

GARDEN INN SITE SUNDERLAND

ARCHAEOLOGICAL ASSESSMENT

December 2007



Prepared for: <i>Wilson Bowden Developments</i>	By: <i>The Archaeological Practice Ltd.</i>
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Frontispiece: View from the east side of St Michael's Way of the east-facing elevation of the former Gas Works Offices on Hind Street.

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SUMMARY

This report constitutes a desk-based cultural heritage assessment of an area of land occupied by various 19th and 20th century buildings on and behind the former Hind Street, Sunderland. The assessment was undertaken by The Archaeological Practice Ltd at the request of Gleeds Management Services on behalf of Wilson Bowden Developments, as part of work preliminary to the redevelopment of the area for Sunderland University, which proposes the demolition of several existing buildings, the construction of three accommodation blocks with associated parking and the conversion of the art studios on Hind Street into the main entrance to the Garden Inn site.

The purpose of the assessment report is to identify cultural heritage constraints within the area of the proposed development and makes recommendations regarding the work required to mitigate the impact of the proposed development scheme upon significant archaeological remains.

The report collates evidence from a wide range of sources, including site visits, historic maps, secondary historical works, excavation reports and the Tyne and Wear Heritage Environment Record (HER). This work has resulted in the identification of a total of 7 sites and monuments bordering or in the vicinity of the proposed development, as well 78 in the wider vicinity which provide contextual information regarding the archaeological and historical development of the area. On the basis of the above, conclusions are provided regarding the extent and significance of the archaeological remains in the development area, and an outline provided of the consequent cultural heritage impact of the scheme.

The proposed development site is situated on the outskirts of the presumed early medieval settlement of Bishopwearmouth in an area of reasonably high archaeological potential with respect to the early medieval and medieval periods. Historic map and documentary evidence suggests that the site was largely absent of structures or other built features until the early 19th century, and it was not until the mid-19th century that it became fully developed, with the town gas works sited there from c.1846, subsequently expanding with the addition of offices in the early 20th century.

It is concluded that, while there is no direct evidence that the site was developed earlier than the early 19th century, its topographical and contextual position in close association with St Michael's church mean that it may have been occupied or used during earlier periods. Furthermore, amongst the surviving buildings on the site, the present Grade II Listed Offices and adjacent remains of a mid-19th century Retort House are of local and perhaps wider cultural heritage significance, while the walls of Fulwell limestone apparently associated with the retort House are also of interest. The later buildings on the site are of little significance.

It is recommended, therefore, that prior to its demolition an historic buildings record is prepared for the Retort House and adjacent limestone walls. It is also recommended that those parts of the site likely to be subject to groundworks during the proposed redevelopment are archaeologically evaluated by trenching to determine, in particular, whether any putative settlement remains associated with early Monkwearmouth (clustered around the church of St Michael) survive within the area. It is considered that the areas considered most appropriate for trenching are the open yard between the gasworks offices and Retort House and the area of open grassland north of the gasworks offices.

1. INTRODUCTION

1.1 Purpose of Assessment

This assessment, prepared by the Archaeological Practice Ltd. has been commissioned by Gleeds Management Services Ltd on behalf of Wilson Bowden Developments. Its purpose is to inform the planning process regarding the impact likely to be caused by demolition of several existing buildings, the construction of three accommodation blocks and car parking, and the conversion of the art studio on Hind Street to become the main entrance to the a new University of Sunderland accommodation site. The study represents the first stage in a programme of archaeological work which may subsequently include evaluation and mitigation works.

1.2 Planning Background

Planning Policy Guideline 16: archaeology and planning (1990), enables planning authorities to request assessments of archaeological potential in order to ascertain the nature and extent of any remains likely to be impacted by development, and inform upon appropriate mitigation measures. Implementation of the guideline has been requested by the planning authorities in the present case for a number of reasons, particularly because of the potential for the area to contain archaeological deposits relating to the medieval and post-medieval development of Sunderland which could be destroyed by groundworks associated with the proposed.

1.3 Methodology of Assessment

The assessment will:

- Define the principal sources of information available for archaeological assessment (Section 3).
- Present a catalogue (Section 4) and chronological synthesis (Section 5) of archaeological data derived from various sources. Accompanying base maps will locate established structures and features within, or in close proximity to, the assessment area.
- Provide an assessment of archaeological potential with respect to the development area.
- Provide conclusions with respect to the known and potential archaeological significance of the assessment area (Section 7).
- Recommend further work to define more clearly the nature of the archaeological record and facilitate management or mitigation of this resource (Section 8).

2. ASSESSMENT CONTEXT

2.1 Location and Extent of the Assessment Area (*Illus. 1-3*).

The assessment focuses on an area of land (centred on Grid Reference NZ 3910 5695) behind Hind Street, on part of Sunderland University's City Campus, towards the west end of Sunderland, approximately 0.5km from the city centre.

Hind Street runs north-south in a crescent shape, parallel with St. Michael's Way, a modern ring road, with which it merges at its southern end near the junction with Chester Road. At its northern end, Hind Street becomes Silksworth Row where it meets High Street West. The River Wear is situated approximately 0.6km to the north.

The site is located within the area of the medieval borough of Bishopwearmouth although outside the boundaries of the historic village (HER 163, Cat. No. 3) and the current boundaries of Bishopwearmouth Conservation Area (see *Illus. 02*). St. Michael's Church (Grade II* listed HER 161, Cat. No.10) which is of medieval origin, is situated within 200m of the proposed development area. There are several other Grade II listed buildings in the immediate vicinity.

The proposed development area is irregular in shape and approximately 100m by 80m in extent. The site is bounded to the south and west by Sunderland University buildings, to the east by Hind Street and St. Michael's Way, and to the north the development site faces a car park. The area is currently occupied by a mixture of early 19th-mid 20th century mixed use buildings including the old gas board office, mid-late 20th century university buildings, and car parking areas.

2.2 Geology & Topography

The geology of Sunderland consists mainly of Magnesium limestone with boulder clay and morainic drift.

The proposed development site is situated on an incline which slopes eastwards towards St. Michael's Way.

2.3 Previous Archaeological Assessment and Investigation

No archaeological investigations have taken place within the bounds of the proposed development site, although a number have previously been carried out within and in the vicinity of Bishopwearmouth village:

- *TWHER 1988/5 Wood Lane/Low Row Evaluation.*
No evidence of medieval tenements, allotments or features were recovered; ground found to be truncated to depths of c.3.5m in the area between Low Row and Hind Street.
- *TWHER 1996/20 Bishopwearmouth Assessment.*
- *TWHER 1998/11 & 1998/27 Low Row 19th century Crypt Recordings.*
Early 19th century crypts were recorded on Low Row and resealed.
- *TWHER 2000/25 Low Row Assessment.*
- *TWHER 2002/19 low Row Watching Brief.*
Pottery was recovered (date un-recorded) at a site now occupied by (i.e. underneath) the present Travel Lodge.



Illus. 03: Location of proposed development (in blue) shown on Hind Street, Sunderland.

Further to the north, archaeological investigations have taken place at the Vaux Brewery Site and Galleys Gill:

- *TWHER 1999/30 Vaux Brewery Site assessment.*
- *TWHER 2003/97 Vaux Brewery Site assessment.*
- *TWHER 2004/114 Vaux Brewery Site evaluation.*
- *TWHER 1996/27 Galleys Gill cemetery assessment.*
- *TWHER 2004/18 Galleys Gill cemetery watching brief.*
- *TWHER 2004/53 Galleys Gill cemetery watching brief.*
- *TWHER 2006/47 Galleys Gill cemetery watching brief.*

2.4 Nature of Proposed Developments

The planned development proposes the erection of three inter-linked university bedroom blocks with an atrium added to the rear of the former gas board offices (currently in use as an art studio). The latter building is to become the main entrance for the accommodation.

The development envisages clearance of all buildings and features other than the former gas board offices, including the former Retort House and associated limestone walls, the cobbled surface of Hope Street. Following demolition works substantial groundworks will be required for the provision of foundations, supply of services and for landscaping purposes.

3. SOURCES FOR ASSESSMENT

3.1 Archival Material and Secondary Sources

The report collates evidence from a wide range of published, documentary and cartographic sources consulted in the following archival repositories:

- *Tyne and Wear Historic Environment Record (HER)*
- *The Archaeological Practice archive (AP)*
- *Tyne and Wear Archives (T&W)*
- *Sunderland Library Local Studies Unit (SL)*
- *Durham County Archives (DCA)*
- *Durham University Library Special Collections (DUL)*

3.2 Types of Information

Included amongst the various kinds of information used from each of the above sources to assess the significance of the assessment area are the following:

3.2.1 HER and Listed Buildings Records

Scheduled Ancient Monuments

The scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over a defined area. There are no scheduled sites within the vicinity of the proposed development site.

Listed Buildings

The listing of structures by the Secretary of State denotes historical or architectural interest but does not necessarily include all buildings of significance or local importance.

The former gas board offices (Cat. No. 1; HER 4763) is the only listed building (Grade II) within the boundary of the proposed development area - this building is to be modified for re-use as part of the new University accommodation building. There are a further 14 Grade II listed buildings and 2 Grade II* listed buildings within a 300m radius of the development site.

Sites Appearing on the Tyne and Wear Historic Environment Record (HER)

The Tyne and Wear HER has been accessed for entries within and in close proximity to the assessment area that may be impacted by proposed developments. Consideration of sites outside the defined area enables better evaluation of its archaeological and historical context, highlighting the nature of potential remains within the assessment area. There are 2 entries directly within the defined development area but 78 sites on the HER record (incl. Listed Buildings, above) lie in close proximity.

3.2.2 Primary documentary sources

No primary documents of significance to the present assessment were used in compiling the present report.

3.2.3 Secondary and Published Information

Published works which shed general contextual light upon the assessment area or upon particular aspects of its archaeology or history were consulted, and cited where relevant in the synthesis included in the full assessment report.

Trade Directories consulted

Ward's Directory, 1857.

Ward's Directory, 1885.

Ward's Directory, 1889.

Ward's Directory, 1915.

Ward's Directory, 1931.

Ward's Directory, 1937.

