
THE MARKET LANE TAVERN
PILGRIM STREET
NEWCASTLE UPON TYNE

HISTORIC BUILDING SURVEY
AND
WATCHING BRIEF

AUGUST 2007



Prepared for: Sir John Fitzgerald Ltd	By: <i>The Archaeological Practice</i>
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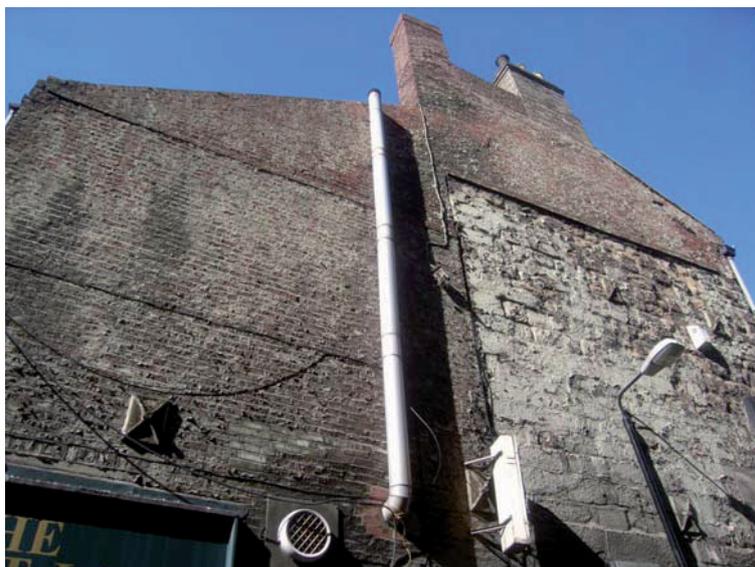
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Prepared for Sir John Fitzgerald Ltd. by:

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SUMMARY

A photographic record and associated background research was carried out at the Market Lane Tavern which occupies a site on the corner of Pilgrim Street and Market Lane, Newcastle upon Tyne. The work was undertaken in July 2007 as a mitigation exercise in advance of and during refurbishment of the public bar occupying the ground floor of the building.

A sketch elevation was prepared of the south elevation of the front block which emphasises the architectural complexity and interest of the building, raising further questions about its phasing

A watching brief was carried out on the interior of the building during the stripping of wall coverings. No areas of fabric or early structural features were exposed during this work, with the exception of a blocked opening in the internal face of the west wall of the westernmost part of the main building, a brick extension of likely 19th century date.

The report concludes that while the building is of considerable architectural merit and interest, no structures or features of historic importance were impacted during the refurbishment process.

1. INTRODUCTION

1.1 Background

The subject of this report is the Market Lane Tavern, bordering Market Lane and Pilgrim Street, Newcastle upon Tyne, which is to be subject to a programme of refurbishment and partial renovation.

In accordance with standard practice, a programme of recording has been requested by the planning authority prior to demolition in order to provide a permanent record of any significant structural or decorative elements revealed during the programme of works.

The site lies within the historic core of the city and the Central Conservation Area (known as Grainger Town). Pilgrim Street, to the east, is one of the oldest thoroughfares in the town. During the medieval period and later, long thin properties, 'burgage plots', each with its residence, ran back from the frontage of this street.

The Market Lane Hotel is a Grade II listed building (ref. 21/448) a designation conferring upon it a high level of statutory protection. It forms part of a larger complex of buildings owned by Sir John Fitzgerald Ltd. which were proposed for redevelopment in the 1990s.

Given the potentially great historical and archaeological significance of the development site, and in line with current planning regulations and recommendations, Sir John Fitzgerald Ltd. commissioned a number of archaeological assessments and evaluations prior to any redevelopment work to determine this potential and inform the proposed development strategy.

1.2 Previous Studies

Given the potentially great historical and archaeological significance of the development site, and in line with current planning regulations and recommendations, prior to determining a course of redevelopment work in the 1990s Sir John Fitzgerald Ltd. commissioned a number of archaeological assessments and evaluations prior to any redevelopment work in order to determine the character of the complex of buildings of which the Market Lane tavern is a part, and inform any future development strategy. The studies carried out at this time included *52-78 Grey Street and Adjoining Lands: Assessment and Evaluation* (1994) and *Market Lane Newcastle upon Tyne: Archaeological Excavations* (1995) both by The Archaeological Practice of Newcastle University. The reports concluded that the eastern part of the proposed redevelopment site, running back from Pilgrim Street, contained significant structural survivals from the medieval period and from the seventeenth and eighteenth centuries.

