There are no soils evident.
- 7.1.5 The area is essentially flat and lies between 3m and 5m above sea level.
- 7.1.6 Site access is through a gated entrance on the west side of the site from Clock Mill Road. There is a collapsed wire fence running through the middle of the site. The walkover showed the site to be covered in concrete.

## **8.0 ANTICIPATED PRESERVATION CONDITIONS**

- 8.1.1 No structures survive above ground level. It is also likely from assessments previously carried out by Ian Farmer Associates that the ground could be contaminated.
- 8.1.2 The site may be prone to flooding. The developers have proposed mitigation measures to cope with potential flooding, e.g. appropriate drainage, raising the ground level by 1m etc.
- 8.1.3 Any archaeological deposits/artefacts/ecofacts that survive will be in the underlying sands, gravels and mud's (alluvium) and below the level of the concrete base proposed as a base for the new motor part store. However it is likely that piling will penetrate at least 16m.

## **9.0 DISCUSSION**

- 9.1 This discussion is based on all the available sources available to the author. This section summarises the data encountered in the documentary searches.
- 9.2 It appears that Team Gut Staiths were constructed prior to the Team Hemp Ropery according to the Bell map of 1819. There staiths were the Northern terminus of the Team Colliery Waggonway which had been established as early as 1670. (Fig. A3.1)
- 9.3 By 1840, R.S. Newall and Co. Ltd, a hemp rope manufactory was established on site, obviously utilising the staiths. A parish map of Whickham, of the same period indicates a long building on site with a 'dog-leg'. This is probably the ropery walk building. (A3.2)
- 9.4 The earliest Ordnance Survey map of the area in 1862 indicates both the ropery and the staiths by name, suggesting that they were both still in use at this time. This is supported by entries in Wards trade directories.

- 9.5 By the time the 3<sup>rd</sup> edition of the large scale Ordnance Survey map had been published in 1897, the Team Gut staiths had been removed and although buildings are still shown on the ropery site they are not named. This probably indicates that the ropery buildings were out of use or derelict.
- 9.6 Documentary sources confirm the Team Hemp Ropery had gone out of use by 1887, as the original owners R.S. Newall had amalgamated with another ropery manufactory on the east bank of Team Gut, Messrs Dixon & Corbitt for the production of hemp and wire rope (See Appendix 5). It seems that the hemp and wire rope manufactory had moved down stream to new premises known as Teams Hemp and Wire Rope Works. Here new equipment had been installed which did require the long rope walkway buildings located at Team Hemp Ropery on the west bank.
- 9.7 The construction of railways on the new site resulted in the dismantling of the Team Gut staithes by 1897, they timbers may have been reused as railway sleepers. The 1897 survey possibly indicates the Team Colliery wagon way was out of use at this time? The Waggonway could have been replaced by the North Eastern Railways Dunston extension which runs immediately west of the former ropery site.
- 9.8 There is no evidence that the now derelict ropery buildings were ever utilised for anything else and may have remained derelict for many years. Aerial photographs of this area taken prior to Gateshead Garden Festival in 1990 show extensive landscaping and demolition taking place in the vicinity and it is likely that any surviving structures on site were removed at this time.
- 9.9 It is known that the site was temporarily used during the festival for an exhibition of conservatories. However the concrete bases for these are all that survive. These are marked on the architect's foundation plan. (Appendix 7)
- 9.10 The site is currently is a waste land and subject to fly tipping. Any development on site would be an improvement.

## **10.0 IMPACT OF PROPOSED DEVELOPMENT**

- 10.1 Ian Farmers Associates carried out a geotechnical study of the site for their client, Revolution Motor Part Stores, prior to the archaeological desk top assessment.
- 10.2 The study consisted of a desk study, on site ground investigation and a flood risk assessment. The references for these are: IFA Report Nos. 3474, 3621, 3871
- 10.3 By verbal communication from the developers it is intended to raise the ground level of the site by 1m and establishing a plastic membrane over the site as mitigation against flooding etc.
- 10.4 The principal building outline measures 24m x 19m and is supported by a concrete raft and piled foundations. The piling is estimated to penetrate 16m.