3.2.4 Map Evidence (see *Illus. 4-17*)

The study of early maps provides invaluable evidence for the historical development of the area. The following maps were used in compiling the present report:

- 1728: Buck's Plan of Sunderland.
- 1737: Burleigh and Thompson, *Plan of River Wear, harbour and town of Sunderland* (SL).
- 1785: *Rain's Eye Plan* (SL).
- 1817: *Robson's Map of Sunderland* (SL).
- 1826: *Plan of the Towns of Sunderland, Bishopwearmouth and Monkwearmouth* (SL).
- 1832: *Dawson's Plan of Sunderland* (SL).
- 1836: *Boundary Commission Plan of Sunderland*.
- 1844: Robson, reproduction of *Plan of the towns of Sunderland, Bishopwearmouth and Monkwearmouth* (SL).
- 1846: Bishopwearmouth Tithe Plan.
- 1851: Meik and Morgen, *Plan of the harbour and towns of Sunderland, Bishopwearmouth and Monkwearmouth* (SL).
- 1858: First Edition Ordnance Survey Plan, surveyed c.1855, 1:2500 (T&W Durham Sheet VIII.14)
- 1897: Second Edition Ordnance Survey Plan, 1:2500 (T&W Durham Sheet VIII.14)
- 1919: Third Edition Ordnance Survey Plan, 1:2500 (T&W Durham Sheet VIII.14)
- 1946: Fourth Edition Ordnance Survey Plan, 1:2500 (T&W Durham Sheet VIII.14)

3.2.4 Aerial Photographs

Due to the urban nature of the site, detailed analysis of aerial photographs was not considered to be merited.

3.2.5 Other Photographs

Two historic photographs of the area were accessed within the Tyne and Wear HER archive (T&W HER refs. *163/Hind St (1930s)*; *163/Hind St (1971)*), but neither provided significant additional information.

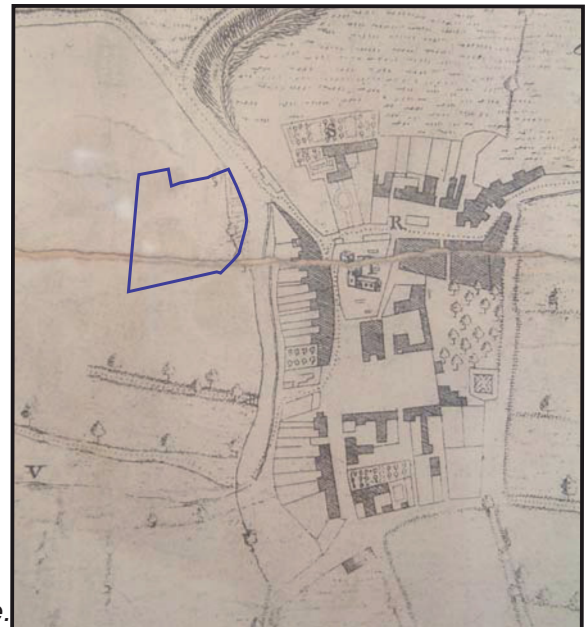
3.2.6 Site Inspection and Local Information

A site visit was made on the 23rd November 2007 by Richard Carlton and Claire MacRae of The Archaeological Practice Ltd. Accompanied by Peter Ryder, historic buildings consultant.

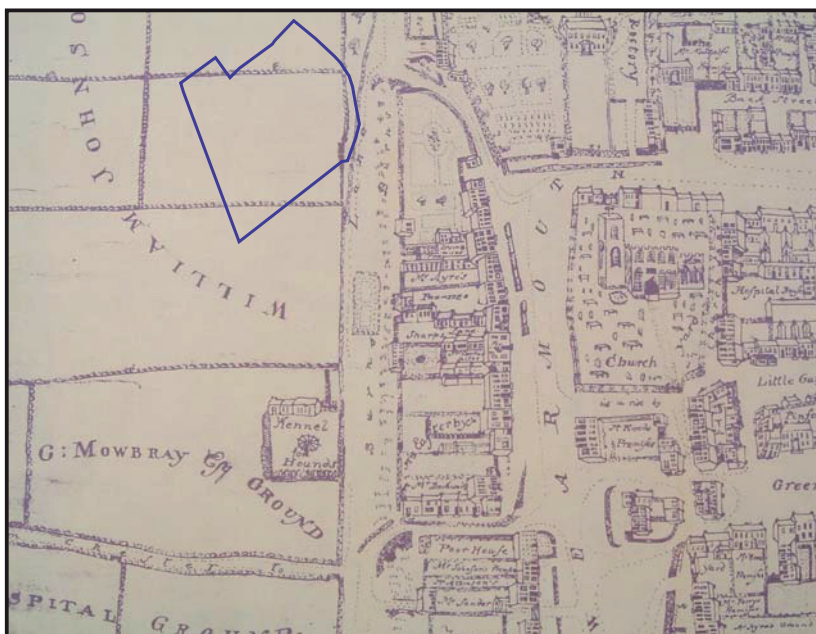
The entire area of the site was examined closely and record photographs taken of its principal surviving historic remains – the former gas board offices, retort house, limestone walls apparently associated with the latter, and the cobbled surface of Hope Street (see *Illus. 19*) – as well as contextual views of the wider environs.



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



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



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



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



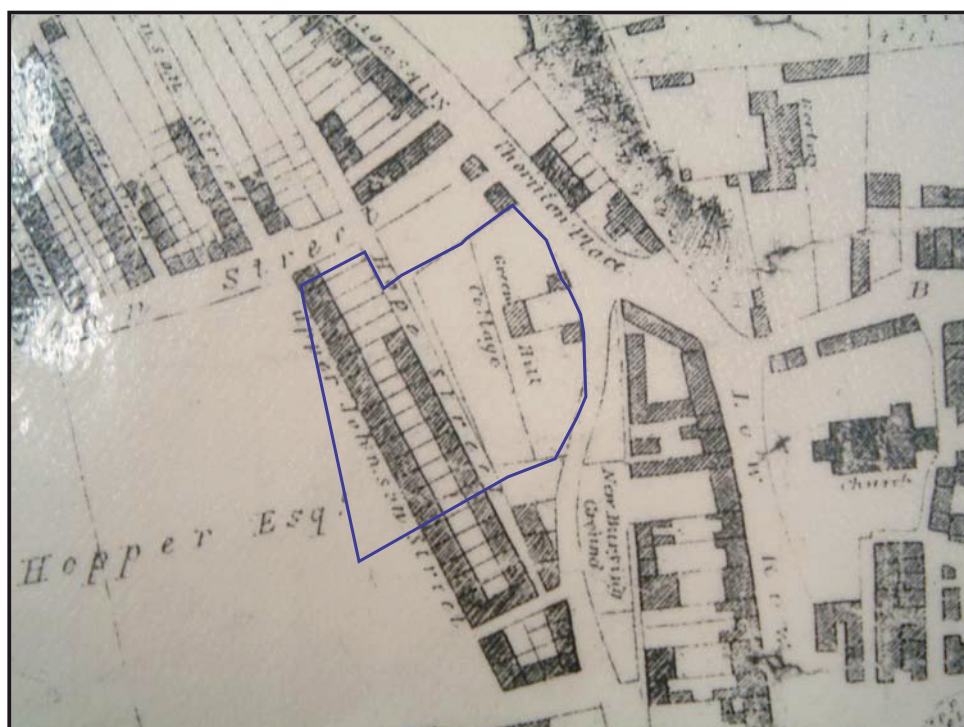
Illus. 08: Extract from a Plan of Towns of Sunderland, Bishopwearmouth and Monkwearmouth 1826 (SL), with area of assessment shown in blue.



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



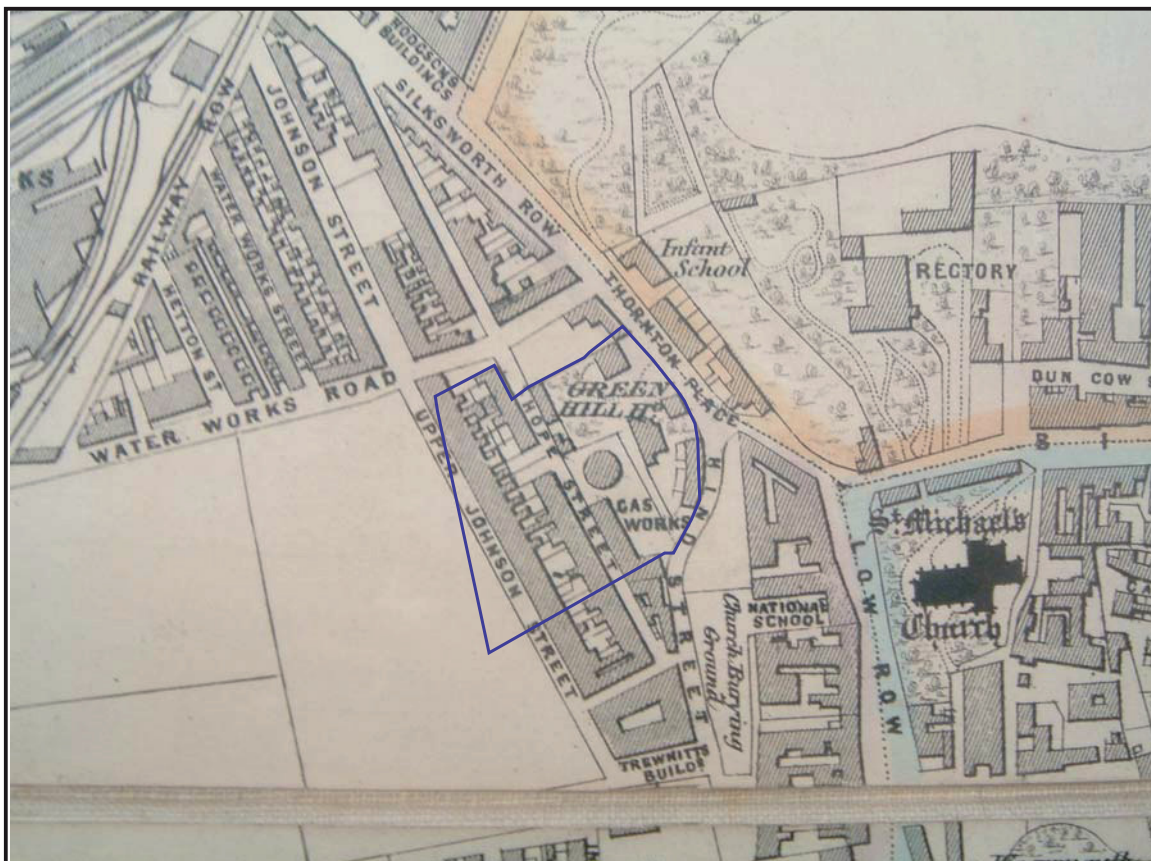
Illus. 10: Extract from a boundary commission plan of Sunderland, 1836 (SL), with approximate area of assessment shown in blue.