In the light of the conclusions described in previous reports, a broad strategy for the redevelopment scheme was developed between Sir John Fitzgerald Ltd. and the Planning Authorities. This saw the retention of the facades of buildings along Grey Street and the preservation of much of the early fabric of buildings associated with the Pilgrim Street frontage. Building recording was undertaken by Tyne and Wear Archaeological Service (TWAS) in the area to the north of Lloyd's Court. Further recording and survey work was carried out at the Market Lane Tavern on Pilgrim

Street in 2002 (The Archaeological Practice 2002). Work carried out in 2002 included the following:

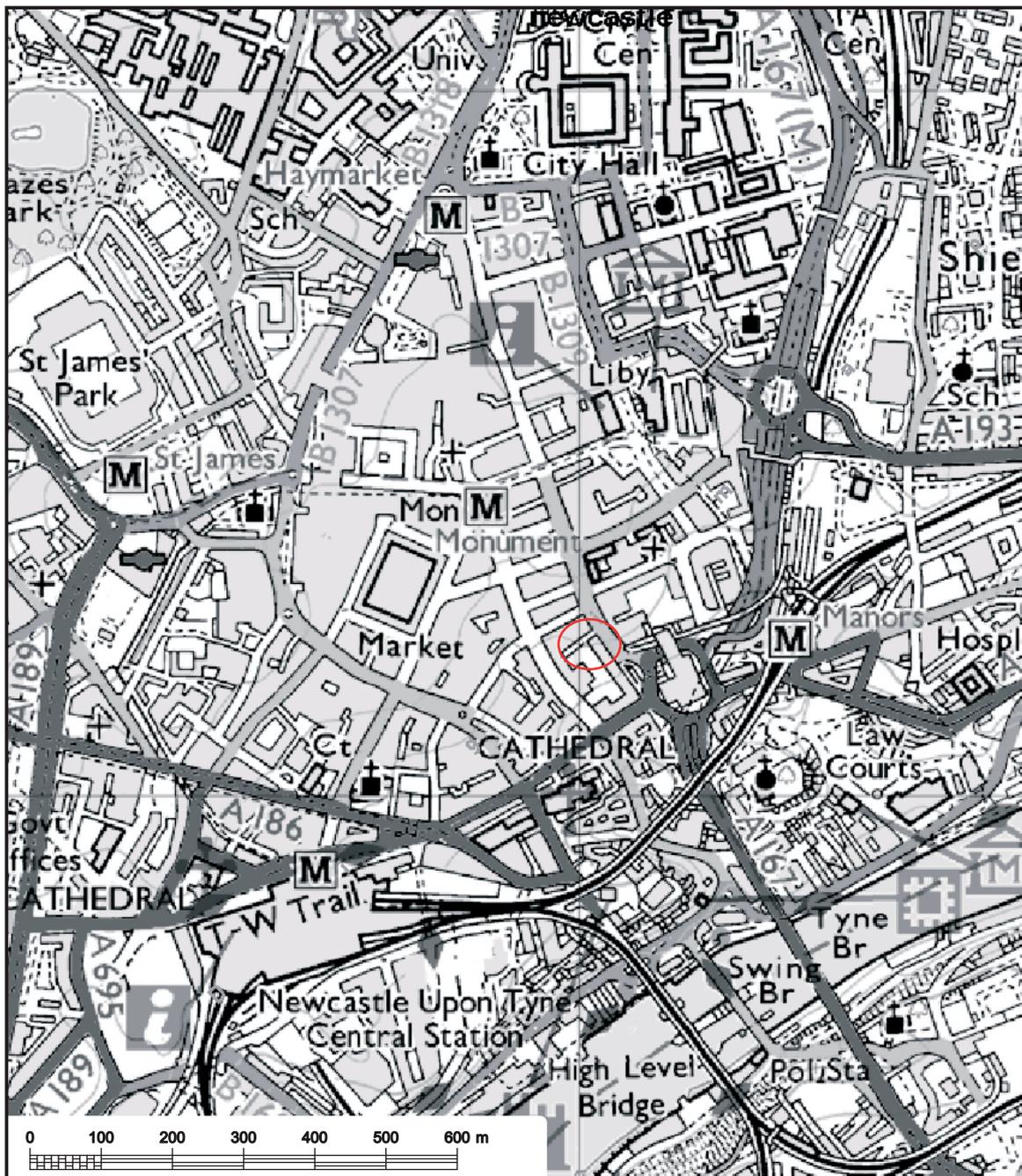
- *Reconstruction drawing of lost northern elevation*
- *Survey of exposed medieval fabric.*
- *Drawings of exposed components of early structural timberwork including roof trusses, crucks etc.*

