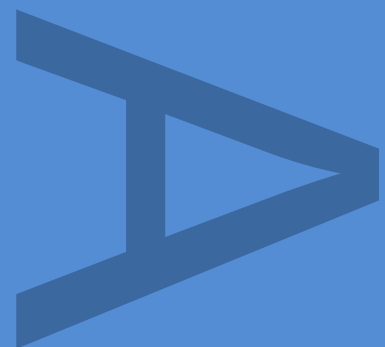


**HISTORICAL BUILDING
RECORDING OF NOS 9 AND
10 TRINITY CHARE,
AN OUTBUILDING AND
A STONE WALL,
TRINITY HOUSE,
NEWCASTLE UPON TYNE,
TYNE AND WEAR**

SITE CODE: TRC14

PCA REPORT NO. R11870

SEPTEMBER 2014



PRE-CONSTRUCT ARCHAEOLOGY

Historical Building Recording of Nos 9 and 10 Trinity Chare, an outbuilding and a stone wall, Trinity House, Newcastle upon Tyne, Tyne and Wear

Written by Kari Bower and Charlotte Matthews

Site Code: TRC14

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PCA Report No. R11870

DOCUMENT VERIFICATION

NOS 9 AND 10 TRINITY CHARE,
AN OUTBUILDING AND A STONE WALL,
TRINITY HOUSE,
NEWCASTLE UPON TYNE,
TYNE AND WEAR

HISTORICAL BUILDING RECORDING

Quality Control

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by North East Theatre Trust Limited to undertake building recording of Nos 9 and 10 Trinity Chare, an outbuilding and a stone wall, Trinity House, Newcastle upon Tyne, Tyne and Wear. Nos 9 and 10 Trinity Chare and the outbuilding are Grade II listed buildings and lie within the Newcastle Central Conservation Area. Nos 9 and 10 Trinity Chare are centred on Ordnance Survey National Grid Reference NZ 25384 63952.
- 1.1.2 Building recording was carried out on the almshouses, outhouse and the stone wall prior to alteration on 3rd September 2014 broadly in accordance with English Heritage Level 2. It was undertaken in response to a planning condition for the redevelopment of the site.
- 1.1.3 The brick almshouses at Nos 9 and 10 Trinity Chare have a date plaque of 1820. They were built by the Fraternity of Masters and Seamen whose headquarters were based at the nearby Trinity House. The Fraternity was officially recognised by Royal Charter in 1585. The Company was involved in charitable provision for men maimed whilst at sea and the widows and dependants of seamen lost at sea. The almshouses formed part of their charity work.
- 1.1.4 The almshouses had four lodgings with two each at ground and first floor level. The latter were accessed from a central doorway into a stair bay. Each lodging had a large and a small room; the former heated by a fireplace. Although none of the original fireplaces survive, the chimney breasts are still extant. The original doorway and window openings in the front (east) and side (north) elevations still survive. Window openings and a doorway have been inserted into the rear (west) elevation in the second half of the 19th century.
- 1.1.5 The brick single storey outbuilding has two small toilet enclosures. The building appears to be contemporary with almshouses (dated 1782) at Nos 7 and 8 Broad Chare on east side of Raff/Low Yard. A semi-circular vent in the gable of the outbuilding matches the blocked central arches above the tripartite ground floor windows in the 1782 almshouses. The stone wall butts the 1782 almshouses at Nos 7 and 8 Broad Chare and forms the south wall of the outbuilding.
- 1.1.6 The earliest buildings within the Trinity House complex that still survive are built of stone and were constructed in the 16th and 17th centuries, while the later buildings were constructed of brick and are 18th and 19th century in date. The stone wall may have been constructed as part of the boundary wall to Raff/Low Yard in the 16th or 17th century, however as its east end abuts the 1782 brick almshouses at Nos 7 and 8 Broad Chare it presumably post-dates the construction of this building.
- 1.1.7 The brick outbuilding post-dates the construction of the stone wall since it was built against the north side of this wall. The outbuilding is thought to have been constructed at the same time as the 1782 brick almshouses at Nos 7 and 8 Broad Chare and it is likely that all three were built at more or less the same time.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by North East Theatre Trust Limited to undertake building recording of Nos 9 and 10 Trinity Chare, an outbuilding and a stone wall attached to Nos 7 and 8 Broad Chare, Trinity House, Newcastle upon Tyne (**Figures 1 and 2**). Nos 9 and 10 Trinity Chare and the outbuilding are Grade II listed buildings and lie within the Newcastle Central Conservation Area. Nos 9 and 10 Trinity Chare are centred on Ordnance Survey National Grid Reference NZ 25384 63952.
- 2.1.2 Nos 9 and 10 Trinity Chare are described in their listing citation as ‘Trinity Chare (east side) Former Trinity House Nos. 9 and 10 Almshouses, now warehouse. Dated 1820 on first floor north wall plaque; for Trinity House, Newcastle. Rendered painted brick; Welsh slate roof. 2 storeys, 6 bays. First 3 bays blind; wedge stone lintel to double 4-panelled door with overlight in fourth bay; 2 wide sashes with late C19 wood lintels and glazing bars in next bays; upper floor blank. Hipped roof has 2 tall chimneys’.
- 2.1.3 The outhouse is described in its listing citation as ‘Trinity Chare (east side) Outbuilding to east of former Trinity House Nos 9 and 10 Circa 1778, contemporary with the almshouse range on east side of Trinity House courtyard. Limewashed local brick, Welsh slate roof with rendered coping. One storey. Front blank but for lunette in gable end which exactly matches the blocked central arches above the tripartite windows of the said almshouse range. Listed for group value, with both almshouse ranges’. The stone wall joins the outbuilding to Nos 7 and 8 Broad Chare, which are almshouses with a date panel of ‘1782’.
- 2.1.4 Planning permission (Application number: 2014/0254/01/DET and 2014/0255/01/LBC) for the redevelopment of the site has been granted by Newcastle City Council. The proposal is for demolition of 1970s curtilage walls, the erection a four storey office building along with alterations to the existing almshouse and outhouse and a landscaped seating area on the (south) side of the outbuilding. It is proposed to insert a window into the stone wall to allow a view of the listed school from the development site.
- 2.1.5 The building recording was carried out as a condition (12) of planning permission (2014/0254/01/DET), which states:

12 No demolition/development shall take place until a programme of archaeological building recording has been completed, in accordance with a specification provided by the Local Planning Authority. A report of the results shall be submitted to and approved in writing by the Local Planning Authority prior to any development or demolition work taking place.

Reason: To provide an archive record of the historic building or structure and to accord with saved Unitary Development Plan Policy C2 and paragraph 141 of the NPPF.

2.1.6 The building recording was carried out in accordance with a Specification written by the Tyne and Wear Archaeology Officer for Newcastle City Council (Morrison, 2013). The recording was undertaken on 3rd September 2014 and was broadly undertaken in accordance with that defined by Level 2 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.

2.2 Site Location

2.2.1 Nos 9 and 10 Trinity Chare lie on the east side of Trinity Chare to the north of the Quayside, which runs parallel to and alongside the River Tyne in Newcastle upon Tyne (**Figure 2**). The outbuilding lies to the east of the north end of Nos 9 and 10 Trinity Chare and to the west of the south end of Nos 7 and 8 Broad Chare. The east end of the stone wall butts against the south end of the west elevation of Nos 7 and 8 Broad Chare and the outbuilding was built against its north elevation.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and which supersedes all previous Planning Policy Statements (PPSs). The conservation of heritage assets in a manner appropriate to their significance is one of the Core Principles underlying the NPPF.
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the historic building recording as set out in the Specification (Newcastle City Council 2013) was to provide a record as defined by English Heritage's Level 2 (English Heritage, 2006) of the almshouses, outhouse and stone wall in advance of alteration. This was to lead to the preparation of records providing lasting evidence of the form and development of the buildings and structures, suitable for analysis and dissemination in the form of a written report.

4.2 Documentary Research

4.2.1 A search of relevant cartographic, primary and published sources was carried out at Tyne and Wear Archives at Blandford House, Newcastle upon Tyne and in the local studies section of Newcastle City Library. A sequence of Ordnance Survey maps and other historic plans was compiled to illustrate the development of the site (**Figures 3 to 8**). The results of the historical research are presented in Section 5 of this report.

4.3 On-Site Recording

4.3.1 At the time of the initial on-site building recording no alteration work had taken place to Nos 9 and 10 Trinity Chare or the outbuilding, which were recorded before soft stripping.

4.3.2 The following were hand drawn on permatrace at a scale of 1:50 on site using hand tapes:

- Elevations of both (north and south) sides of the stone wall and outbuilding (**Figures 9 and 10**)
- The rear (west) elevation of Nos 9 and 10 Trinity Chare at ground floor level
- A plan of the outbuilding

4.3.3 Scaled existing plans and elevations of Nos 9 and 10 Trinity Chare by Flanagan Lawrence and dated February 2014 were provided in AutoCAD. These were checked on site, altered where necessary, and annotated with phasing and other detail (**Figure 11**).