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



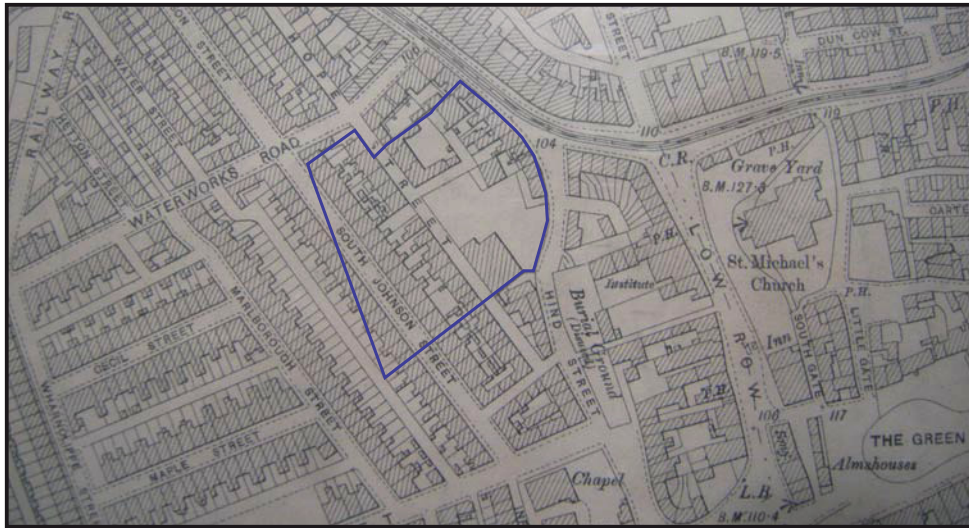
Illus.12: Extract from the Bishopwearmouth Tithe Plan, 1846, with the assessment area shown in blue.
 208 & 209- Dwellings, houses and yards,
 206- Railway Field (grass) Owner-William Beckwith, Occupier- Henry Chapman,
 207-Township Road



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



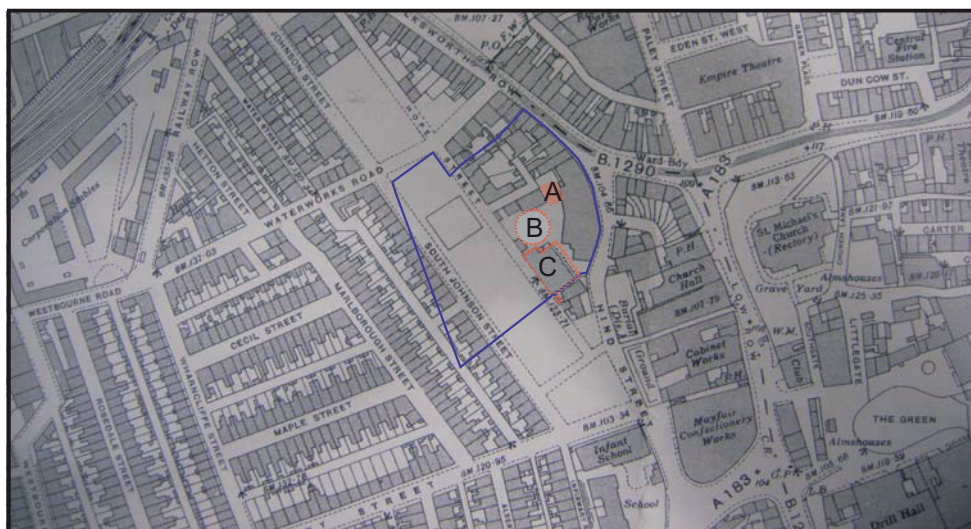
Illus. 14: Extract from First Edition Ordnance Survey Plan, c.1855, with area of assessment shown in blue and outline of retort house building as shown on 1851 map (above) (T&W Durham Sheet VIII.14 1:2500).



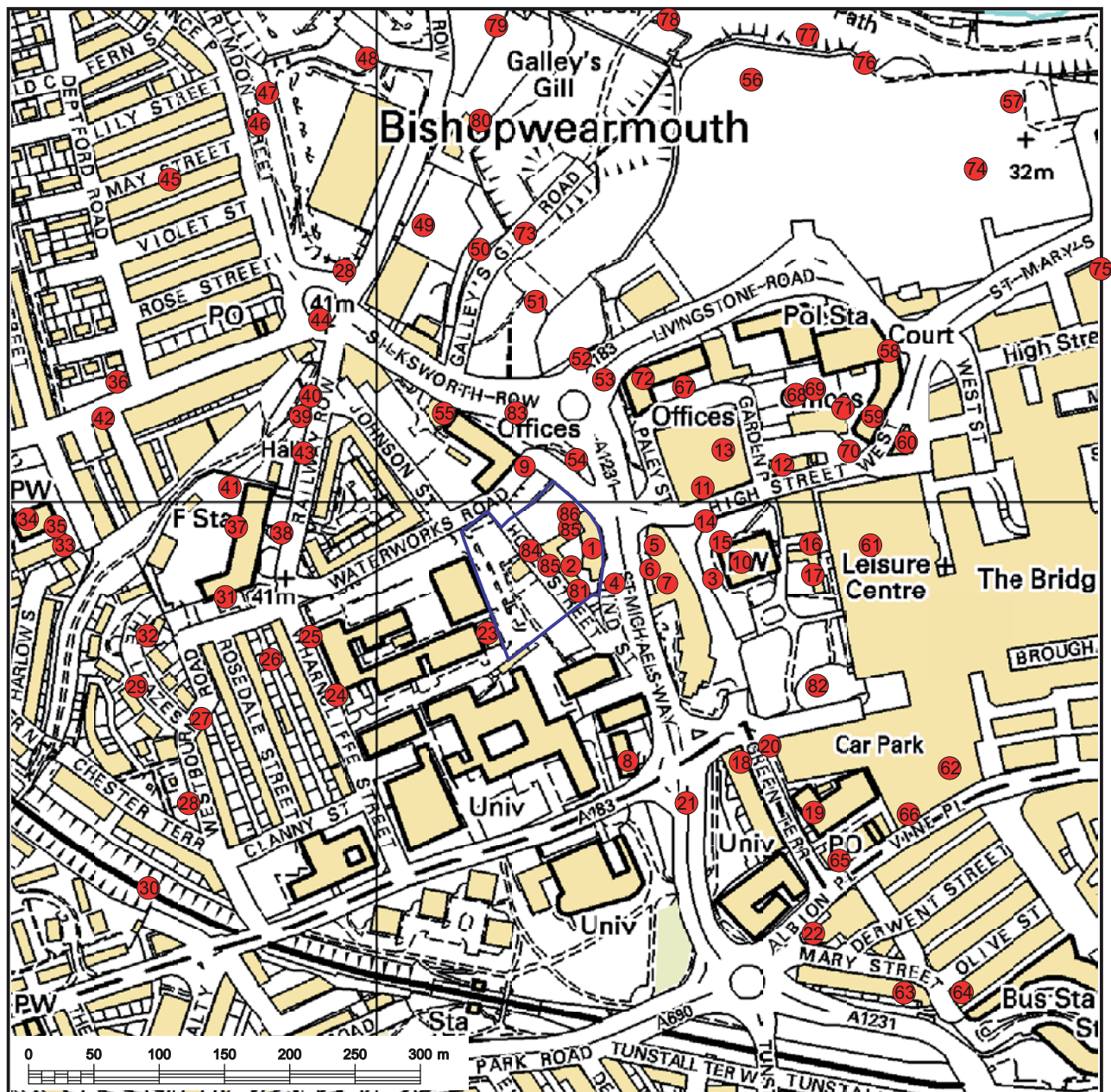
Illus. 15: Extract from Second Edition Ordnance Survey Plan 1897, with the area of proposed development shown in blue (T&W Durham Sheet VIII.14 1:2500).



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



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



Illus. 18: Sites identified on the Tyne and Wear Historic Environment Record (HER) and by The Archaeological Practice Ltd, surrounding the proposed development area.

4. CATALOGUE

Archaeological assessment requires consideration both of the area likely to be materially affected by developments and sites in the immediate vicinity which may be visually affected. The course of investigation outlined above identified 2 sites of known cultural heritage significance within the defined assessment area (Cat. No. 1), but 78 other sites of known or potential importance in the vicinity of the site were identified from HER records. A further 5 sites of interest were identified during site visits. The catalogue numbers of sites listed below are keyed to *Illus. 18*.

Site no. 01: Former Gas Board Offices, Hind Street; Grid Reference NZ39165696; HER ID 4763; Grade II Listed Building

The Former Gas Board Offices, Hind Street, Sunderland stands on a prominent site on the west side of the former Hind Street, now the modern dual carriageway. It consists of a curving three-storey range built in free Baroque style, with an 'outshut' block at its south end and two further outshuts to the rear. It is an impressive and attractive structure, of considerable architectural merit, a demonstration of the pride (and resources) that a local utility company could muster in the Edwardian era a few years before the Great War. Its virtues are however largely restricted to its overall form and its facade which remains very much as constructed. Internally the building has never been more than strictly utilitarian, however. Built as Gas Board Offices on a site that had been a gas works since at least the mid-19th century, it has more recently served as Community in Industry offices and since 1991 has been used by a local Art Projects as studios, galleries and stores.

Historic map evidence suggests that the building was constructed between 1897 and 1919. Certainly, on stylistic and other grounds a date in the first decade of the 20th century seems most likely, when a number of similarly good-quality buildings were being erected in and around Sunderland in the period prior to World War I (Ryder suggests the architects W and T. R. Milburn as its likely original designers).

An examination of the structure suggests that both the southern and main western outshuts are early additions to the original building, attached sometime before 1919.