1.3 Methodology

The photographic recording reported here was undertaken in June 2007 using a 35mm camera. All elevations were photographed as far as possible perpendicular to the wall of the building, and both the external and internal views 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.

Peter Ryder, historic buildings specialist, carried out a visual inspection of the building and made notes in preparation for a full written description (below).

The principal sources of maps and documents relating to the building were Tyne & Wear Archives at Blandford Square and The Archaeological Practice archive at the Museum of Antiquities records Room, University of Newcastle.



Illus. 01: The location of the Market Lane Tavern in Newcastle, circled in red.



Illus. 02: Plan of the Market Lane Tavern.

2. DESCRIPTION

2.1 The Eighteenth Century House

Above the obscuring modern ground floor facades of a public house and shops, the building which forms numbers 70-74 Pilgrim Street retains an early eighteenth-century frontage, a sophisticated and unified composition with pilasters dividing it into 2:1:2 bays. These pilasters are tapered in imitation of the entasis of true columns, with mouldings near the top which have the effect of making a capital out of a small section of the pilasters. In other houses of this period the form of decoration may be seen fully carried out, with a top cornice to complete the 'capital', but here the eaves have been altered and the tops of the pilasters have been lost. The house would almost certainly have been entered by a central door in a classical doorcase, but all evidence for this has been removed by alterations.

The three southern bays of the ground floor are presently occupied by the Market Lane Hotel, and the northern two bays by lock-up shops. The upper floors of the building have not been divided in this way and rooms still communicate across the whole building. It would seem very likely, given the unity of the frontage and the internal spaces, that in the eighteenth century the five-bay building formed a house in single ownership which included a rear wing at the north end, and a long range extending westwards from that wing (forming what is known as an 'L' plan building). During the eighteenth century, this house probably had its kitchen and outhouses such as bakehouse, brewhouse, malthouse and wash-house all in this rear wing. Elsewhere on the property there would also be the earth closet or 'necessary house', and an ash-house beside it; and perhaps a pigsty, and almost certainly some stabling. Servants would sleep in or over their workplaces or in the roof of the main house, which would have its main reception rooms on the first floor and bedrooms above. The ground floor may have contained a parlour and perhaps an office in which the owner could conduct his business affairs and keep his business accounts while he was staying in the town.

Although the composition of the frontage of the building is of early eighteenth century date, it seems certain that the building is earlier than this. If one stands immediately to the south of the frontage of the Market Lane public house, evidence can be seen in the southern return of the building of at least two earlier architectural phases. Up to its eaves (the second floor) this wall is formed of sandstone blocks, possibly medieval fabric. The gable wall above this stone wall is formed of brick. Fossilised within this brickwork is a decorative line of bricks representing an earlier gable edge in the form of concave and convex curves; such gables are typical of *circa* 1700 in the Newcastle area, but it would seem unlikely, functionally and stylistically, to be contemporary with the house elevation. There is, in fact, considerably more evidence for the early origin of the building which is described in the section below.

2.2 Evidence for the early 'L' shaped Building

Documentary evidence shows that the site of the present Market Lane Hotel was within medieval burgage plots which ran back from Pilgrim Street to the Lort Burn. Physical evidence, already mentioned above, suggests that the building and the wing running from it to the rear probably contain medieval fabric. Certain parts of this fabric are still exposed including very eroded and patched masonry visible on the northern flank of the building along Lloyd's Court and on the southern flank of the



Illus. 03: The front elevation of the Market Lane Tavern prior to the commencement of upgrade works.