4.3.4 A photographic survey of the exterior and interior of Nos 9 and 10 Trinity Chare and outbuilding's elevations and interiors and the stone wall was carried using high quality digital camera. The survey was conducted on 3rd September 2014. A selection of photographs is included in this report (**Plates 3 to 51**) and the location and direction of these plates is shown on **Figures 10 and 11**.

4.4 Project Archive

4.4.1 The project archive is currently held at the Northern office of Pre-Construct Archaeology Limited in Durham, under the site code TRC14. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged in the Tyne and Wear Archives Service (TWAS) in due course. Copies of the report will be sent to the Client and with the Client's

permission to the Tyne and Wear Archaeology Officer.

4.5 Guidance

4.5.1 All works were undertaken in accordance with standards set out in:

- Association of Local Government Archaeological Officers (1997) *Analysis and Recording for the Conservation and control of works to historic buildings*
- British Archaeologists and Developers Liaison Group (1986) *Code of Practice*
- British Standards Institution (1998) *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)*
- English Heritage (2000) *The presentation of historic building survey in CAD*
- English Heritage (Clark K) (2001) *Informed Conservation Understanding historic buildings and their landscapes for conservation*
- English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*
- IfA (1996, revised 2001 and 2008) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*

5 HISTORICAL BACKGROUND

- 5.1.1 The site lies within the medieval town of Newcastle adjacent to the important quayside along the River Tyne. Originally the river was much wider and shallower and it is thought that the original north bank of the river was situated to the north of the site at the base of the steeper ground in the area below Dog Bank and All Saints (Frain, 2004, 8). From the mid 13th century the land was reclaimed in stages until by the late 14th century it had reached beyond the site (*ibid.*). The street layout across this area comprises a series of north-south narrow streets (known as Chares), which presumably enabled access from the plots to the north down to the quayside. This medieval layout with chares on either side of long narrow burgage plots is still visible today.
- 5.1.2 During the 15th century, a group of seafarers formed a charitable guild on the quayside of Newcastle to support the town's growing maritime community and their dependents (www.trinityhousenewcastle.org.uk). The group formally came into being on 4th January 1505 and were originally called the "Guild of the Blessed Trinity of Newcastle upon Tyne" (*ibid.*). They secured a plot of land, previously known as Dalton's Place, in Broad Chare on Newcastle's quayside from Ralph Hebborn in exchange for a "peppercorn rent" of a red rose to be paid annually (*ibid.*). An order survives for the building on the site of almshouses, a meeting room and a chapel with cellars and a garden (McCombie, 1985, 163). Before this, the Brethren had their own altar, or chantry, in All Hallows Church, which stood where All Saints Church now stands, on the hill to the north of the site (www.trinityhousenewcastle.org.uk). On 9th September 1524, Thomas Hebborn, the son of the original benefactor, gave more land to the Guild, this time in exchange for "a pottle of wyne" to be paid annually (*ibid.*). This document details the addition of upper rooms (lofts) and provision of storage rooms (cellars) (McCombie, 1985, 163).
- 5.1.3 By the early 16th century, the aims of the Brethren were developing along professional, as well as charitable lines (*ibid.*). Small schooners and brigs in the River Tyne often went aground at Newcastle and the Brethren of Trinity House were able to bring their expertise to bear to improve standards and facilities (*ibid.*). On 5th October 1536, Henry VIII recognised this work with a royal charter, which was the first of seven that the Brethren of Trinity House were to receive (*ibid.*).
- 5.1.4 The first charter permitted the Brethren of Trinity House in Newcastle to levy dues on ships trading in the River Tyne and its creeks (*ibid.*). In return, the Brethren had to maintain lights for the safety of navigation. Trinity House's responsibility increased with time and the Corporation established buoys and beacons, licensed Masters, Mates and Pilots, advised and oversaw improvements within the river and ports, continuing to finance this work through the levying of dues. Successive charters increased the rates and expanded the powers and responsibilities of the Corporation.
- 5.1.5 An entry of 1540 in an account book details the payment for coal for the "bedfolk" (people who lived in almshouses) showing that almshouses were in use on the complex (McCombie, 1985,

- 163). Further entries in the 1540s show that by this time there were almshouses (accommodation for seamen in urgent need), a hall, a chapel, a belfry, a gate to Broad Chare and a gate to Trinity Chare (*ibid*, 164). Trinity House at Nos 4, 5 and 6 Dog Bank (south side) is a Grade I Listed Building and lies to the north of the site. This sandstone building was constructed in the early 16th century. Its south elevation fronts onto Trinity House yard.
- 5.1.6 Trinity House gatehouse and chapel on Broad Chare (west side) are also Grade I Listed Buildings and lie to the north of the site and to the south-east of Trinity House at Nos 4, 5 and 6 Dog Bank. This sandstone building is mostly 17th century in date but does incorporate earlier fabric. It was restored in the 19th century.
- 5.1.7 A warehouse at No. 27 Broad Chare (west side) is a Grade II Listed Building and lies just to the north-east of the site and to the south of Trinity House gatehouse and chapel. This brick building is thought to be possible early 18th century and to incorporate 17th century fragments. It was restored in the 19th century.
- 5.1.8 Trinity House Banqueting Hall and Board Room on Broad Chare (west side) are Grade I Listed Buildings and lie to the north of the site on the south side of Trinity House yard. This brick building has a '1721' date plaque.
- 5.1.9 The Board of the Brethren decided in the early years of the 18th century to open a Free School to provide an education for the children of the Brethren (*ibid.*). The doors opened on 9th May 1712 and the accommodation – the dormitory – was originally the cellar under the Chapel. This changed in 1753, when the Schoolhouse was rebuilt and extended. Around this time, navigation was also incorporated in the curriculum. The school closed in 1870, but the painted brick building still exists with a date plaque of '1753' and has most recently been used as a barrister's chambers. This Grade II Listed Building fronts onto the north of an open yard (known as the Raff Yard and later Low Yard) to the north of the site
- 5.1.10 A house at No. 31 Broad Chare (west side) within the Trinity House complex is also a Grade II Listed Building and lies to the north of the Trinity House chapel. This brick building is thought to have been built c.1760.
- 5.1.11 On its charitable front, Trinity House built a succession of almshouses on its property, housing aged mariners and their widows. This responsibility was greater in times of war when many lives were lost and widows, often with young children, needed help. Several of these almshouses survive and have been adapted to various uses. Brick almshouses at Nos 7 and 8 Broad Chare (west side) are Grade II Listed Buildings and have a date plaque of '1782'. They lie on the east side of the Raff/Low Yard. The sandstone wall that is the subject of this report is attached to the south end of the front (west) elevation of this building. The Grade II Listed outbuilding, which is also recorded in this report, is thought to have been constructed at the same time. The outbuilding is built against the north elevation of the stone wall.
- 5.1.12 Brick almshouses at No. 16, 17 and 18 Broad Chare (west side) are Grade II* Listed Buildings and have a plaque and rainwater heads dated '1787'. They lie on the west side of Trinity House yard. The painted brick almshouses that are the subject of this report at Nos 9 and 10 Trinity Chare (east side) are Grade II Listed Buildings and have a date plaque of '1820' and

the names of brethren of Trinity House (**Plate 18**). A list of tradesmen for that year in a ledger for Trinity House includes a joiner, a slater, a bricklayer, a painter and a plumber, all of whom presumably worked on the construction of the almshouses. The requirement for the almshouses may have come about as a result of the ending of the Napoleonic Wars. It was at this time that Trinity House was at the height of its prosperity (Allison 1969).

5.1.13 A Grade II Listed late 18th/early 19th century house is situated in the north corner of the Trinity House complex. Warehouses (now museum) at No. 29 Broad Chare (west side) is a Grade II Listed Building and lies to the north of the site and to the east of Trinity House school. This brick building is thought to been constructed c.1840.

5.1.14 The 1862 First Edition Ordnance Survey map (**Figure 3**) shows the ground floor plan of the almshouses at Nos 9 and 10 Trinity Chare. The building has three doorways in the centre of its east elevation and two windows beyond as today. Each lodging was divided into two rooms with a larger room heated by a fireplace. The north lodging has a window in its north elevation, whereas the south elevation abuts another building labelled 'Trinity Chambers'. The central doorway entered a staircase to the two first floor lodgings. The stone wall is shown on the map abutting the south end of the west elevation of the 1782 almshouses at Nos 7 and 8 Trinity Chare and the outbuilding is shown on the north side of the wall.

5.1.15 The 1896 Ordnance Survey map (**Figure 4**) annotated with building control numbers shows the almshouses at Nos 9 and 10 Trinity Chare with a central covered passageway suggesting some alterations had taken place since 1862. The wall and outbuilding are also shown on this map. The almshouses are shown on the 1898, 1921, 1940 and 1951-54 Ordnance Survey maps (**Figures 5 to 8**).