In 1934 modifications were carried out on behalf of the Sunderland Gas Company which included the insertion of a lift shaft in the southern part of the block. Surviving plans of the modifications held at Tyne & Wear Archives show that the northern part of the ground floor served as a Show Room (with entry through the central of the three large arches) and the two sections to the south as stores. On the first floor the northern part was a general office and the main part a workshop, with a second workshop in the outshut behind. A further block of office and stores at the north end was demolished to be replaced by the present extension. There have been considerable internal changes since 1934, largely within the northern part of the building.

Site no. 02: Bishopwearmouth Gas Works; Grid Reference NZ39155693; HER ID 2829; Gas Works shown on 1st Edition Ordnance Survey

South-west of the former offices building is a large rectangular structure described on the 1934 plans as the 'Old Retort House'. This is present on the 1st edition Ordnance Survey map of 1862, and appears to be part of the town's original gas works¹ and must be of mid-19th century date². The building was extensively remodelled in 1934, with its front wall being completely rebuilt, but retains old limestone walling at both ends and in the lower part of the rear elevation;

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

² It cannot be much earlier; Wood's map of 1826 shows the area as empty of any buildings.

the south-east end wall has a central circular window with a raised surround that is probably an original feature.

The south-west wall of the Yard, extending north-west from the Old Retort House, as well as the adjacent section of the north-east wall, are probably also of mid-19th century date, and of local Magnesian Limestone hewn from the former Fulwell quarries.

*Site no. 03: **Bishopwearmouth Village**; Grid Reference NZ39405690; HER ID 163;*

The earliest reference to Bishopwearmouth village is thought to be c. 930 A.D., when King Athelstan gave "South Wearmouth" and its appendages to the see of Durham. The site is a fairly neat rectangle, outlined initially by High Street West (North), Crowtree Road (East), Vine Place (South), Low Row and Green Terrace (West). The first development outside these boundaries seems to have been the rectory to the North, and between Low Row and the Howle-Eile or Wearmouth Burn. Despite several major redevelopments, the village core area has retained its church, churchyard, almshouses, Church Lane and green on the West side. 19th century buildings occupy the north-east corner, a college the south-west corner and the Crowtree Leisure Centre much of the east side.

*Site no. 04: **Hind Street Graveyard**; Grid Reference NZ39195689; HER ID 6037;*

Shown on Ordnance Survey first edition map and a plan of 1831. By the time of the Ordnance Survey second edition (c.1898), the graveyard is shown as disused. Still shown as a graveyard on fourth edition of 1942.

*Site no. 05: **Greens Public House, Low Row**; Grid Reference NZ39225694; HER ID 4476; Grade II Listed Building*

Shown on Ordnance Survey maps as The Hat and Feather Vaults, this is a 19th century Public House.

*Site no. 06: **Bishopwearmouth Tithe Barn**; Grid Reference NZ39205700; HER ID 40;*

A tithe barn once stood in the grounds of the rectory of Bishopwearmouth. Although its date of construction is unknown, it was probably medieval and perhaps last used for the storage of tithes by Archdeacon Paley. It was later used as a brewhouse, laundry, slaughterhouse, stable and hayloft. Built of local limestone, with walls 3 feet thick, and originally 108 feet long, it was - in 1905 - of two storeys. The western half of the barn was demolished in the early nineteenth century to make way for a street, and the rest in the twentieth century.

*Site no. 07: **34 Low Row Crypt**; Grid Reference NZ39205697; HER ID 8931;*

An early 19th century crypt was located underneath 34 Low Row, now re-sealed.

*Site no. 08: **Bishopwearmouth Chapel**; Grid Reference NZ39185683; HER ID 6045;*

Chapel shown on 2nd Edition OS map.

*Site no. 09: **Waterworks Road, Road Surface**; Grid Reference NZ39105700; HER ID 1746;*

Setts and granite strips on a hill at the north-eastern end of Waterworks Road. The rest of the road is built just of setts.

*Site no. 10: **St. Michael's Church**; Grid Reference NZ39285695; HER ID 161; Grade II* Listed Building*

A pre-Conquest church here has been suggested on the basis of an early documentary reference to South Wearmouth, supposed Saxon stones found on the site, the appearance of the tower in an antiquarian illustration and various written and pictorial descriptions. However, while written descriptions suggest 12th century and later features, a pre-Conquest church is not supported by the evidence currently available. Successive rebuildings have removed most of medieval fabric.

*Site no. 11: **No 1-7 High Street West**; Grid Reference NZ39245701; HER ID 4472; Grade II*

Listed Building

Row of early modern buildings.

*Site no. 12: **Dun Cow, High Street West**; Grid Reference NZ39305702; HER ID 4473; Grade II Listed Building*

The Dun Cow public house on High Street West dates from 1901, by B.F. Simpson.

*Site no. 13: **The Empire Theatre, High Street West**; Grid Reference NZ39245704; HER ID 4474; Grade II* Listed Building*

The Empire Theatre, dating from 1907, by W & TR Milburn, incorporates a huge corner drum and cupola, and has a splendid original interior.

*Site no. 14: **Low Row, Medieval Quern Findspot**; Grid Reference NZ39225694; HER ID 74;*

When the Hat and Feather Inn, Low Row, was rebuilt, a stretch of paved roadway was found about twelve feet below street level. Within a few feet of the ancient pavement was found a quern of millstone grit, believed to be of medieval origin.

*Site no. 15: **St. Michael's Church, Possible Anglo-Saxon Grave Marker**; Grid Reference NZ39285695; HER ID 162;*

The stone, in medium-grained yellow sandstone, was found in St. Michael's Church, Bishopwearmouth, in the north wall near its west end. It is probably the lower part of a grave-marker, with the upper section ornamented and the lower part roughly dressed for insertion in the ground. The carved ornament on the stone is poor, however. Upright cruciform grave-markers of this type tend to be late and this may be 11th century.

*Site no. 16: **Site of Hospital**; Grid Reference NZ39335696; HER ID 4433;*

Rain's Eye Plan shows The Hospital House, and a set of almshouses which were built in 1727 to the east of St. Michael's church.

*Site no. 17: **Mowbray Almshouses**; Grid Reference NZ40485727; HER ID 4467; Grade II Listed Building*

These Gothic almshouses were constructed in an L-shape by E.R. Robson in 1863.

*Site no. 18: **Green Terrace**; Grid Reference NZ39315678; HER ID 1732; Grade II Listed Building*

Historic Ordnance Survey Map evidence shows the location of a terrace of houses of assorted ages and styles.

*Site no. 19: **Galen Building, Green Terrace**; Grid Reference NZ39315678; HER ID 4470; Grade II Listed Building*

This Technical College, now Sunderland University building, with steps, piers, walls and railings attached carries dates of 1900 and, on the right return, 1928. Its foundation stone was laid in 1899 and the building opened in 1901, with provision made for extension.

*Site no. 20: **Site of Customs House, Bishopwearmouth Green**; Grid Reference NZ39005600; HER ID 4435;*

The first purpose-built Customs House was on Bishopwearmouth Green. It was replaced in the 17th century by another in Low Street, established in 1784 and shown on Rain's Eye plan.

*Site no. 21: **Site of Clark's Tannery**; Grid Reference NZ39255673; HER ID 4442;*

Green Terrace has a long association with tanning, probably due to the fact that a burn provided this area with a reliable water supply. A tannery is mentioned in the Halmote Court Records in 1706. It survived as Clark's Tannery until 1860, when it was taken over by Caleb Richardson who established a steam-powered flour mill on the site.

*Site no. 22: **No. 3-4 Albion Place**; Grid Reference NZ39345667; HER ID 4780; Grade II Listed*

Building

These two houses, now a club and offices date to the early 19th century. It is built in English garden wall bond brick with a Welsh slate roof. No. 3 is painted, with ashlar dressings.

*Site no. 23: **Sunderland Polytechnic**; Grid Reference NZ39055685; HER ID 9690;*
1901 Original Technical College.

*Site no. 24: **Brickfield**; Grid Reference NZ38985684; HER ID 2828;*
The 1st edition Ordnance Survey plan shows a clay mill and three clay pits within this Brick Field site.

*Site no. 25: **Quarry**; Grid Reference NZ38925688; HER ID 2827;*
A Quarry, with a Lime Kiln, is shown on the 1st edition Ordnance Survey plan of the area.

*Site no. 26: **Limekiln**; Grid Reference NZ38905687; HER ID 6036;*
Shown on Ordnance Survey first edition map, within quarry (HER 2827).

*Site no. 27: **Millfield Waterworks**; Grid Reference NZ38845686; HER ID 2523;*
Water Works, marked as Old on the 1st edition Ordnance Survey plan, so were out of use by 1855.

*Site no. 28: **Hetton Company's Railway**; Grid Reference NZ38995664; HER ID 2848;*
The northern end of The Hetton Company's Railway line was at the Hetton Drops. The line was opened from Hetton Colliery to Sunderland in 1822 and was the first complete line engineered by George Stephenson. It used stationary engines and self-acting inclines and was the first line in the world designed for locomotives, which worked the first 1½ miles from the colliery. At over 8 miles long it was also the world's longest railway when it opened. With the exception of a short run from Silksworth to the staiths, the line closed in 1959.

*Site no. 29: **Wear Brewery**; Grid Reference NZ38835686; HER ID 1740;*
Historic Ordnance Survey Map evidence shows several old brewery buildings at this location.

*Site no. 30: **Millfield Bridge**; Grid Reference NZ38815671; HER ID 2849;*
Site of an iron bridge carrying the North East Railway, Penshaw Branch over the Hetton Company Railway (HER ref. 2659 and HER ref. 2848).

*Site no. 31: **Corporation Stables and Manure Depot**; Grid Reference NZ38845692; HER ID 6046;*
Shown on Ordnance Survey second edition map. Built on site of Bishopwearmouth Iron Works (HER 2825).

*Site no. 32: **Millfield Saw Pit**; Grid Reference NZ38815689; HER ID 2826;*
Historic Ordnance Survey map evidence shows a Saw Pit, possibly associated with the nearby Bishop Wearmouth Iron Works (HER ref. 2825).