Illus. 04: The side elevation of the Market Lane Tavern prior to the commencement of upgrade works.

building facing into what was once an open courtyard. The masonry on the northern side of the wing incorporates a portion of what may well be a medieval window jamb. Inspection of the roof timbers of the Market Lane public house also confirms the multi-phased nature of the building, the present roof line is supported on a series of trusses built around an earlier structure formed of wall crucks. Much more of the fabric of this early building probably remains obscured by later work and some was lost in 2002.

As mentioned above, the southern gable wall of what is now the Market Lane public house is of stone to eaves level, a form of construction obviously not diagnostically medieval but certainly very unfashionable for construction of a stylish eighteenth-century house. Although very eroded, it can be seen that the fabric is of fairly well coursed blocks which would not appear to be of the same build as the south pilaster on the eastern frontage. Inspection of the rear (western) wall of the building in the roof space covered over by the nineteenth century offshot, shows that this wall continues as masonry. The early fabric of the eastern wall of the building has not been certainly established, but it was faced in brick in the eighteenth century when the Baroque frontage was added.

Both faces of the three-storey northern wing are also partially or completely of stone construction. The northern face of the building is partially stone with brick (certainly no later than eighteenth century) above. The masonry on this northern elevation steps down from east to west with the highest block, incorporating a medieval window jamb, towards the main building on Pilgrim Street, with an intermediate block to the west of this and the lowest stretch beyond. Whether this pattern fossilizes the early formation of the wing is uncertain. The southern face of the wing does not reflect this pattern, but it is conceivable that facing on to a courtyard rather than to an alley-way that this was re-faced.

The rear of the main building range, as mentioned above, has been enclosed within a nineteenth century offshot which takes in all this face of the building.

2.3 Recording work carried out in 2007

Due to the presence of a number of architectural details of interest, a sketch elevation was prepared of the south elevation of the front block.¹

The south wall is constructed of coursed and squared stone up to a level of 8.5 m from the pavement, immediately above which there is a horizontal brick band. The eastern part of the lower section of the wall – up to a height of c 4.8 m – is covered by render, lined to simulate ashlar whilst to the west of that there is an opening 3.5 m high, perhaps originally a window that was later cut down to form a doorway, now blocked, with its infill rendered over. Above the band the upper section of the gable is of old brick, although the large central end stack carried by the gable is in yellow engineering brick, and is clearly secondary.

Encased in this brickwork are the remains of the coping of a shaped Dutch gable, with the characteristic profile of a concave curve below a step and a concave one above. The coping is only intact for the greater part of the lower curve, the upper being expressed only as a faint joint in the brickwork. It is not quite clear how this shaped gable relates to the present early 18th century front elevation.

¹ This does not include the brick-built western extension to the outshot into which the ground floor of the Tavern now extends, and in the west wall of which the semicircular-arched opening was exposed.

The relationship between the shaped gable and the present front of the building is interesting. The gable seems to be set just a little too low for the front; the topmost block of the southern pilaster of the front is set a little above it, but below this the next three blocks butt neatly against a vertical strip of projecting brickwork, which seems to be an integral part of the brick gable coping, a vertical return linking it to the horizontal band that crosses the gable. If the gable coping were redundant and simply 'fossilised' within a raised wall, one might have expected the later builders to have sacrificed this vertical return in order to key in their new pilaster more efficiently.

Lower down more elongate blocks have been used; in this area it appears that the blocks of the pilaster are later than the coursed stonework of the main end wall, but the erosion of the masonry and later paint make it difficult to be certain. The coursed stonework here could well be earlier than the early-18th century brick frontage, but certainly looks of quite different character to the more massive and irregular masonry of the north side wall of the building (towards Lloyd's Court) which seems unlikely to be any later than the 16th century in date.