5.1.16 Trade Directories for 1915-16, 1920, 1926, 1931, 1940, 1953 and 1959 list Nos 9 and 10 Trinity Chare as 'Almshouses'. Kelly's Directory for Durham and Northumberland, 1965 shows that the building was no longer used as almshouses and was occupied by:

- North East Advertiser, newspapers & periodical
- Trades & Professions, newspapers & periodical
- Riley Rd. Fire fighting equipment
- Reeds Tool Club Ltd, tool merchants

5.1.17 The 1968 Kelly's Directory for Durham and Northumberland suggests that the building was no longer occupied. By the 1970s the former almshouses were in a severe state of disrepair (Dyer, 2014, 6). Photographs taken at the time show that render had fallen off the north elevation, some hip ridge tiles are missing and the gutter has dropped slightly (**Plates 1a and 1b**). A large dilapidated corrugated iron shed with corrugated asbestos sheet roof is visible in front (east) of the almshouses. This was constructed after 1951-54 and had replaced the Three Indian Kings Hotel which was demolished between 1940 and 1951-54 (**Figures 7 and 8**).

5.1.18 The corrugated iron shed had been removed by the time another photograph was taken in the

1970s (**Plate 2**). This shows building contractors on site repairing the roof, windows have been removed and two skips are located in front of the building (**Plate 1a**). By this time much of the original interior detail had already been lost (Morrison, 2013, 2). Partition walls were added at this time in order to bring the building back into use as an office (*ibid.*).

5.1.19 The building has most recently been occupied by a firm of lawyers (Dyer, 2014, 6).

6 BUILDING DESCRIPTIONS

6.1 Introduction

- 6.1.1 In order to avoid long descriptions, site north (actually north-west) was used for orientation rather than true north.
- 6.1.2 The sand stone wall links the outbuilding to Nos 7 and 8 Broad Chare and measures 9.25m in length and 2.05m in height. The brick single storey outbuilding, a former toilet, is attached to the wall's north elevation.
- 6.1.3 The almshouses at Nos 9 and 10 Trinity Chare are rectangular in plan and aligned north-south. This early 19th century brick building has two storeys and is situated on the west side of the site. Access points into the site are located on the quayside and Broad Chare which lead into an open area covered by a mixture of brick and stone pavers.
- 6.1.4 For the recording of the almshouse's internal spaces, a unique alphanumeric code system, comprising of a letter (G for ground floor and F for first floor) and a number to indicate a specific room within that floor, was used. Room numbers are shown on the floor plans on **Figure 11**.

6.2 Sandstone Wall

- 6.2.1 The recorded wall is aligned east-west and abuts the south end of the west wall of the listed 1782 almshouses (Nos. 7 and 8 Broad Chare). It also formed the rear (south) wall of the listed outhouse (described below). Different sized sandstone blocks set in a random pattern were used in the wall's original construction, over time repairs in the form of brick in-fills and re-pointing has taken place (**Figure 9; Plates 3 to 7**).
- 6.2.2 The brick in-fills are likely to be early repairs to the wall because they are in a soft lime based mortar compared to that of the later hard Portland based cement mix that was used to re-point the wall. Due to the incompatibility of the Portland based cement used to re-point the wall, the softer sandstone blocks had spalled and most of the earlier lime based mortar has crumbled away (**Plate 5**).
- 6.2.3 A low set opening located towards the eastern end of the wall (**Figure 9; Plate 6**) has been in-filled with 19th century red bricks (visible in the north elevation) and covered by a skim of cement render in the south elevation, which in turn still had traces of a lime wash towards the upper part of the opening. Closer inspection of the wall revealed that the timber lintel visible on the wall's south elevation did not extend through to the corresponding north elevation instead a sandstone lintel is present (**Plate 7**). A flight of steps is shown on the 1862 Ordnance Survey map on the north side of the wall (**Figure 3**). The opening may have been a doorway to a cellar on the south side of the wall. A building shown in this location on the 19th century maps may have been part of the Three Indian Kings Hotel.

6.3 Outbuilding (Grade II listed)

- 6.3.1 The outhouse is a small single storey narrow building that abuts the north elevation of the

east-west sandstone wall (**Plate 8**). It was constructed in red brick in English bond. The internal and external walls are painted white and the pitched roof is covered with slate.

- 6.3.2 The outhouse has a central north-south wall dividing it into two toilet enclosures; the eastern room at the time of recording was used for storage (**Plate 9**). The western room was not in use as a toilet but still contained the toilet cistern, the timber housing for this cistern, the toilet chain and handle (**Plates 10 and 11**).
- 6.3.3 A semi-circular shaped vent is positioned centrally in the upper part of the north elevation (**Plate 9**). This suggests that the ceilings to the toilets have been inserted and that they were originally open to the roof. It also suggests that the central partition wall is not full height.
- 6.3.4 The outhouse is shown on the 1862 Ordnance Survey map and the outdoor toilets (netties) appear to have served the almshouses to the east and west. McCombie (2009) notes that these netties were built in 1782 'for the convenience of the old men on their return from the Three Indian Kings hostelry next door'. The Three Indian Kings Hotel is labelled on the 1862 and 1896 Ordnance Survey maps (**Figures 3 and 4**).

6.4 Almshouses - Nos. 9-10 Trinity Chare (Grade II listed)

Exterior

- 6.4.1 The almshouses are two storeys in height and were constructed in red brick with a pitched roof covered by Welsh slate tiles (**Plates 12 to 25**). The roof is hipped at the north end and gabled at the south end. Modern white paint present on the north and east elevations and red painted render present on the south elevation (**Plates 12 to 20**) had largely obscured the original bond of the brickwork, which appears to have been Sussex bond (one course of headers followed by three courses of stretchers).
- 6.4.2 The front (east) elevation is divided into seven bays. The outer two bays on each side contain window openings at ground and first floor level and the central three bays contain the ground floor access doors. The central double 4-panelled door with fanlight originally led to stairs to the two first floor lodgings and the doors on each side originally led into the two ground floor lodgings (**Figure 3**). The central bay appears to have been converted into a central passageway by 1896 (**Figure 4**). The northern bay has two blocked window openings (**Plates 15 and 16**) whereas the rest of the window openings contain 8 over 8 sash windows without horns. All the openings have segmental single course brick on edge arches (**Plates 12, 14 and 15**).
- 6.4.3 The north elevation has two window openings; the first floor opening has a single course brick on edge segmental arch whereas the ground floor window has a flat head (**Plate 17**). The ground floor window is shown on the 1862 plan (**Figure 3**), which suggests the opening is original. A commemorative plaque dated 1820 with names of the Brethren of Trinity House is located between the ground and first floor window in the north elevation (**Plates 17 and 18**).
- 6.4.4 The south elevation has been rendered and has no window or door openings (**Plates 19 and 20**). The rear (west) elevation also originally had no window or door openings as shown on the

1862 Ordnance Survey map (**Figure 3**). A central doorway with fanlight and two ground floor windows to its south have since been inserted (**Plates 21 to 25**). The openings have flat heads and the brickwork around the openings has been reworked. The central doorway appears to have been inserted between 1862 and 1896 when the building is shown with a central passageway (**Figure 4**).

Interior

- 6.4.5 The original layout of the almshouses as shown on the 1862 Ordnance Survey map (**Figure 3**) had a central staircase leading to the two first floor lodgings. The two ground floor lodgings each had a large room heated by a fireplace and a smaller room beyond. The front door of each lodging led into the larger room. The two first floor lodgings are assumed to have had a similar layout with a doorway into each to the north and south of the top of the stairs on the west side of the building.
- 6.4.6 The internal layout has been altered in the late 20th century, presumably in the 1970s as well as later. All that remains internally are the two chimney breasts (**Figure 11**). Although the east-west walls on each side of the staircase in the central bay are in the original location, the thinness of the walls suggests that they are later replacements.
- 6.4.7 A small hallway has been created by the addition of glass partition walls (**Figure 11; Plates 28 and 31**). The north doorway in the east elevation leads into this space (**Plate 26**). This was the original doorway into the north ground floor lodging. The original central doorway to the two first floor lodgings has been blocked low down by late 20th century stairs (**Plate 27**). The fireplace in the ground floor north lodging has been replaced in the late 20th century but the original chimney breast still exists (**Plates 29 and 30**). Corbels supporting a downstand between the chimney breast and the east wall are not thought to be original (**Plate 31**). The sash window with a low sill in the north wall is similar to those in the east wall (**Plates 30 and 32**). A safe has been placed in the west side of the chimney breast (**Plate 33**). The safe is late 19th/early 20th century in appearance and was presumably added after 1862 (**Figure 3**).
- 6.4.8 Although the north wall of the south ground floor lodging is in the correct location for an original wall, its thinness, its door and internal window suggests it is a late 20th century replacement (**Plate 34**). The original doorway and window openings in the east wall of the south ground floor lodging still survive (**Plates 35 and 36**). The original chimney breast also survives although the fireplace has been blocked (**Plate 37**). The inserted windows in the west wall are different from the windows in the east wall and have higher sills (**Plates 35, 36, 38 and 39**). The listing description suggest that they were added in the late 19th century. A cupboard has been fitted in the south-west corner of the south ground floor lodging (**Plate 40**). The cupboard is 20th century in appearance.
- 6.4.9 The east-west stairs are in the location of the original stairs to the two first floor lodgings and it is possible that some of the original fabric remains although the banisters and hand rail are late 20th century (**Plates 41 and 42**). The north wall of the south first floor lodging has two late

20th century doors and architraves (**Plate 43**). The original first floor window openings with low sills still survive in the south first floor lodging (**Plates 44 and 46**). The chimney breast also survives although it has been blocked (**Plate 45**).