*Site no. 33: **St. Mark's Church, Sunday School**; Grid Reference NZ38745695; HER ID 6050;*
Shown on 2nd Edition Ordnance Survey map.

*Site no. 34: **St. Mark's Church**; Grid Reference NZ38735698; HER ID 6049; Grade II Listed Building*

Parish church, 1872 by Joseph Potts and Son; major benefactor was James Hartley, glassmaker.

*Site no. 35: **Millfield Windmill**; Grid Reference NZ38735698; HER ID 2824;*
This Windmill is marked as 'Old' on the 1st edition Ordnance Survey plan, so was probably out of use by 1855.

*Site no. 36: **Hylton Road Windmill**; Grid Reference NZ38005700; HER ID 4440;*
This windmill appears on Rain's Eye Plan (also see HER ref. 4439).

*Site no. 37: **Railway Row, Clock Tower**; Grid Reference NZ38905690; HER ID 1741;*
Historic Ordnance Survey Map evidence shows a clock tower in a cleansing depot at this location.

*Site no. 38: **Railway Row, Weighbridge**; Grid Reference NZ38905700; HER ID 1742;*
Positioned outside cleansing department depot.

*Site no. 39: **Railway Row, Hetton Coal Depot**; Grid Reference NZ38905710; HER ID 1743;*
John Thompson & Sons Sunderland Ltd. (Hetton Coal Depot). The site is now disused, but a track is still visible by the entrance gate which crossed the road to the power station.

*Site no. 40: **Railway Row, Drinking Fountain**; Grid Reference NZ38905710; HER ID 1744;*
Set into a wall outside the coal depot (HER ref. 1743). Similar to the fountain on Burdon Road (HER ref. 1702).

*Site no. 41: **Bishopwearmouth Iron Works**; Grid Reference NZ38885698; HER ID 1744;*
Historic Ordnance Survey map evidence shows the Bishopwearmouth Iron Works on this site.

*Site no. 42: **Police Station**; Grid Reference NZ38795705; HER ID 6048;*
Shown on 2nd Edition Ordnance Survey map.

*Site no. 43: **Smithy**; Grid Reference NZ38935703; HER ID 6047;*
Shown on Ordnance Survey second edition map, presumably to serve the adjacent stables (HER 6047). Built on site of Bishopwearmouth Iron Works (HER 2825).

*Site no. 44: **Lambton Landsale Coal Depot**; Grid Reference NZ38955714; HER ID 5009;*
Shown on 1st edition Ordnance Survey map and an 1855 print of the Hartley Glassworks (HER 2817).

*Site no. 45: **Wear Glass Works**; Grid Reference NZ38845723; HER ID 2817;*
In 1833 James Hartley established his glass works at the junction of Hylton Road and Trimdon Street. The works were later owned by the Wear Glass Company, producing Roller plate window glass, stained glass and tableware. Hartley Glass Works closed in 1894 and in 1896 the site was cleared and houses built over it.

*Site no. 46: **Flint Glass Works**; Grid Reference NZ38915731; HER ID 2819;*
Sunderland Flint Glass Works were established to the east of Trimdon Street by Nicholas French in 1855, manufacturing pressed glass. They closed in 1873 when the works were transferred to Alfred Street in Millfield, the site being incorporated partly into the Trimdon Iron Works (HER ref. 5013) and partly reused for housing.

*Site no. 47: **Trimdon St Iron Works**; Grid Reference NZ38945757; HER ID 5013;*
Shown on 1st edition Ordnance Survey map. In the late 19th century the nearby Sunderland Flint Glass Works were partially incorporated into the iron works after their closure in 1873.

*Site no. 48: **Hetton Company Railway Coal Depot**; Grid Reference NZ38985736; HER ID 2818;*
This Coal Depot on the Hetton Company Railway (HER ref. 2850) was constructed around the same time as the railway, and expanded in size through the 19th century. However, on the 2nd edition Ordnance Survey map of 1895 it is marked as "Old Forge". The Hetton Railway passes under the coal depot through a tunnel.

*Site no. 49: **Lambton Waggonway**; Grid Reference NZ39255743; HER ID 2833;*

Its northern terminus of The Lambton Waggonway was at the Lambton Drops (HER ref. 2832), on the Wear. Its southern end lay outside the county. This line was built in 1815 by the Nesham family to replace an earlier one from Philadelphia to the Penshaw Staiths. The line was sold to John Lambton in 1822. The section between West Herrington and the Grindon Engine was realigned c.1831. The line was finally abandoned c.1870. Workmen building a new carpark at Sunderland Royal Hospital in September 2002 found that the line of the wagonway survived as a band of crushed coal waste.

*Site no. 50: **Galley's Gill Coal Depot**; Grid Reference NZ39135724; HER ID 6043;*

Shown on 2nd Edition Ordnance survey map.

*Site no. 51: **Rectors Gill cemetery**; Grid Reference NZ39135717; HER ID 5010;*

By the 19th century there was a need to extend burial arrangements beyond the churchyard of St. Michael's (HER 161). The earliest extension took place in 1806. The cemetery continued in use until 1854. The Rector's Gill Cemetery, with vaults and Episcopal Chapel are marked on the 1st edition Ordnance Survey map of 1854. When the Galley Gill area was landscaped in 1972 a number of tombstones were stood against the perimeter wall of the site. Most are illegible, but the earliest dates from 1816/7 and the latest possibly 1871. It is not known whether the bodies were removed or whether the ground was deconsecrated. The cemetery was opened after the largest of the town's cholera outbreaks which took place in 1831. There were other outbreaks during the cemetery's use, notably in 1848.

*Site no. 52: **National School**; Grid Reference NZ39155711; HER ID 6035;*

"National School (Boys and Girls)" is shown on Ordnance Survey first edition. By the second edition it is called Rectory Park School. Still present on fourth edition map.

*Site no. 53: **Park Foundry**; Grid Reference NZ39165706; HER ID 6044;*

Shown on Ordnance Survey second edition map. Called Rectory Park Works on third edition.

*Site no. 54: **Infant's School**; Grid Reference NZ39145703; HER ID 6038;*

Shown on 1st Edition Ordnance Survey map.

*Site no. 55: **No.26 Silksworth Row, Livingstones Public House**; Grid Reference NZ39055706; HER ID 4764; Grade II Listed Building*

This Public house, dated 1885, was formerly known as the Ship Isis. It is built in the Italianate style of Ashlar, with a roof of concrete tiles, and comprises 2 storeys.

*Site no. 56: **Fontaine Road, Industrial Housing**; Grid Reference NZ39305730; HER ID 1739;*

Historic Ordnance Survey Map evidence shows industrial housing belonging to Vaux Brewery at this location.

*Site no. 57: **Bridge Wharf Iron Foundry**; Grid Reference NZ39525733; HER ID 2898;*

Historic Ordnance Survey map evidence shows the Bridge Wharf Foundry (Iron) at this location.

*Site no. 58: **Gill Bridge Avenue Magistrates Court**; Grid Reference NZ39305712; HER ID 4802; Listed Building Grade II*

The Magistrates Courts of 1905, designed in Free Baroque style by W and T.R. Milburn, and Wills and Anderson, were built by the contractor, J.W. White and opened in 1907. They are built in ashlar with a roof of graduated slates, now coated. They comprise 2 storeys and a tower. A brass plaque giving the building dates is signed R Youll SC.

*Site no. 59: **Central Fire Station**; Grid Reference NZ39305710; HER ID 1734;*

Historic Ordnance Survey Map evidence shows a brick-built building at this location. The building includes stone arches and carved stones set into the wall.

*Site no. 60: **The Londonderry Public House, High Street West**; Grid Reference NZ39525733; HER ID 4475; Grade II Listed Building*

The Londonderry Public house by HTD Hedley is dated 1901-2. Many windows contain etched glass with the inscription LONDONDERRY HOTEL.

*Site no. 61: **Crowtree Leisure Centre**; Grid Reference NZ39395794; HER ID 9693; Leisure Centre built between 1975-8.*

*Site no. 62: **No. 1-7 Crowtree Terrace**; Grid Reference NZ39465680; HER ID 4468; Grade II Listed Building*

This is a row of large houses in need of some repair.

*Site no. 63: **No. 2 & 3 Mary Street**; Grid Reference NZ39405662; HER ID 4755; Grade II Listed Building*

These 2 houses of a terrace (now offices), are early 19th century in origin, but restored in 1980. They are built in garden wall bond brick with ashlar dressings, a Welsh slate roof with brick chimneys. Each house has 2 storeys and 3 windows.

*Site no. 64: **No. 29 Olive Street**; Grid Reference NZ39445662; HER ID 4756; Grade II Listed Building*

This building originated as a 17th century 2 storey Farmhouse, but has been converted to shops, offices and a flat. Many of the alterations and additions date from the 19th century. It is built of rendered brick with painted ashlar dressings, and a composition tile roof. The ground floor shops have 20th century frontages.

*Site no. 65: **Vine Street Synagogue**; Grid Reference NZ39005600; HER ID 4464;*

This house at the bottom of Vine Street was formerly the residence of John Lilburn.

*Site no. 66: **Vine Place Synagogue**; Grid Reference NZ39405670; HER ID 4429;*

This Jewish Synagogue in Vine Place was associated with a burying ground at Hetton Staiths.

*Site no. 67: **Bishopwearmouth Rectory**; Grid Reference NZ39205600; HER ID 418;*

The rectory was sited at the north end of Bishopwearmouth, on the north side of High Street West, in extensive gardens. Antiquarian drawings support the view that the early rectory was extensively rebuilt in the late 17th century or later, after it had suffered war damage in 1642. It was finally demolished in 1856.

*Site no. 68: **Coinhoard Findspot**; Grid Reference NZ39335608; HER ID 77;*

In 1902, when some "ancient dwellings" at the south-east corner of the Bishopwearmouth rectory were demolished and the new fire station constructed, workmen found an oak box containing 300-400 silver coins, "chiefly groats, sixpences and shillings of the reigns of Mary, Elizabeth, James and Charles I". A skeleton of a man, thought to have been the owner of the coins, was found soon afterwards (see below).

*Site no. 69: **Human Bones Findspot**; Grid Reference NZ39335608; HER ID 78;*

It is thought that the finding of a coin hoard (see above) may relate to the unprovenanced story of an elderly man who was supposed to be very wealthy and kept his money in a strong oak box. One day he was missing and his residence was found to have been broken into and plundered. Possibly the old man had hidden his money underground before he was slain and buried by his murderers.