3. HISTORICAL SYNTHESIS

The 2002 (AP Ltd. 2002) report provided a detailed history of the building, reconstructed largely from documentary sources. While the results of this work will not be repeated here, a brief summary is appropriate:

It is known from documents that there were certainly houses in the thoroughfare which became known as Pilgrim Street by about 1230, and many deeds of the fourteenth and fifteenth century relate to property there. In his *Chorographia* of 1649 William Grey reports that Pilgrim Street was then ‘the longest and fairest street in the town’ (Grey 1649). Bourne’s *The History of Newcastle upon Tyne* (1736) written in about 1730. also describes a neat, fashionable street. By 1827, however, Eneas Mackenzie recorded that the character of the area around the street had begun to change:

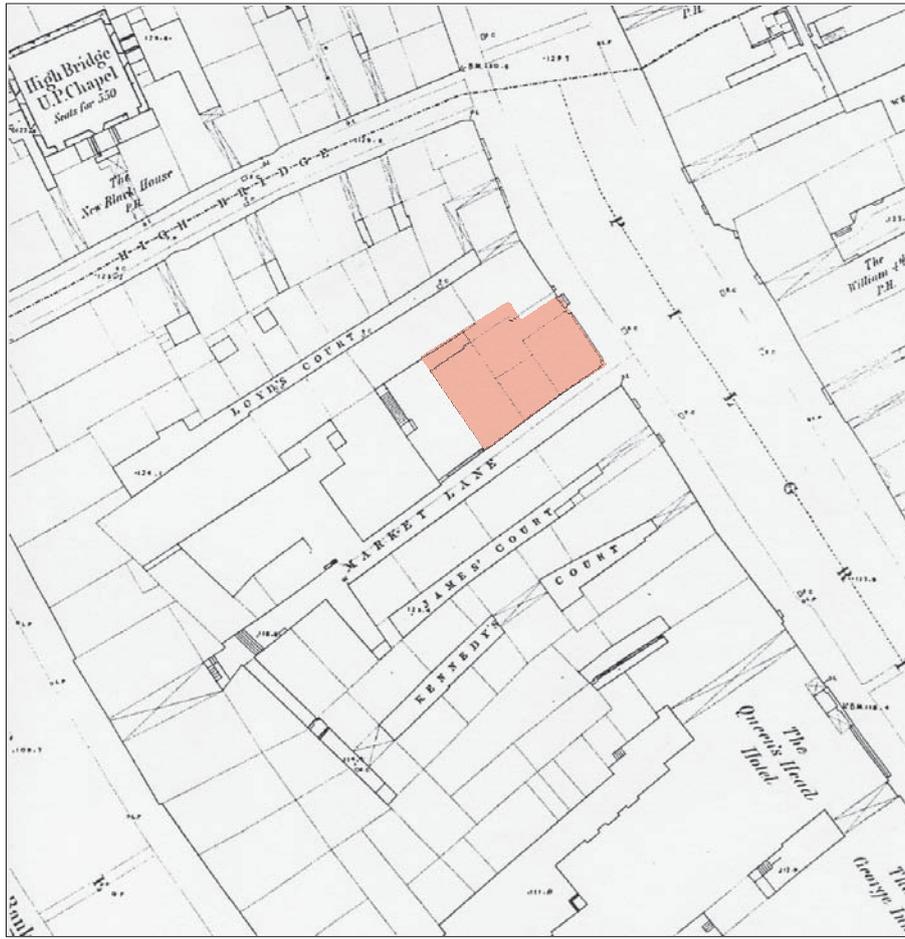
At present, scarcely any of the families above mentioned [in Bourne and other accounts] retain their residences here; the greater part of the street having, of late years, been converted into offices, shops and inns. It is a good, spacious street... Since the old gate in the town-wall was pulled down, this street and Northumberland Street form a most noble line of buildings, the effect of which is heightened by a gentle curve or bend near the High Bridge.