- 6.4.10 Late 20th century partition walls have been added to the north first floor lodging to create a corridor (**Plate 47**). The south wall of room AHF2 which is on an original line has the same character as the late 20th century partition walls (**Plate 48**). The chimney breast survives although it has been blocked (**Plate 49**). A modern kitchen has been fitted in room AHF1 (**Plate 50**). An original window opening still survives in the north wall of this room (**Plate 51**).

7 CONCLUSION

- 7.1.1 The earliest buildings within the Trinity House complex that still survive are built of stone, such as the early 16th century Trinity House at Nos 4, 5 and 6 Dog Bank and the mostly 17th century Trinity House gatehouse and chapel. The later buildings within the complex were constructed of brick and are 18th and 19th century in date. The recorded stone wall may have been constructed as part of the boundary wall to Raff Yard in the 16th or 17th century, however as its east end abuts the 1782 brick almshouses at Nos 7 and 8 Broad Chare it presumably post-dates the construction of this building.
- 7.1.2 The brick outbuilding post-dates the construction of the stone wall since it was built against the north side of this wall. The outbuilding is thought to have been constructed at the same time as the 1782 brick almshouses at Nos 7 and 8 Broad Chare since the semicircular vent in the upper part of the gable of its north wall is similar to the decorative semicircular central arches above the ground floor tripartite window openings in the almshouses.
- 7.1.3 The 1820 almshouses at Nos 9 and 10 Trinity Chare were built in the period after the Napoleonic Wars when Trinity House was at the height of its prosperity. The almshouses had four lodgings with two at ground floor level and two at first floor level. The first floor lodgings were accessed from a central doorway that opened onto a straight flight of stairs. Each lodging had a large and a small room. The large room was heated by a fireplace. Although none of the original fireplaces survive, the chimney breasts are still extant. The original doorway and window openings in the front (east) and side (north) elevations still survive. Window openings and a doorway have been inserted into the rear (west) elevation. The central doorway in this elevation had been inserted in this elevation by 1896 to create a passageway through the building. The listing description suggests that the windows were also inserted in the late 19th century.

8 ACKNOWLEDGEMENTS

- 1.1 Pre-Construct Archaeology Limited would like to thank North East Theatre Trust Limited for commissioning the building recording. The collaborative role of Jennifer Morrison, Tyne and Wear Archaeology Officer at Newcastle City Council, is gratefully acknowledged.
- 2.1 The project was managed for Pre-Construct Archaeology by Paul Johnson and Charlotte Matthews. The on-site building recording was undertaken by Aaron Goode. The documentary research was carried out by Aidan Pratt. The report was written by Kari Bower and Charlotte Matthews. Josephine Brown prepared the illustrations.

9 BIBLIOGRAPHY

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- Morrison, J. 2013 '*Specification for Archaeological Building Recording of Trinity Chambers, 9-10 Trinity Chare, an outbuilding and a stone wall which joins the outbuilding to Nos 7 and 8 Broad Chare, Newcastle upon Tyne*'

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-191081

Project details

| | |
|--|--|
| Project name | Nos 9 and 10 Trinity Chare, Newcastle |
| Short description of the project | <p>Pre-Construct Archaeology Limited was commissioned by North East Theatre Trust Limited to undertake building recording of almshouses (at Nos 9 and 10 Trinity Chare), an outbuilding and a stone wall, Trinity House, Newcastle upon Tyne, Tyne and Wear. The almshouses and outbuilding are listed Grade II and lie within a Conservation Area. These buildings and the stone wall were recorded prior to alteration in September 2014 in accordance with EH Level 2 in response to a planning condition. The brick almshouses have a date plaque of 1820. They were built by Trinity House, a Fraternity of Seamen, who were involved in charitable provision for injured mariners and their relatives. The almshouses had four lodgings; each had two rooms with the larger heated by a fireplace. Original features include chimney breasts, doorways and window openings. Late 19th century insertions include a doorway and two window openings. The brick outbuilding has two toilet enclosures and appears to be contemporary with almshouses dated 1782 at Nos 7 and 8 Broad Chare. The stone wall butts these almshouses and forms the south wall of the outbuilding.</p> |
| Project dates | Start: 03-09-2014 End: 03-09-2014 |
| Previous/future work | Not known / Yes |
| Any associated project reference codes | TRC14 - Sitecode |
| Type of project | Building Recording |
| Site status | Conservation Area |
| Site status (other) | Listed Buildings |
| Current Land use | Industry and Commerce 2 - Offices |
| Monument type | ALMSHOUSES Post Medieval |
| Monument type | WALL Post Medieval |

| | |
|----------------------|--|
| Monument type | OUTBUILDING Post Medieval |
| Significant Finds | NONE None |
| Methods & techniques | "Measured Survey","Photographic Survey","Survey/Recording Of Fabric/Structure" |
| Prompt | Planning condition |

Project location

| | |
|------------------|---|
| Country | England |
| Site location | TYNE AND WEAR NEWCASTLE UPON TYNE NEWCASTLE UPON TYNE Nos 9 and 10 Trinity Chare, Newcastle upon Tyne |
| Postcode | NE1 3HE |
| Study area | 0 Square metres |
| Site coordinates | NZ 25384 63952 54.9694654899 -1.60344152734 54 58 10 N 001 36 12 W Point |

Project creators

| | |
|------------------------------|-----------------------------------|
| Name of Organisation | Pre-Construct Archaeology Limited |
| Project brief originator | Jennifer Morrison |
| Project design originator | Charlotte Matthews |
| Project director/manager | Charlotte Matthews |
| Project supervisor | Aaron Goode |
| Type of sponsor/funding body | Theatre Group |
| Name of sponsor/funding body | North East Theatre Trust Limited |

Project archives

| | |
|---------------------------|---|
| Physical Archive Exists? | No |
| Digital Archive recipient | Tyne and Wear Museums |
| Digital Archive ID | TRC14 |
| Digital Contents | "none" |
| Digital Media available | "Survey","Text","Images raster / digital photography" |
| Paper Archive recipient | Tyne and Wear Museums |
| Paper Archive ID | TRC14 |
| Paper Contents | "none" |
| Paper Media available | "Drawing","Plan","Report","Survey " |