*Site no. 70: **Collier Row**; Grid Reference NZ39405610; HER ID 1735;*

A very short road down the side of the fire station with a very interesting building incorporating a sack hoist. Built of brick with the stone street sign set into it. The row fronts onto High Street West.

*Site no. 71: **Bishopwearmouth Chimney**; Grid Reference NZ39305610; HER ID 1733;*
Historic Ordnance Survey Map evidence shows the location of a brick-built chimney, circular in plan behind the fire station (HER ref. 1734).

*Site no. 72: **Monk's Well**; Grid Reference NZ39205610; HER ID 37;*
About 200 yards to the north-west of the church, in a garden, there was an ancient well, formerly known by the name of the Monk's Well, which, according to tradition, belonged to the monastery. It is now built over, but remains of it apparently were traceable at a later date in the walls of a house erected on the site.

*Site no. 73: **Ayres Quay Steam Mill**; Grid Reference NZ39125620; HER ID 2835;*
Ayres Quay Road Steam Mill (corn) is marked on the 1st edition Ordnance Survey plan at this location.

*Site no. 74: **Suggested site of Roman Fort**; Grid Reference NZ39405610; HER ID 39;*
Nineteenth century antiquarians believed that there had been a "Roman station" near the mouth of the Wear, on the high ground at the north end of Castle Street. In support of this its commanding situation was noted and evidence was cited of four foot thick founds of worked stones and cement examined there in 1873, ancient sculptured stones of supposed Roman work dug up near the Castle Well, and a Roman inscribed stone found in a wall of the rectory coach-house. The site is now too heavily disturbed for investigation, but the supposed inscription was subsequently debunked as eighteenth century in origin.

*Site no. 75: **Sail Cloth manufactory**; Grid Reference NZ39545616; HER ID 4406;*
A sail cloth factory is shown between Queen's Street and Green Street on Rain's Eye Plan of Sunderland.

*Site no. 76: **Burnside's Pottery**; Grid Reference NZ39305730; HER ID 8568;*
Site of 19th century pottery.

*Site no. 77: **Limestone Quarries**; Grid Reference NZ39315739; HER ID 4456;*
These Quarries are shown on Rain's Eye Plan in the Rector's Park.

*Site no. 78: **Limekiln**; Grid Reference NZ39235736; HER ID 2834;*
Historic Ordnance Survey map evidence shows a Lime Kiln on the north side of Rector's Park.

*Site no. 79: **Galley's Gill, Air Raid Shelter**; Grid Reference NZ39105730; HER ID 7680;*
Site of Air Raid Shelter.

*Site no. 80: **Galley's Gill, Danish Galley**; Grid Reference NZ39105730; HER ID 67;*
According to local tradition Galley Gill marks the place where Danish invaders found shelter for their vessels when plundering the district in Viking times. When the Lambton Coal Staiths were made, the remains of what was identified as a Danish galley were discovered embedded in the ground at the base of the limestone cliff in the old Gill.

*Site no. 81: **Old Retort House**; Grid Reference NZ39205695; HER ID N/A;*
Early 19th century building for coal burning in relation to gas works
A large rectangular structure described on the 1934 plans as the 'Old Retort House' is present on the 1st edition Ordnance Survey map of 1862, and appears to be part of the town's original gas works³ and must be of mid-19th century date⁴. The building was extensively remodelled in 1934, with its front wall being completely rebuilt, but retains old limestone walling at both ends

³ The Sunderland Gas Company was in existence at least from 1846; records in Durham Record Office ref NRA 18231 NGB; Durham

⁴ It cannot be much earlier; Wood's map of 1826 shows the area as empty of any buildings.

and in the lower part of the rear elevation; the south-east end wall has a central circular window with a raised surround that is probably an original feature.

*Site no. 82: **Remains of Bishopwearmouth Village Green**; Grid Reference NZ39405690; HER ID N/A; Remains of medieval Village Green south of St. Michael's Church*

*Site no. 83: **Hinds Bridge**; Grid Reference NZ39205600; HER ID N/A; Approximate site of medieval bridge over Howle-Eile Burn carrying road to Newcastle*

*Site no. 84: **Hope Street**; Grid Reference NZ39105690; HER ID N/A; Cobbled road surface c.1840*

*Site no. 85: **Walls of Fulwell limestone**; Grid Reference NZ39105690; HER ID N/A; Walls associated with the 'Old Retort House', a building of mid-19th century date (shown on the 1st edition Ordnance Survey plan but not on Wood's Map of Sunderland, 1826), are similar to the old limestone walling at both ends and in the lower part of the rear elevation of the structure itself. The walls are of local Magnesian Limestone derived from the former Fulwell quarries. The south-west wall of the yard between former Gas Works Offices and 'Retort House', extending north-west from the Old Retort House, as well as the adjacent section of the north-east wall, are probably also of mid-19th century date.*

*Site no. 86: **Green Hill Cottage**; Grid Reference NZ39105695; HER ID N/A; The first named building to appear on the assessment site is shown on the 1826 plan (Illus. 08), with an associated building, perhaps a barn, and on subsequent maps is fronted by two associated structures on Hird Street. The building may have survived into the mid-20th century, although is not named on later OS maps, and the remains of walls immediately south-west of the present north-west corner of the former Gas Works Offices extension may be those of a boundary wall associated with Green Hill Cottage or its associated structures on Hind Street.*

The name, Green Hill Cottage is in itself of interest, describing as it does the topography of the site before its development, and suggesting that the site may have been suitable for early settlement as a well drained site opposite the hill-top site occupied by St Michael's church.

5. SYNTHESIS

5.1 Early Prehistoric (*hunter/gatherers and early farmers - 8000BC to 2500BP*)

There is good evidence for early prehistoric activity in the Sunderland area, notably finds of Mesolithic flints, as at St. Peter's Church, Monkwearmouth (Cat. No. 52) (Wymer, 1977:86), and a scraper found elsewhere in Sunderland (HER 5). There is also evidence in the form of numerous prehistoric burials in the wider vicinity, such as at Humbledon Hill (HER 7-9) which contained a barrow, three urns and flint arrowheads, and at Copt Hill (HER 100) where there is evidence for multi-period (prehistoric and early medieval) use.

Therefore, while there is no known artefactual evidence for human activity within the bounds of the assessment area from the Mesolithic, Neolithic or Bronze Age periods, it may be assumed that the area would have been exploited and settled during early prehistory.

5.2 Later Prehistoric and Romano-British Period (*2500BP to 400AD*)

There is no known evidence for human activity within the bounds of the assessment area from the later prehistoric or Romano-British period.

However, a bronze socketed axe and hammer heads of presumed bronze age date have been recovered from the River Wear in Sunderland (HER 58-59 & 393). The possible location of a Roman fort has been suggested in the north-east of the current wider assessment area near the former Vaux Brewery Site (*Ibid.*) (Cat. No. 74, HER 39), and numerous Roman artefactual finds have also been made in the area.

5.3 The Medieval Period

Early Medieval Period (400-1100)

Bishopwearmouth was one of three settlements which coalesced in the modern period to form modern Sunderland, the oldest of which is Monkwearmouth, which centred around St. Peter's Church and Monastery (founded in 673/4AD) on the north side of the River Wear. Although it is believed that South Wearmouth (later Bishopwearmouth) may have evolved at a similar time, there is no clear evidence for a Saxon church on the south side of the river, although a stone believed to be a Saxon grave marker has been reused within the north wall of the church (Cat. No. 15, HER 162). The first confirmed reference to South Wearmouth is from 930 AD (Hutchinson 1832:641), when Athelstan granted South Wearmouth vill to the Church of Chester-le-Street and the Bishops of Durham (HER 163). It was probably after this that the vill changed its name to Bishopwearmouth, to distinguish it from the monks on the north side of the river and to acknowledge the Bishops of Durham.

There is no evidence for activity directly within the assessment area from the early medieval period despite its close proximity to the postulated site of the Saxon church.

Medieval Period (1100-1600)

The proposed development site is situated on the outskirts of the presumed early medieval settlement of Bishopwearmouth, which grew as a village throughout the medieval and post medieval period, finally merging with Sunderland (to the east) in the 18th century

The Boldon Book 1183 describes Wearmouth as a Borough, which denotes its status as an established place of importance (TWM 1996:3), a farming village which during the 13th and 14th centuries continued to grow. There are three sites of interest listed on the HER relating to the medieval village: The Rectory (Cat. No. 67, HER 418), the site of Bishopwearmouth tithe barn (Cat. No. 6, HER 40) which stood in the grounds of the rectory, and the findspot of a quern (Cat. No. 14, HER 74). The first record of St. Michael's Church dates to 1214 when the Rector of the Church is listed as Philip of Poitiers – this date accords well with the foundations of the present stone church.

A 1381 survey listed 10 cottagers, and 12 toft tenants (City of Sunderland *et. al.* 2004:27) in the village, the extent of which is believed to have been outlined by High Street West (then known as Lonnin), Crowtree Road to the east, Vine Place (Back Lane) and Low Row/Green Terrace to the west. Some speculation exists as to whether the village originated around the green (Cat. No. 82) and was re-sited around the church following a phase of destruction.

By the 14th and 15th centuries the borough, along with Sunderland and other nearby settlements was in decline, but this state of affairs was reversed from the beginning of the 17th century due to a rapid and dramatic increase in the coal shipping trade, facilitated by the development of the harbour. At this time the harbour area fell under the Parish of Bishopwearmouth and the inhabitants of the east end of Sunderland attended church at St. Michael's.

Despite the proximity of the assessment site to St Michael's church, there is no evidence of human settlement or activity within the assessment area from this period, although it can be assumed that this area on the outskirts of the village was used in some way, even if only as farmland.

5.4 Post Medieval and Modern Periods

The expansion of the settlement of Wearmouth to the east of Bishopwearmouth continued rapidly during the post medieval period with an increase in trade due to the development of the harbour. This led to an increase in other industries such as glass and pottery manufacturing as well as the continued development of shipbuilding. Although the coal trade had grown immensely in Sunderland, in 1626 it was still only one fourteenth of that shipped from the Tyne. 175,000 tons of coal was shipped annually by the beginning of the 18th century although this was still relatively small-scale in comparison with Newcastle (RCHME 1992:7).