By 1838, Grainger’s new buildings in the newly built streets leading off Northumberland Street, as well as the new Royal Arcade in Pilgrim Street itself, meant that the older buildings of Pilgrim Street received but scant attention in Richardson’s *Descriptive Guide to Newcastle*. However, he did note that ‘Pilgrim Street... is one of the most spacious, well-paved and handsome of the ancient streets’

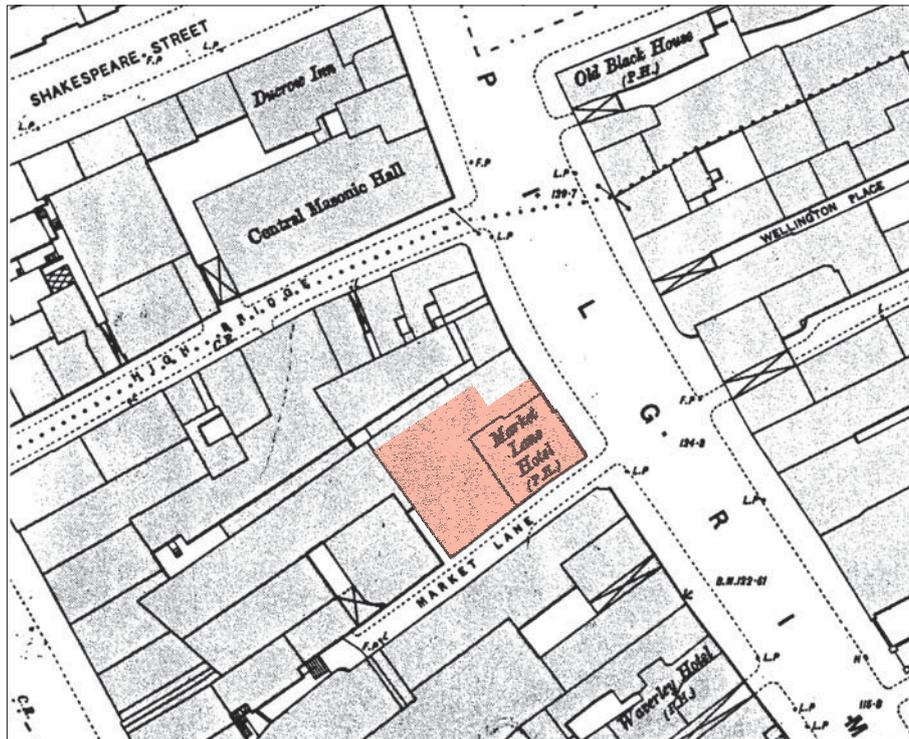
Historic map evidence certainly shows that the block within which the property sits is medieval. The structures on those boundaries – property divisions and party walls between buildings – could be very early in date. The surveys of the surveys of James Corbridge in 1723, Thomas Hutton in 1770, John Wood in 1827, Thomas Oliver in 1830 and the Ordnance Survey Series from c.1855 (date of survey) show how the properties changed during the 18th and 19th centuries.

Documentary sources, including street directories, land tax and poor rate and other records, record a succession of landlords resident at the present Market Lane public house:

Date	Landlord’s name	Name and address of business
1801	James Thompson	The Butchers’ Hotel, Pilgrim Street [first use of the name]
1811	Ditto	Ditto
1821	Ditto	Butcher Market Arms, Butcher Market
1824	Ditto	New Market Hotel, Pilgrim Street
1827	Joseph Thompson	Ditto
1833	John Arkless	Ditto, New Market Lane
[1839	no Pilgrim Street entry found, but: Rob Robinson	new Market Hotel, New Market – i.e. the Grainger Market]
1841	Robert Clinton	Market Hotel, Market Lane
1844	Peter Nelson	Old Market Hotel
1847	ditto 129 Pilgrim Street	Ditto, Market Lane , 128 Pilgrim Street
1850	Alexander Hislop	Old Market Hotel, Old Market Lane, Pilgrim



Illus. 05: Extract from the 1st edition Ordnance Survey Plan (c.1898) showing the present extent of the Market Lane Tavern.



Illus. 06: Extract from the 2nd edition Ordnance Survey Plan (c.1920) showing the present extent of the Market Lane Tavern.