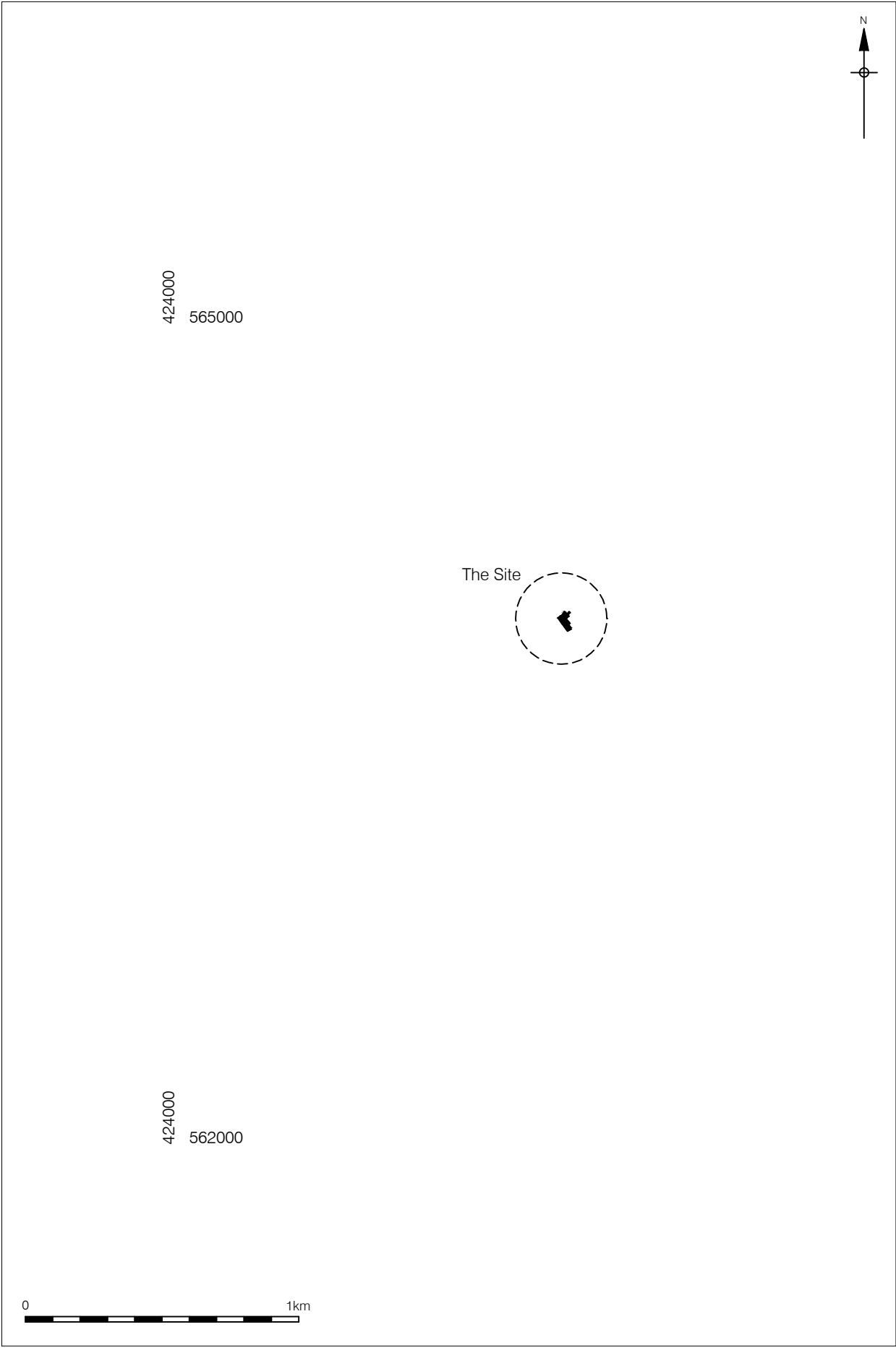
Project bibliography 1

| | |
|-------------------------------|---|
| Publication type | Grey literature (unpublished document/manuscript) |
| Title | Historical Building Recording of Nos 9 and 10 Trinity Chare, an outbuilding and a stone wall, Trinity House, Newcastle upon Tyne, Tyne and Wear |
| Author(s)/Editor(s) | Bower, K. and Matthews, C. |
| Other bibliographic details | R11870 |
| Date | 2014 |
| Issuer or publisher | Pre-Construct Archaeology Limited |
| Place of issue or publication | Brockley, London |

Description A4 report

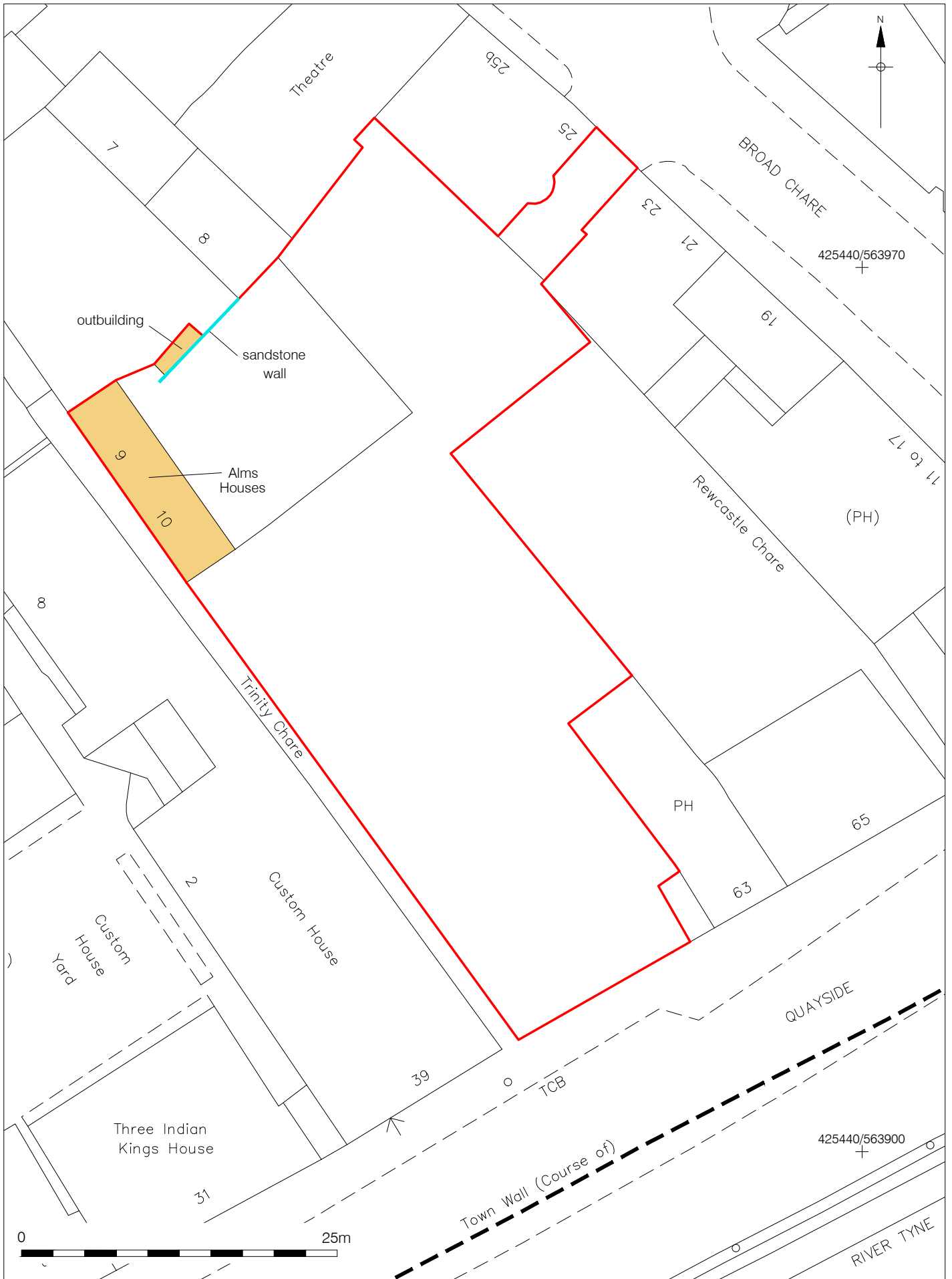
Entered by Charlotte Matthews (cmatthews@pre-construct.com)

Entered on 29 September 2014



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Figure 1
Site Location
1:20,000 at A4