In 1719 the population of Sunderland had grown to more than 6000 and it became its own parish, separated from Bishopwearmouth. By the late 18th century the two settlements had merged, having extended towards each other. The opening of the first iron bridge in 1796 linked Monkwearmouth with Sunderland/Bishopwearmouth and led to the adoption of Sunderland as the name of the merged & bridged settlement (RCHME 1992:7), although they remained separate parishes.

The growth of Bishopwearmouth was more moderate than its eastern counterpart. The settlement expanded along the road to the west of the church, to create what is now Low Row and Green Terrace, and eastwards along Vine Place. Burleigh and Thompson's Plan of 1737 (*Illus. 05*) shows the form of the settlement with tofts extending from Low Row towards the present ring road, St. Michael's Way. The Green was laid out as gardens in the early part of the 18th century and later surrounded by large houses.

Late-18th century Bishopwearmouth was described by Corder as a ‘...jumble of old lanes and houses... many houses facing the road were inns and behind them a few small industries including a corn mill and nail making shop...’ (TWM 2000:9). A post-medieval tannery is also included on the County HER (Cat. No. 21, HER 4442). These and other industries to the west of the assessment area continued to grow in the 19th century.

Throughout the 19th century the town as a whole continued to grow, ranking as one of the major ports in Britain with exports including coal, coke and glass bottles (City of Sunderland *et. al.* 2004:61). The development of the docks and the railways facilitated this growth in manufacturing output. Shipbuilding continued to be a major source of prosperity throughout the 19th century, with iron hulled vessels beginning to supersede wooden vessels from 1852 (Corfe 1973:77). Bishopwearmouth grew in population from just over 6000 in 1801 to over 23,500 in 1841 (TWM 1996:4). Industries in the area surrounding Bishopwearmouth included a tannery (Cat. No. 21, HER 4442), Sail Makers (Cat. No. 75, HER 4406), Gas Works (Cat. No. 2, HER 2829) and bottleworks (HER 2836).

However, with the increasing boom in industry and population, overcrowding became a problem, particularly in the east end of the town. Many of the 17th and 18th tenement apartments were demolished at this time as part of slum clearance projects.

By the 20th century the shipbuilding industry was in decline (rejuvenated only by the two periods of war); unemployment and trade recessions saw the beginnings of the downfall of Sunderland’s industries.

5.5 Development of the Assessment site as revealed by historic map analysis

The proposed development site between Hind Street and Waterworks Road, incorporating Hope Street is shown on historic maps dating from 1728.

Burleigh and Thompson’s map of 1737 (*Illus. 05*) shows the area as open fields, while Rain’s Eye Plan of 1785 depicts the area divided by straight field boundaries, all falling within ‘William Johnsons Lands’. On Rain’s plan, Hind Street is the ‘lane’ running along the west side of the burn, and Corder states that around this time an alternative name for the lane was ‘Back o’ the Burn’ (No. 28, Vol 1:249). A stone bridge which carried the main route to Newcastle, known as Hind’s Bridge due to its use by farm workers, was situated between the junction of the present Hind Street and Silksworth Row, just to the north of the assessment area. Although the bridge was almost certainly a lot older than the 1649 inscription, this date corresponds with the date of a highways award in Bishopwearmouth and it may have been rebuilt at this time (Clay *et. al.* 1984:23).

Robson’s plan of 1817 (*Illus. 07*) again shows the assessment area devoid of features, although the proximity of St. Michael’s church is apparent.

The first evidence of construction on Hind Street is shown on the 1826 plan (*Illus. 08*), where Green Hill Cottage and an associated building, perhaps a barn, is shown in the position of the present (former) gas works offices. The fields to the west now belong to ‘Thomas Hopper Esq.’. A burial ground has been developed in part of the tofts of Low Row, occupying an area on the south-east side of the assessment area and extending up to the east side of Hind Street. *Illus. 09* and *10*, maps of 1826 and 1832 appear to show additional buildings within the assessment site and certainly reflect the development of uniform 19th century streets to the north. By 1844, Robson’s plan (*Illus. 11*) shows this building programme had extended into the western half of the proposed development area, with the creation of Upper Johnson Street and Hope Street; the eastern side of what was to become Hope Street is also evident on the 1836 plan (*Illus. 10*). Green Hill Cottage is now fronted by two associated structures on Hind Street.

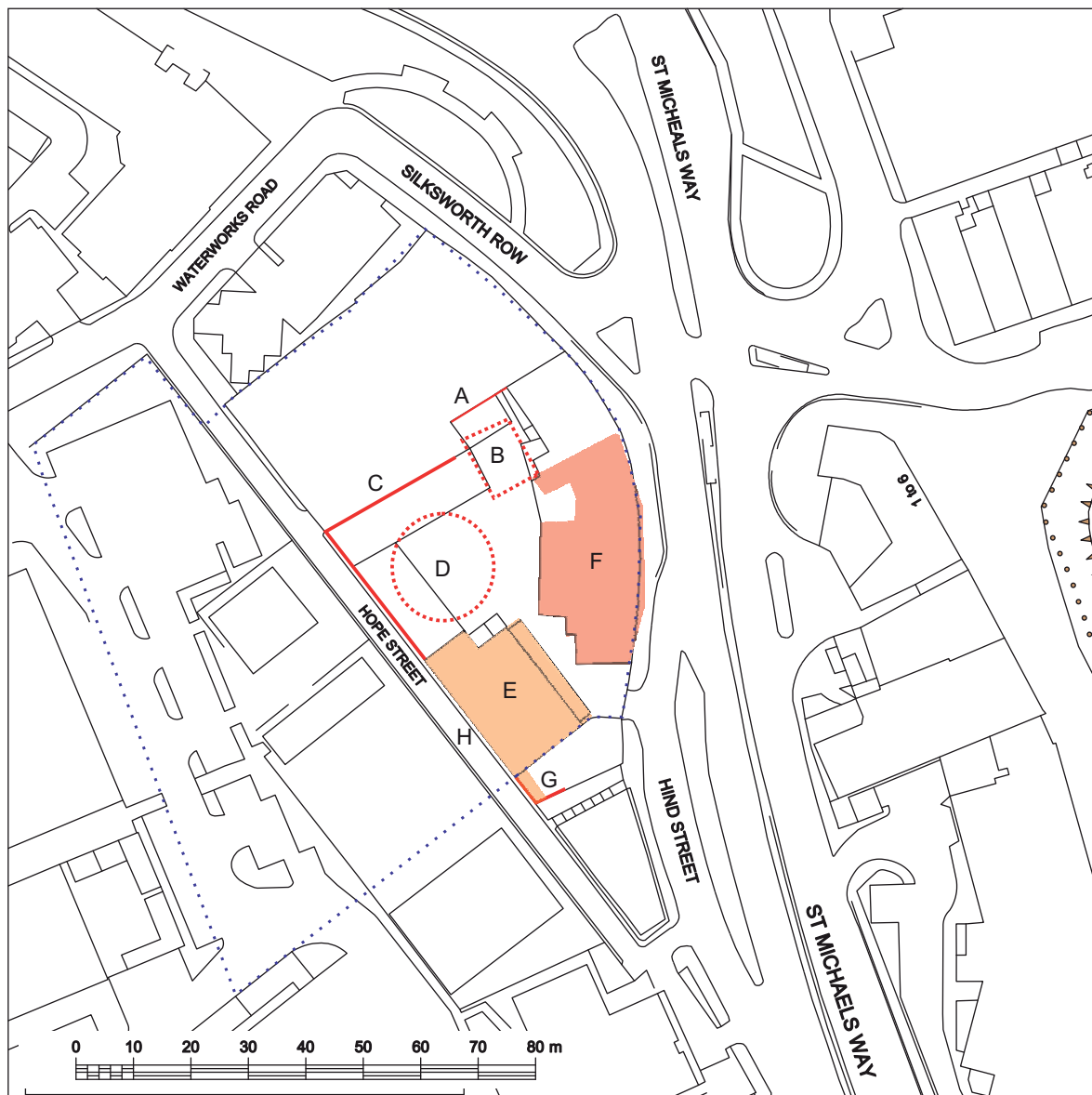
Meik and Morgan's Plan of 1851 (*Illus. 12*) shows that the rapid development programme of the 1830s and '40s and had been completed by this time. Green Hill Cottage (c.1820 – but now with main cottage extended and southern of the pair of associated structures on Hird Street extended southwards on the site of the present gasworks offices), Upper Johnson Street and Hope Street (c.1840) remain from the 1844 plan, with the gas works (1846) and associated structures appearing towards the eastern side of the site. The Retort House (Cat. No. 81), used to roast coal producing gas and coke for the gas works, is shown on this plan as well as a structure on the site of the Gas Board Offices - although with similar curved front and rear facades, this is not the building that stands there today.

The First Edition Ordnance Survey plan of 1858 (*Illus. 13*) shows the area in more detail, along with the industrial nature of the area to the west and the development of Bishopwearmouth to the east. Green Hill Cottage is still shown, with front garden, pathway and flanking associated structures, but is not named on subsequent editions of the Ordnance Survey plan, although a structure on its site is depicted on the Second and Third Edition plans. The line of a wall likely to be that which survives running E-W from the north side of the present former gasworks offices appears for the first time on this map, but could perhaps be earlier in origin, defining the bounds of Green Hill Cottage and its associated structures. Ward's trade directory of 1857 records the Corporation Gas Works and 6 other individual businesses, including a butcher on Hind Street, and the mixed nature of businesses in the area continues to be reflected in Ward's 1889-90 directory, which includes records of trades such as a planemaker, hairdresser and coach painter. The Retort House has clearly been modified since construction in 1846, apparently having been shortened (at the north end) and extended on the east side.

Later editions of the Ordnance Survey Plans (*Illus. 14-16*) show the growth of housing to the west and rather more grand buildings to the north and east of the assessment site, including the Empire Theatre (Cat. No. 13, HER 4474). The Gas Board Offices are first shown on the Second Edition Plan of 1919 (Cat. No. 1, HER 4763) – the north end taking in the position of one of a pair of buildings associated with Green Hill Cottage. The same plan of 1919 also shows the Retort House – apparently modified by contraction on the east side since the First Edition plan - and the presumed buildings of (the former) Green Hill Cottage.