Date	Landlord's name	Name and address of business
		Street
1851	G. Moffat	Old Market Hotel
1853	W. Aitken	Ditto
1855	Geo. Hazen	Ditto, 56 Pilgrim Street
1859	W. Sanderson	Old Market Lane Spirit Vaults, 56 Pilgrim Street
1861	Sanderson	Ditto
1863	Ditto	Ditto
1865	G. Cairns, wine and spirit merchant	
1870	G. Cairns	Old Market Lane Hotel, Market Lane
1873	G. Cairns	Market Lane Hotel
1875	Henry Hunt	Market Lane Hotel, 58 Pilgrim Street
1880	W. White	Old Market Lane Inn, 56 Pilgrim Street
1883	Mrs Thorburn	Ditto, 74 Pilgrim Street
1886	John Thorburn	Ditto, 72 and 74 Pilgrim Street
1889	Mrs D.J. Thorburn	Market Lane, 74 Pilgrim Street
1910	John Fitzgerald, Nelson Street	

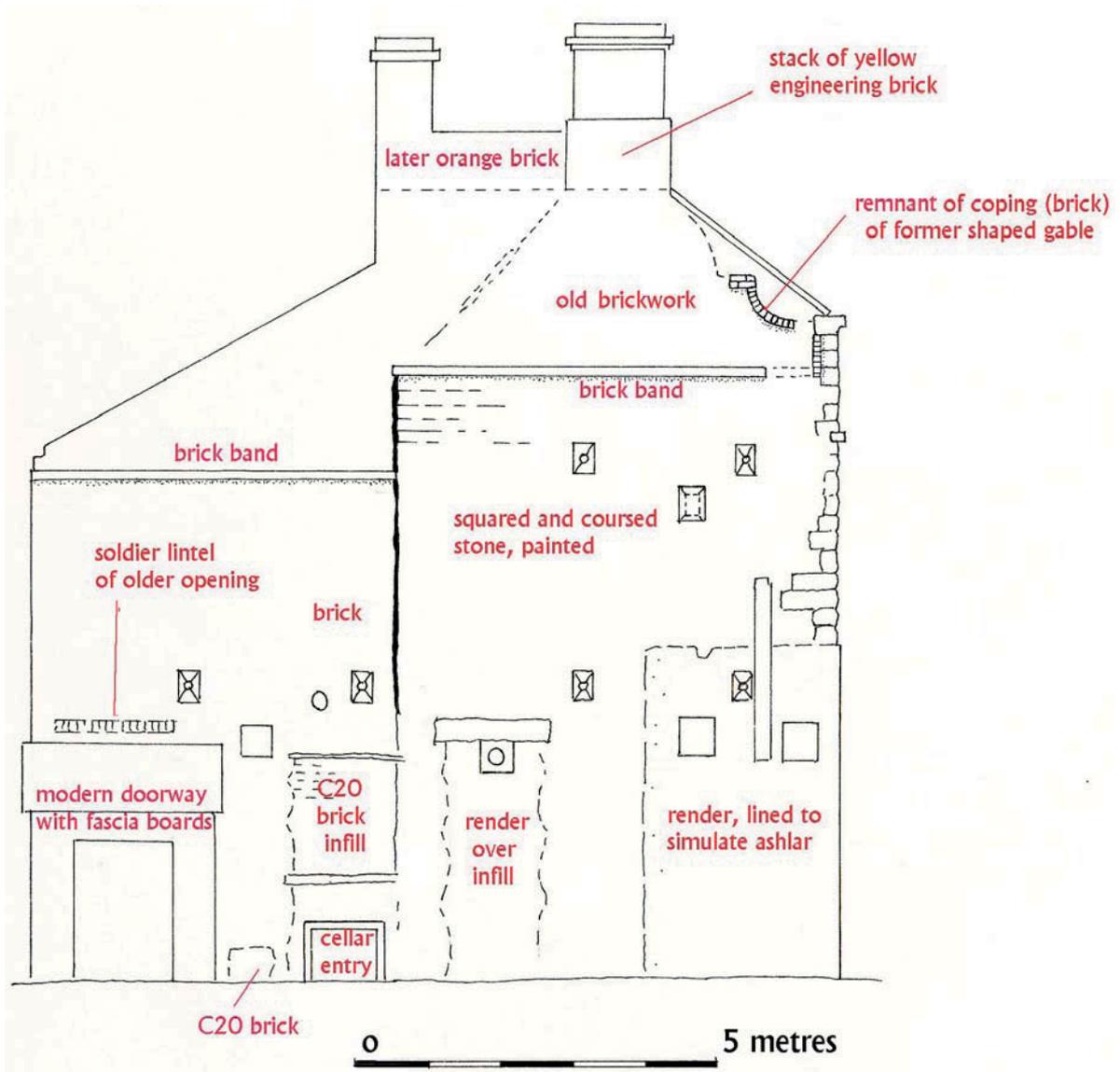
4. WATCHING BRIEF

The interior of the ground floor of the Market Lane Tavern was stripped out prior to renovation work in June 2007, but this work did not entail the removal of wall finishes, etc. No areas of fabric or earlier structural features were exposed, with the exception of a blocked opening in the internal face of the west wall of the westernmost part of the main building, a brick extension that is probably of 19th century date. The jambs of this were faintly discernible through plaster; the opening, set centrally, appeared to be c 2.75 m wide and to have a semicircular-arched head, although this is truncated by the present ceiling 3 m above the present floor level.

No other features of significant architectural interest were exposed.



Illus. 07: Front elevation drawing of the Market Lane Tavern
(by Alan Williams)



Illus. 08:
 Sketch drawing of the S-facing side elevation of the Market Lane Tavern
 (by Peter Ryder)

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

The Market Lane Hotel (a Grade II listed building: ref. 21/448) probably developed around a medieval house which fronted Pilgrim Street. Significant amounts of early fabric have survived within the structure and suggest that the house consisted of a range running parallel with Pilgrim Street and a wing running at right-angles back from the street.

A sketch elevation was prepared of the south elevation of the front block which emphasises the architectural complexity and interest of the building, raising further questions about its phasing.

No areas of fabric or early structural features were exposed during the stripping of surface coverings prior to renovation work in June 2007, with the exception of a blocked opening in the internal face of the west wall of the westernmost part of the main building, a brick extension that is probably of 19th century date.