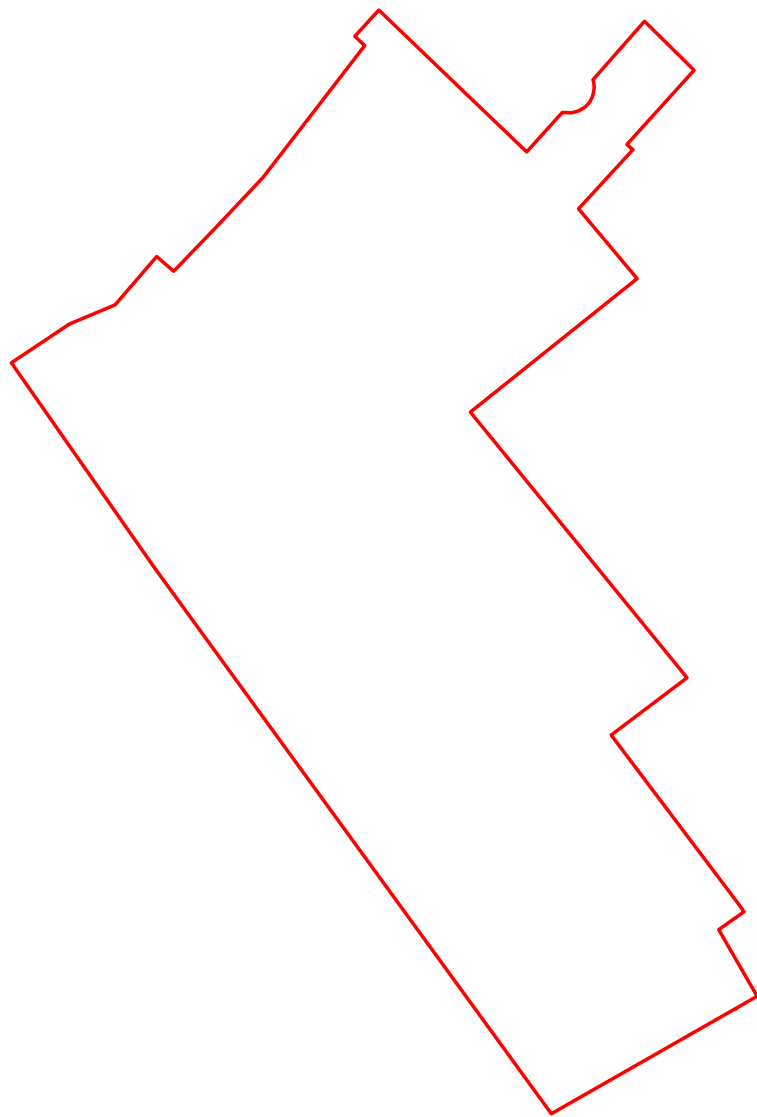


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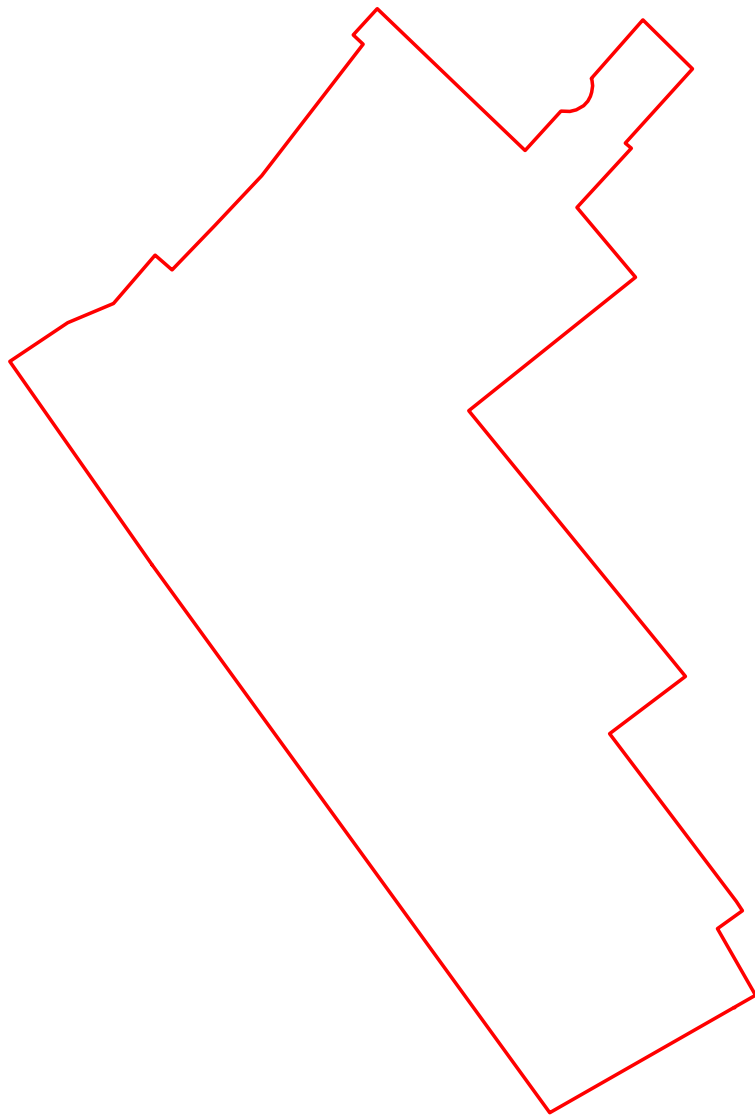
24/09/14 JB

Figure 2
Detailed Site Location
1:400 at A4



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Figure 3
Ordnance Survey 1st edition 1862
1:500 at A4



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Figure 4
Building Control Plan 1896
1:500 at A4



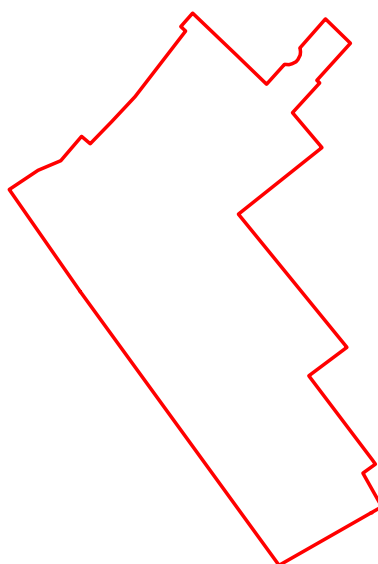
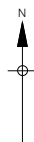
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Figure 5
Ordnance Survey 2nd Edition 1898
1:1,000 at A4



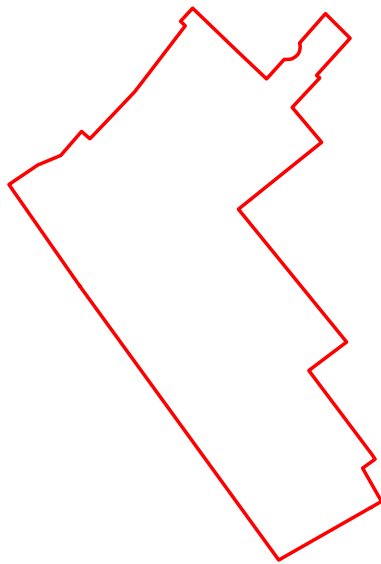
© Pre-Construct Archaeology Ltd 2014
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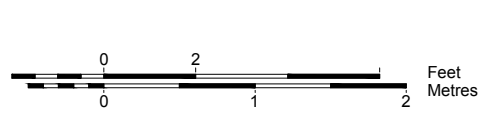
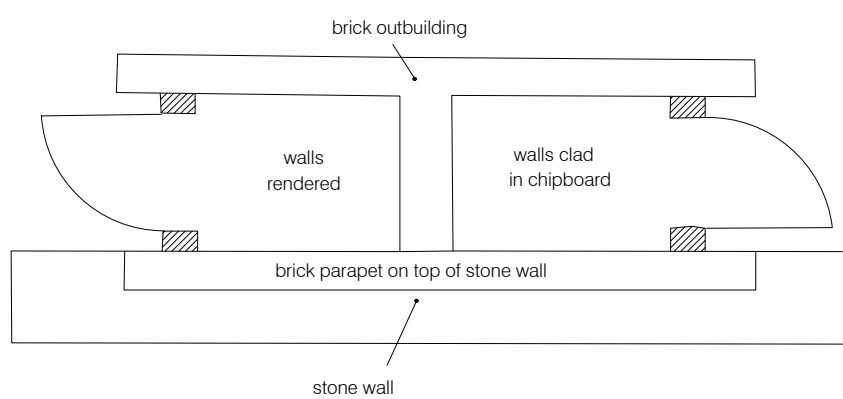
Figure 6
Ordnance Survey 3rd edition 1921
1:2,000 at A4



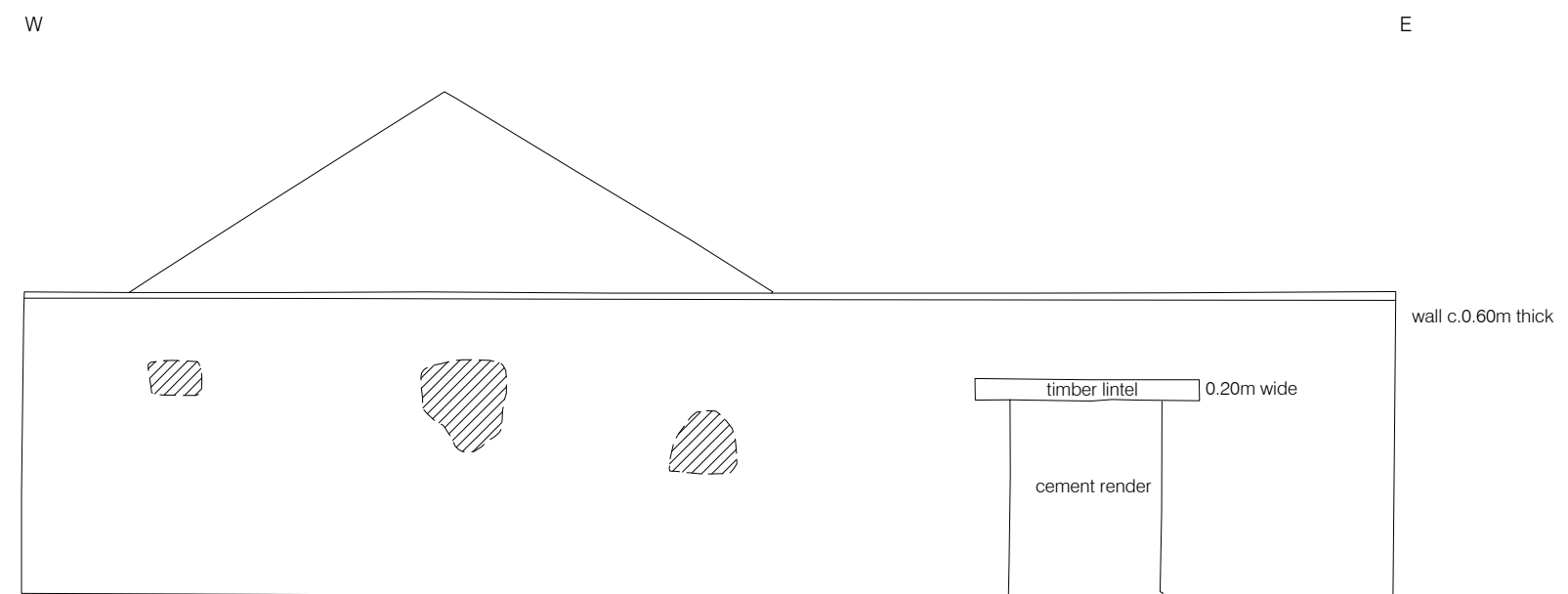
© Pre-Construct Archaeology Ltd 2014
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Figure 7
Ordnance Survey 1940
1:1,000 at A4