10.5 The building and associated piling is limited to the northern half of the site, with car parking spaces taking up the remaining area.

## **11.0 RECOMMENDATIONS**

11.1 The car parking will have no impact on underlying deposits.

11.2 The piling for the building will penetrate 16m into underlying natural deposits

11.3 The possibility of contaminated ground beneath the site cannot be excluded; if that is the case no intrusive excavations should proceed for health and safety reasons.

11.4 A watching brief could be considered for examination of underlying deposits during intrusive works on site, e.g. service trenches etc.

## **12.0 OASIS**

12.1 Ian Farmer Associates *Archaeological Services* support the Online Access to Index of Archaeological Investigation (OASIS) Project. The overall aim of the OASIS Project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer-funded fieldwork.

12.2 *Archaeological Services* will therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis>. Submission and validation of a completed OASS form places the information into the public domain on the OASIS website.

## **13.0 PUBLICATION**

13.1 A short report will be submitted to a local journal, if appropriate.

## **14.0 REFERENCES**

14.1 Anon, 'Ward's Directory.....1865-6', Newcastle - on - Tyne

14.2 Anon., 'The Tyneside. Newcastle and District....Manual of Commerce....'Historical Publishing Company,1889

14.3 Carlton, I.C. 'A Short History of Gateshead', Gateshead Corporation, 1974

14.4 Ian Farmer Associates, unpubl., *Geotechnical Desk Study for Clockmill Road, Dunston* ; IFA Report No. 3474, Ian Farmer Associates, Gateshead

14.5 Ian Farmer Associates, unpubl, *Geotechnical Ground Investigation for Clockmill Road, Dunston* ; IFA Report No.3621, Ian Farmer Associates, Gateshead

- 14.6 Ian Farmer Associates, unpubl., *Geotechnical Flood Risk Assessment for Clockmill Road, Dunston* ; IFA Report No. 3871, Ian Farmer Associates, Gateshead
- 14.7 Institute of Field Archaeologists, 2000, *Code of Conduct*, IFA, Reading
- 14.8 Institute of Field Archaeologists, 1999, *Standard and Guidance for Archaeological Desk-Based Assessment*, IFA, Reading
- 14.9 Manders, F.W.D., 'A History of Gateshead', Gateshead Corporation, 1973

## **15.0 ACKNOWLEDGEMENTS**

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- 15.2 All of the staff at the various libraries, record offices etc. for their considerable effects in facilitating access to the various collections, the searching for and handling of various books, journals, photographs and maps. Additional thanks for allowing copying and photographing of maps and photographs where possible.
- 15.3 Staff at Gateshead Civic Centre especially Ms Mary Richardson in assisting with the examination of aerial photographs and going so far as to providing photocopies of relevant material.
- 15.4 The assistant archaeologist, Jennifer Morrison for Tyne & Wear for enabling access to the Historic Environment Records and for providing the relevant maps

For and on behalf of Ian Farmer Associates (1998) Limited

Ian J Stewart  
PhD AIFA  
Geoarchaeologist

**APPENDIX 1**

**SITE LOCATION MAPS**

**APPENDIX 2**

**SITE PHOTOGRAPHS**

**APPENDIX 3**

**HISTORICAL MAPS**

**APPENDIX 4**

**ORDNANCE SURVEY MAP PROGRESSION**

**APPENDIX 5**

**EXTRACT FROM MANUAL OF COMMERCE**

**APPENDIX 6**  
**HISTORIC ENVIRONMENT RECORD**

**APPENDIX 7**

**CLOCKMILL ROAD SITE DEVELOPMENT PLAN**

## **APPENDIX 8**

### **SPECIFICATION FOR ARCHAEOLOGICAL DESK BASED STUDY**