5.2 Recommendations

No recommendations are applicable in the present case.

Any further work on this structure or the historic complex of which it is a part should be closely monitored.

6. PHOTOGRAPHIC CATALOGUE

Photo no.	Internal/ External	Description
1	Internal	View from SE of front (Pilgrim Street) bar area prior to stripping.
2	Internal	View from NW of front (Pilgrim Street) bar area prior to stripping.
3	Internal	View of bar in front (Pilgrim Street) bar area prior to stripping.
4	Internal	View of windows in front (Pilgrim Street) bar area.
5	Internal	Detailed view of windows in front (Pilgrim Street) bar area.
6	Internal	View of SW wall (NE elevation) in back lounge area prior to stripping.
7	Internal	View of SW wall (NE elevation) in back lounge area prior to stripping.
8	Internal	View towards bar from SW wall in back lounge area prior to stripping.
9	External	The Pilgrim Street frontage, SE end.
10	External	The Pilgrim Street frontage, central part.
11	External	The Pilgrim Street frontage, NW end.
12	External	Detail of 1 st storey window on the Pilgrim Street frontage
13	External	Sandstone quoins at upper East corner of the building, Pilgrim Street frontage
14	External	The Market Lane frontage viewed from the east
15	External	The Pilgrim Street and Market Lane frontages viewed from the east
16	External	The ground story of the Market Lane frontage viewed from the east
17	External	The ground story of the Market Lane frontage viewed from the south
18	External	The Market Lane frontage viewed from the south
19	External	The Market Lane frontage, upper storeys, SW & Central part
20	External	The Market Lane frontage, upper storeys, NE part (facing Pilgrim Street)
21	External	The Pilgrim Street and Market Lane frontages viewed from ESE
22	External	The Pilgrim Street frontage viewed from NNW
23	Internal	Faint traces of an arch in the SW wall (NE elevation) in back lounge following soft strip.
24	Internal	Faint traces of an arch in the SW wall (NE elevation) in back lounge following soft strip.
25	Internal	Link room (between front barn and back lounge) during soft strip
26	Internal	View of front (Pilgrim Street) bar area during stripping
27	Internal	View towards link room and front bar from SW wall in back lounge area during stripping.
28	Internal	Detail of stone benches in cellar.
29	Internal	Detail of cellar hatch.