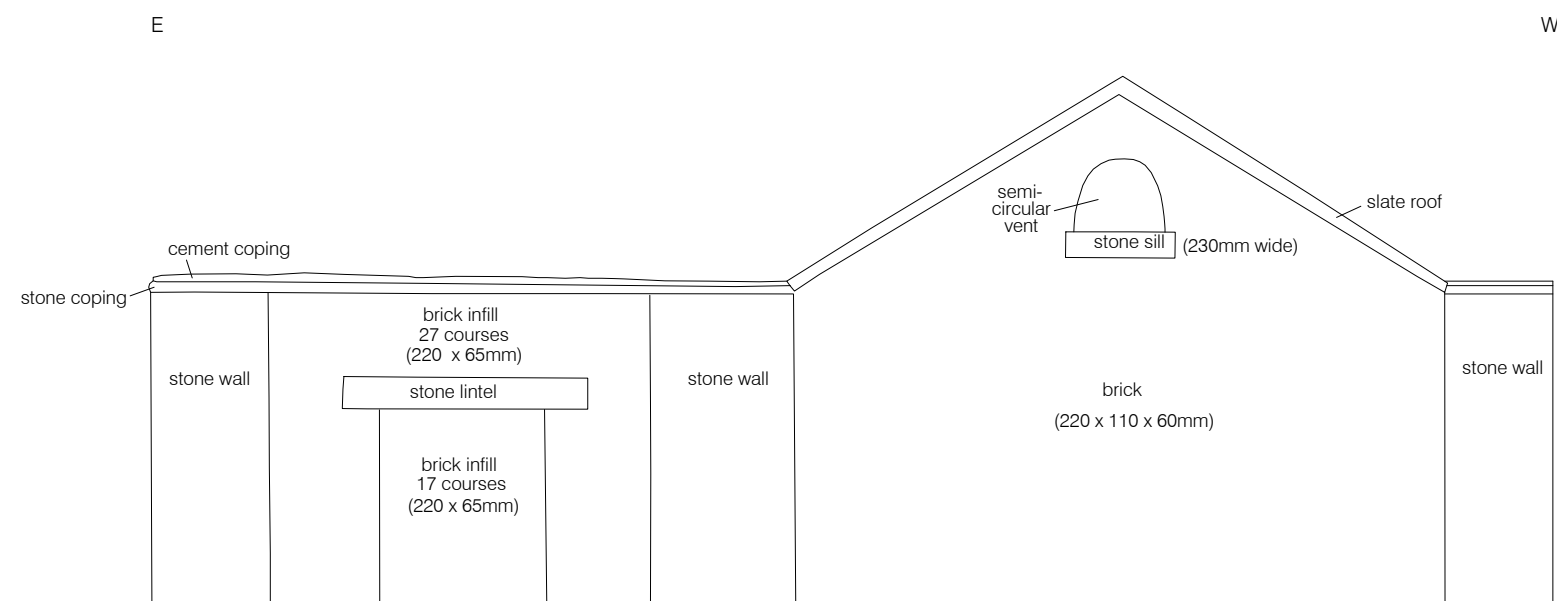


KEY
 timber frame



South elevation of stone wall

KEY
 brick infill (230 x 60mm)



North elevation of outbuilding and stone wall

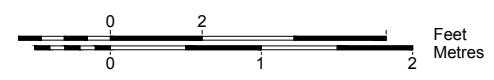
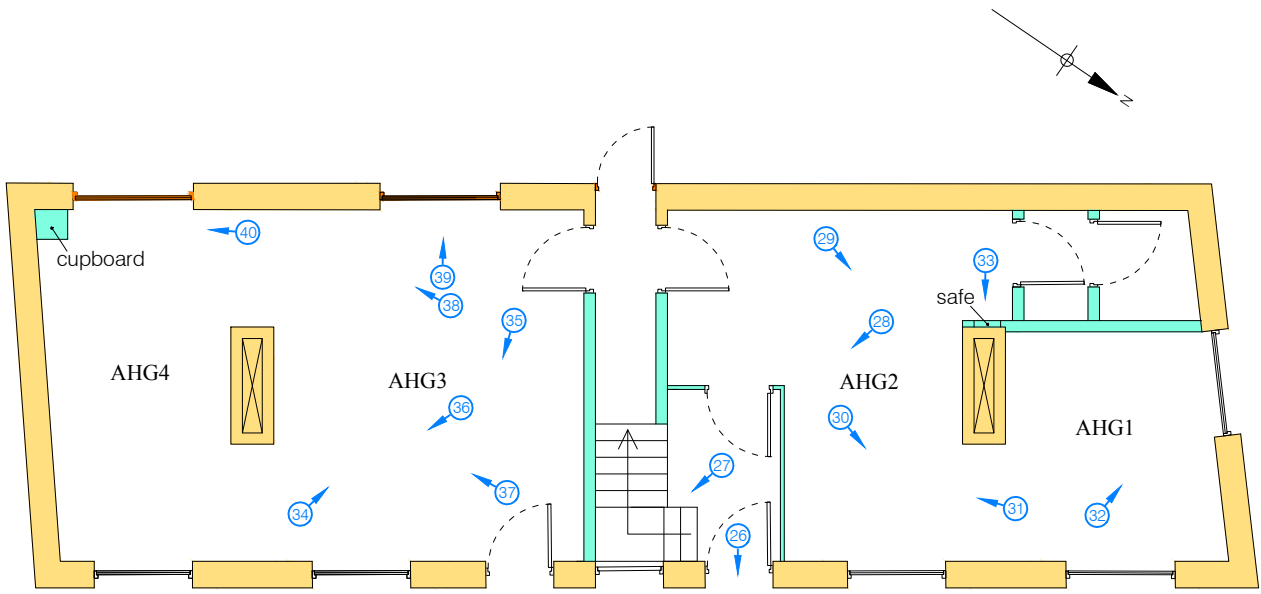
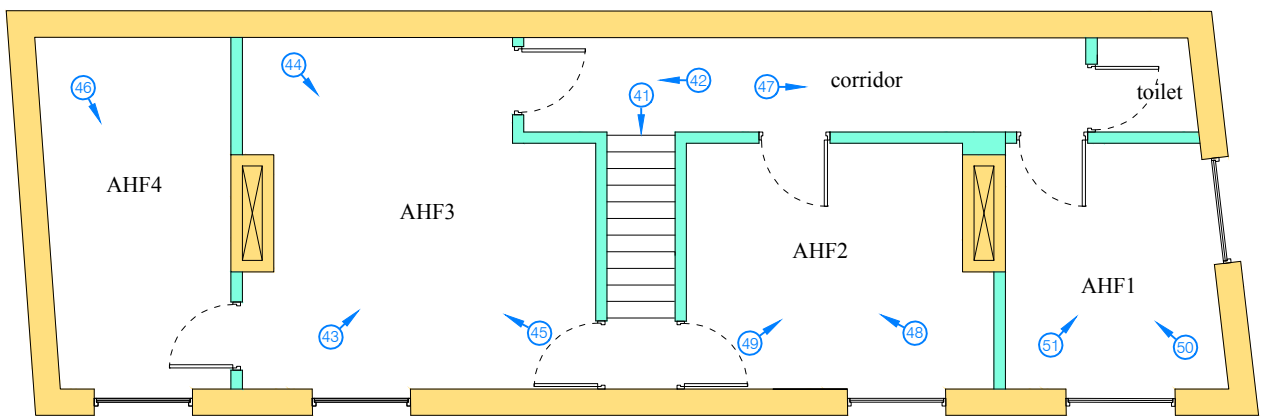




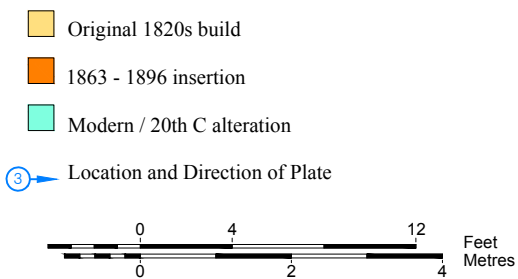
Figure 10
 External plate locations
 1:200 at A4



Existing Ground Floor Plan - Alms Houses



Existing First Floor Plan - Alms Houses



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Figure 11
Ground floor and First Floor Plans of Alms Houses
1:100 at A4



Plate 1a: Photograph taken in the 1970s showing the north elevation of Nos 9 and 10 Trinity Chare, looking south (© Tyne and Wear Archives).



Plate 1b: Photograph of the outbuilding taken in the 1970s, looking south (© Tyne and Wear Archives).