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

The Sunderland Technical College was founded in 1901 in the Galen Building on Green Terrace (Cat. No. 19). By the 1950s a new building programme for the college began and the now university buildings of the City Campus on Chester Road were opened in 1964. The western side of Hope Street (Cat. No. 84) - currently occupied by car parks and pre-fabricated and modern brick buildings - was probably cleared during this phase of development in the 1950s/60s, but the cobbled road survives. The college became a polytechnic in 1969 and then a university. The eastern side of the Hope street retains some 19th and mostly 20th century buildings associated with the gas works. The north of the east sides of the site have lost the buildings featured on the Fourth Edition Plan and are currently occupied by a university car park and grassland. These buildings and car parks, apart from the original former gas showroom, are to be demolished as part of the proposed redevelopment.



Illus. 19: The position of structures and features of cultural heritage significance within the assessment area.

KEY:

- A*: Remains of brick walls, probably mid-19th century.
- B: Position of early 19th century Green Hill Cottage.
- C*: Limestone walls - probably mid-19th century Gas Works boundary.
- D: Position of mid-19th century Gas Works storage reservoir.
- E*: Retort House (as shown on OS map of c.1860).
- F*: Gas Works Offices (as shown on OS map of 1919).
- G*: Limestone walls, probably mid-19th century.
- H*: Cobbled surface of Hope Street.

[* = Visible remains]

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

6. ARCHAEOLOGICAL POTENTIAL & IMPACTS

6.1 Archaeological Potential

While the possibility can not be entirely dismissed, there is no evidence that the area is likely to contain prehistoric, Roman or early medieval remains. It is more likely to contain the remains of medieval and early modern settlement, representing the expansion of urban fringe and urban development into farmland. It is also known to contain the remains of a Gas Works and working class housing of mid-19th century origin, representing the industrial phase in the development of Sunderland.

The archaeological potential of the site is assessed as moderately high, primarily due to its spatial association with the medieval church of St Michael's Bishopwearmouth and the likely clustering and expansion of settlement around the church in the later medieval period. The existence of the remains of a gas works retort house to the rear of the recently evaluated former gas showroom (Ryder 2007) enhances the multi-period potential of the area.

6.2 Survival of Archaeological Remains

The impact of housing and industrial developments from the mid-19th century is likely to have had a negative impact upon the survival of medieval or earlier remains (which, in turn, will have impacted upon any pre-existing remains). Almost all parts of the current assessment area have been built upon at some point in the last 150 years, perhaps with the exception of a yard area to the rear of the former gas board offices/showrooms in the old gas works yard. The construction of the gas works and associated structures, in particular the substantial Retort House, which contains a cellared area, as well as terraced housing, gas board offices, and the more recent university buildings, may have destroyed any archaeological remains.

Excavations in the vicinity have provided evidence for considerable disturbance of original levels:

- In the area of Low Row and Woods Lane, excavation revealed that the ground had been truncated or cellared to c.3.50m below ground level, removing any potential archaeological remains (TWHHER 1988/5).
- An assessment carried out between Low Row and St. Michael's Way concluded that developments from the 18th century onwards had probably removed any surviving medieval deposits in the area (TWHHER 2000/25).

6.3 Impacts of the proposed development

It is proposed to demolish all structures on the site with the exception of the former gas works showroom. The only structures of any cultural heritage significance to be lost will be the Gas Works Retort House, associated limestone walls and a road surface of c.1840.

The redevelopment will include the conversion of the former gas works showroom to university accommodation, and the construction of a range of new buildings, car parking area, walkways and landscaped seating areas. Substantial groundworks will required for the provision of

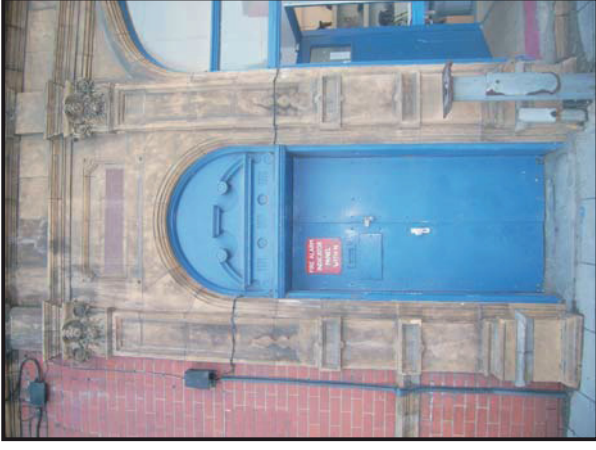
foundations and services during the redevelopment phase. Such groundworks will have a significant destructive impact on any archaeological remains surviving there.

6.4 Visual impacts

St Michael's Church to the east is the site of greatest cultural heritage significance in the vicinity, but views of the church from lower eastern edge of the site are blocked by buildings on the east side of St Michael's Way. The church of St Michael is visible, however, from the upper storeys of the former gasworks offices building (the east-facing façade of which is proposed to remain substantially unchanged by the development) and, more significantly, from the elevated middle and western part of the proposed development site at its southern end. It is not considered that the redevelopment will have a significantly detrimental visual impact upon the church or any other monuments of cultural heritage importance in the vicinity.



Illus. 20: View of the east-facing elevation of the former Gas Works Offices on Hind Street.



Illus. 21: Main door to the former Gas Works Offices on Hind Street.



Illus. 22: View of the rear, west-facing elevation of the former Gas Works Offices.



Illus. 23: View of the east-facing elevation of the former Gas Works northern extension.



Illus. 24: View of the north-facing elevation of the yard wall north of the northern extension of the former Gas Works.



Illus. 25: View of Hope Street from its north end.



Illus. 26: View of the south-east-facing elevation of the former gasworks wall bordering Hope Street.



Illus. 27: View through modern university car parking and temporary structures towards the south-east-facing elevation of the former gasworks wall bordering Hope Street.



Illus. 28: View of the north-west-facing elevation of the former gasworks wall, with former Offices to rear.



Illus. 29: The former Gas Works Retort House, south-west elevation on Hope Street, viewed from north-west.



Illus. 30: The former Gas Works Retort House, detail of south-west elevation on Hope Street.



Illus. 31: The former Gas Works Retort House, south-west elevation with St Michael's Church visible to rear.



Illus. 32: *The south-east end of the former Gas Works Retort House, south-west elevation and attached limestone wall, with St Michael's Church visible to rear.*



Illus. 33: *The south-east gable end of the former Gas Works Retort House.*



Illus. 34: *The south-east gable end and modified north-east facing frontage of the former Gas Works Retort House, with Offices structure across internal yard.*



Illus. 35: The north-west gable end and modified north-east facing frontage of the former Gas Works Retort House, viewed across yard between Retort House and former offices.



Illus. 36: St Michael's Church viewed from west-north-west at a position equidistant from the former Gas Works Offices.

7. CONCLUSIONS

7.1 Historical development

There is no direct evidence for human activity within or close to the bounds of the assessment area from the later prehistoric or Romano-British period.

It is believed that South Wearmouth (later Bishopwearmouth) may have developed in the seventh or eighth century, but the first confirmed reference is from 930 AD. There is no evidence for activity directly within the assessment area from the early medieval period despite its close proximity to the postulated site of the Saxon church.

The presumed early medieval settlement of Bishopwearmouth grew as a village from at least the 12th century, developing throughout the medieval and post medieval periods and finally merging with Sunderland in the 18th century.

Despite the proximity of the assessment site to St Michael's church, there is no direct evidence of medieval settlement or intensive land-use within the assessment area, although some level of activity can be assumed.

Bishopwearmouth expanded in the post-medieval period but it is not until the 1820s that any kind of development is noted within the assessment site. The first structure appearing on historic maps is Green Hill Cottage, a building that appears to have survived into the 20th century. A rapid development programme in the 1830s and '40s resulted in the total development of the site, most of the east part of which was occupied by housing and the west by a Gas Works.

Mid-20th century redevelopment cleared the 19th century housing but left much of the former gas works intact, although converted for other purposes.

7.2 Significance of known or potential archaeological remains

Any prehistoric or Romano-British remains found on the site are likely to be of local or regional significance.

Any early or later medieval remains found on the site are likely to be of regional significance.

Any remains of post-medieval or modern structures or features, such as Green Hill Cottage, are considered to be of local significance, as are the remains of the Gas Works, including the extant showroom building. Although rare, the Retort House of the 1840s has been much altered and survives relatively poorly, thus reducing its significance. Limestone walls assumed to be associated with the retort house are interesting and attractive, but significant mainly by association.

7.3 The survival of potential archaeological remains

The site has been heavily developed, but it is considered that there is a reasonable likelihood that any archaeological remains present in the eastern part of the site, particularly directly west and north of the surviving former gasworks showroom, may survive below current ground surface.

Standing building remains from the 19th and early 20th centuries, including the aforementioned gasworks showroom, a retort house, associated limestone walls and the roads surface of Hope Street all survive reasonably well, though with varying degrees of modification.

7.4 Visual impacts

St Michael's Church to the east is the site of greatest cultural heritage significance in the vicinity, and is visible from the upper parts of the former gasworks offices building and from the elevated middle and western part of the proposed development site at its southern end. Although the proposed new development will also be visible from a number of other interesting and/or historically significant buildings and features, some of them listed, its impact is not regarded as likely to be negative, particularly given the already mixed nature of the existing architectural assemblage.

8. RECOMMENDATIONS

On the basis of the foregoing it is concluded that the assessment site lies close to areas of likely medieval settlement and that significant archaeological remains may have survived there. Since any surviving remains will be destroyed by the proposed works, evaluation of the archaeological potential of the site is called for. Therefore, it is recommended that the archaeological potential of the site is explored by means of archaeological trial trenches, the focus of which should be towards the east end of the site where the archaeological potential is highest and the likelihood of survival greatest.

In addition, it is recommended that the former Gas Works Retort House and associated limestone walls should be subject to an historic buildings recording strategy to be agreed with the Tyne and Wear County Planning Archaeologist.

A final determination on the requirement for and form of any mitigation or evaluation strategy will be made by the Tyne and Wear County Planning Archaeologist.

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