Plate 2: Photograph taken in the 1970s of Nos 9 and 10 Trinity Chare showing the front (east) elevation, looking west (from Dyer, 2014, 6)



Plate 3: Sandstone wall, looking north (TRC14 BHD100 (01))



Plate 4: West end of the stone wall, looking east (TRC14 BHD100 (08))



Plate 5: Red brick repair to stone wall, looking north (PCA Ref: TRC14 BHD100 (04))



Plate 6: Blocked opening towards the west end of the stone wall, looking north (PCA Ref: TRC14 BHD100 (05))



Plate 7: Interior view of blocked opening on the south side of the sandstone wall, looking up and north (PCA Ref: TRC14 BHD100 (07))

Outhouse



Plate 8: North elevations of the sandstone wall, outdoor toilet and almshouses, looking south (TRC14 BHD100 (76))



Plate 9: East and north elevations of the outdoor toilet, looking south-west (TRC14 BHD100 (81))



Plate 10: Interior of outside toilet at west end, looking east (PCA Ref: TRC14 BHD100 (09))



Plate 11: Wooden housing for toilet cistern (TRC14 BHD100 (11))

Nos 9-10 Trinity Chare (Almshouses)



Plate 12: Front (east) elevation of the almshouses, looking west (TRC14 BHD100 (14))



Plate 13: Three central ground floor doorways in front (east) elevation of the almshouses, looking west (TRC14 BHD100 (15))



Plate 14: South end of the front (east) elevation of the almshouses, looking west (TRC14 BHD100 (17))



Plate 15: North end of the front (east) elevation of the Almshouses, looking north-west (TRC14 BHD100 (19))

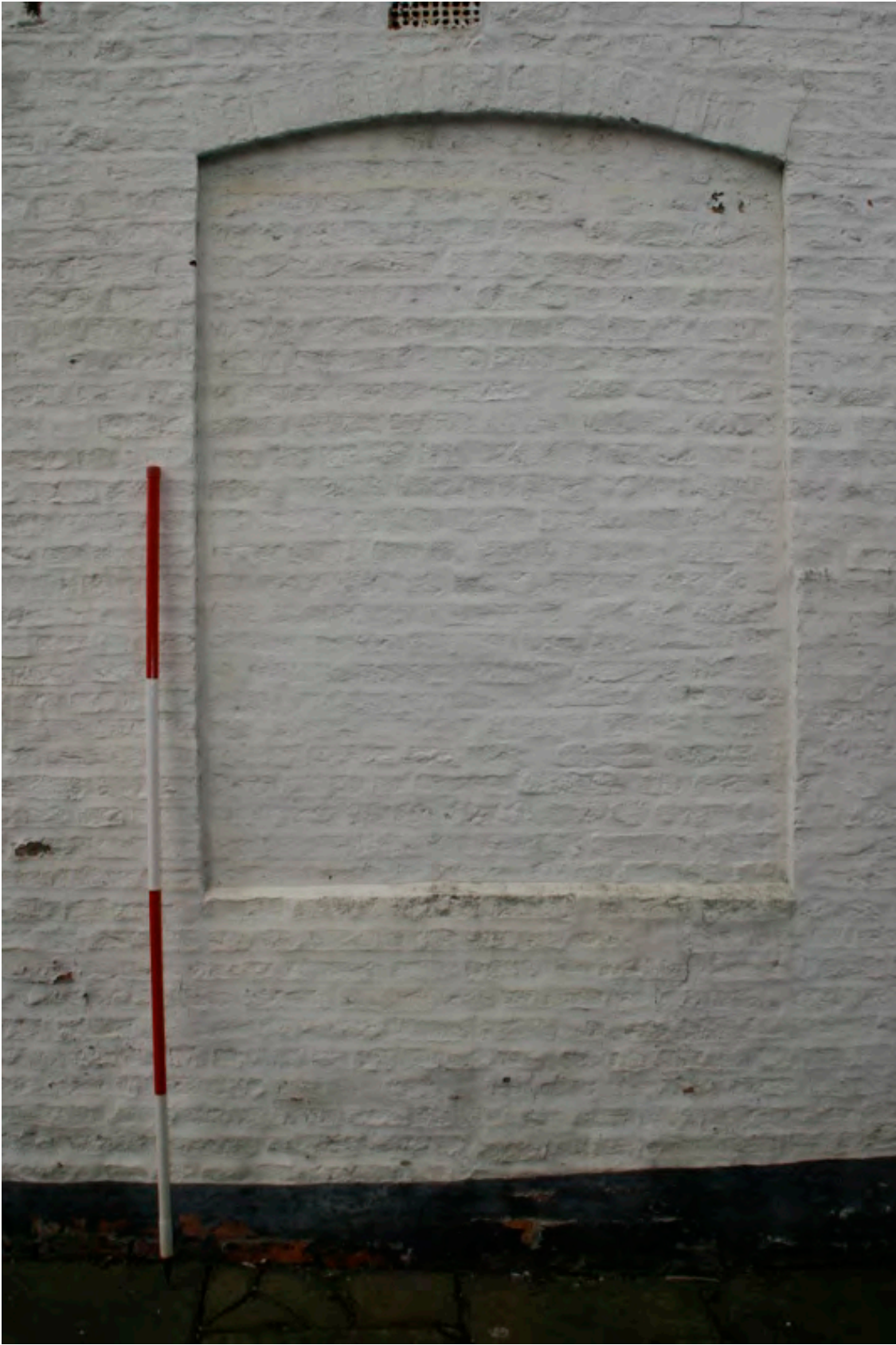


Plate 16: Blocked ground floor window at the north end of the front (east) elevation of the almshouses, looking west (TRC14 BHD100 (20))



Plate 17: Side (north) elevation of the almshouses, looking south (TRC14 BHD100 (72))



Plate 18: Commemorative plaque on side (north) elevation of almshouses, looking south (TRC14 BHD100 (74))



Plate 19: Side (south) elevation of the almshouses, looking north (TRC14 BHD100 (22))



Plate 20: Side (south) elevation of the almshouses, looking north (TRC14 BHD100 (21))



Plate 21: South end of the rear (west) elevation of the Almshouses, looking north (TRC14 BHD100 (65))



Plate 22: Inserted window with shutters at the south end of the rear (west) elevation of the almshouses, looking north (TRC14 BHD100 (66))



Plate 23: Centre of the rear (west) elevation of the almshouses, looking north (TRC14 BHD100 (67))



Plate 24: Inserted door with fanlight at the centre of the rear (west) elevation of the almshouses, looking south-east (TRC14 BHD100 (64))



Plate 25: North end of the rear (west) elevation of the Almshouses, looking south (TRC14 BHD100 (63))

Nos 9-10 Trinity Chare (interior of almshouses)



Plate 26: Door into almshouse, looking east (TRC14 BHD100 (48))



Plate 27: Altered central doorway into almshouses, looking south-east (TRC14 BHD100 (47))



Plate 28: Modern ground floor entrance hall of almshouses and stairs leading to first floor, looking south-east (TRC14 BHD100 (40))



Plate 29: Room AHG2, looking north-east (TRC14 BHD100 (39))



Plate 30: Sash window in east wall of room AHG2, looking east (TRC14 BHD100 (38))



Plate 31: Room AHG2, looking south (TRC14 BHD100 (37))



Plate 32: Sash window in east wall of room AHG1, looking north north-east (TRC14 BHD100 (36))



Plate 33: Detail of safe in room AHG2, looking north north-east (TRC14 BHD100 (46))



Plate 34: North wall of room AHG3, looking north (TRC14 BHD100 (34))



Plate 35: North end of east wall of room AHG3, looking north-east (TRC14 BHD100 (31))



Plate 36: South end of east wall of room AHG3, looking east south-east (TRC14 BHD100 (30))



Plate 37: Original chimney breast/stack in room AHG3, looking south (TRC14 BHD100 (27))



Plate 38: South end of west wall of room AHG3, looking south-west (TRC14 BHD100 (35))



Plate 39: Sash window at north end of west wall in room AHG3, looking west (TRC14 BHD100 (32))



Plate 40: Cupboard in south-west corner of room AHG3, looking south (TRC14 BHD100 (28))



Plate 41: Stairs looking east down to the ground floor (TRC14 BHD100 (49))



Plate 42: Entrance into AHF3, looking south (TRC14 BHD100 (62))



Plate 43: North wall of room AHF3, looking north (TRC14 BHD100 (54))



Plate 44: East wall of room AHF3, looking east (TRC14 BHD100 (53))



Plate 45: South wall of room AHF3, looking south (TRC14 BHD100 (52))



Plate 46: East wall of room AHF4, looking east (TRC14 BHD100 (51))



Plate 47: First floor corridor leading to toilet and room AHF1, looking north (TRC14 BHD100 (61))



Plate 48: South wall of room AHF2, looking south (TRC14 BHD100 (55))



Plate 49: North wall of room AHF2, looking north (TRC14 BHD100 (56))



Plate 50: West wall of room AHF1, looking west (TRC14 BHD100 (59))



Plate 51: Sash window in north wall of room AHF1, looking north (TRC14 BHD100 (58))

PCA

PCA SOUTH

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