

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT:
TRINITY SCHOOL (OAKFIELD COLLEGE SITE),
CONDERCUM ROAD, BENWELL, NEWCASTLE-UPON-TYNE,
TYNE AND WEAR**

**An Archaeological Desk-Based Assessment:
Trinity School (Oakfield College Site), Condercum Road, Benwell,
Newcastle-upon-Tyne, Tyne and Wear**

Central National Grid Reference: NZ 2185 6450

Site Code: TSB 08

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The logo for Sir Robert McAlpine, featuring the text "Sir Robert" in black and "McALPINE" in red, with a stylized 'c' in the 'Mc'.

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October 2008**

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1. NON-TECHNICAL SUMMARY

- 1.1 An archaeological desk-based assessment was undertaken ahead of the proposed re-development of Trinity School (Oakfield College Site), Condercum Road, Benwell, Newcastle-upon-Tyne.
- 1.2 The desk-based assessment was researched and written September-October 2008 by Pre-Construct Archaeology Limited. The work was commissioned by Sir Robert McAlpine Limited.
- 1.3 The site lies in the Benwell area of Newcastle, west of the city centre. Roughly rectangular in shape, it covers an area of c. 2.70 hectares and is centred at National Grid Reference NZ 2185 6450. The site, set on the northern valley side of the Tyne, is bounded to the east by Condercum Road, to the south by Conhope Lane, and to the west and north by the gardens of housing along several streets, including Weidner Road and Springhill Gardens.
- 1.4 The site is currently occupied by the buildings and associated grounds of Trinity School (Oakfield College Site). The existing school buildings – the majority of which are of 20th century origin - occupy the north-eastern portion of the site, with a small community farm occupying the north-western portion. The southern part of the site is occupied by a sports pitch and undeveloped pasture, with the south-easternmost corner occupied by the buildings of Oakfield Solutions, a learning/employment training establishment for young school leavers.
- 1.5 The site does not lie within a conservation area and there are no scheduled monuments or listed buildings within its boundaries. Although Benwell developed as a village on the outskirts of Newcastle in the medieval period, it is for the Roman period that the site is of particular archaeological interest. It lies c. 50m south of the line of Hadrian's Wall, with the site of Benwell (*Condercum*) Roman fort within 150m to the north-west, parts of both having scheduled monument status. The site probably lies within the area of the civilian settlement associated with the Roman fort.
- 1.6 In summary, the archaeological potential for prehistoric remains at the study site is considered **low**. The potential for Roman remains is considered **high**. The potential for Anglo-Saxon remains is considered **low**. The potential for medieval remains is considered **low to moderate**. The potential for post-medieval remains is considered **low** and the potential for early modern and modern remains is considered **high**.
- 1.7 The structural fabric of the existing school buildings is considered to be of no architectural value, although a small brick building - now used as workshop/store - within the northern site boundary is evidently of late 19th century origin.
- 1.8 An important consideration regarding the survival of sub-surface archaeological remains at the site is the possible impact of previous and existing land-use. Construction groundworks for the present school and the community farm, particularly terracing of the sloping ground in the northern part of the site, may have impacted on any buried archaeological remains.

2. INTRODUCTION

2.1 General

- 2.1.1 This archaeological desk-based assessment (DBA) has been commissioned by Sir Robert McAlpine Limited, ahead of the proposed re-development of Trinity School (Oakfield College Site), Condercum Road, Newcastle-upon-Tyne. The school is to be re-developed as part of the national Building Schools for the Future (BSF) programme.
- 2.1.2 The proposed re-development area, covering an area of c. 2.70 hectares, lies within the Benwell area of Newcastle, west of the city centre (Figure 1). This area (red-lined on Figure 2) is hereafter referred to as 'the study site'.
- 2.1.3 The undertaking of the DBA was a requirement of the Tyne and Wear County Archaeologist, who identified that the study site is of potential archaeological interest. The site has particular potential for Roman activity since it probably lies within the eastern limit of the Roman civilian settlement attached to Benwell (*Condercum*) fort on Hadrian's Wall. The DBA was compiled according to a Specification compiled by the County Archaeologist,¹ and was researched and written September-October 2008 by Pre-Construct Archaeology Limited (PCA).
- 2.1.4 The DBA was compiled following a visit to the study site and an examination of readily available documentary and cartographic sources. A 'wider study area', with a radius of 1km from the centre of the study site, was examined to establish the potential for archaeological remains at the site itself. The purpose was to formulate an assessment of the impact of the proposed development upon the potential archaeological resource at the site, in order to inform the planning process. There may be a requirement for a further stage of archaeological work in light of the findings of the DBA.
- 2.1.5 The **Online Access** to the Index of Archaeological Investigation**S** (OASIS) reference number for the project is: preconst1-48978.

2.2 Site Location and Description

- 2.2.1 Benwell is western suburb of Newcastle, c. 4km from the city centre (Figure 1), and very much defined to the north by West Road, which closely follows the line of Hadrian's Wall as it leaves the city. Benwell was an outlying village throughout the medieval period and continued to be so until coal mining proved a catalyst for growth in the 18th century. The early modern industrial era witnessed significant development, and eventually the area has become subsumed into the urban sprawl of Newcastle.
- 2.2.2 The study site lies in the north-eastern portion of Benwell and comprises a roughly rectangular area of land, with maximum dimensions of c. 230m north-south and c. 150m east-west. It covers c. 2.70 hectares and is centred at National Grid Reference NZ 2185 6450. It is occupied by the buildings and associated grounds of Trinity School (Oakfield College Site) (Figure 2).

¹ Tyne and Wear Specialist Conservation Team 2008.

- 2.2.3 The site is bounded to the north by semi-detached housing along Springhill Gardens. To the west, it is bounded by similar housing along Heyburn Gardens and Weidner Road, while to the south it is bounded by the WNW-ESE aligned Conhope Lane, beyond which lie commercial units (Plates 3 and 4). To the east, it is bounded by the NNE-SSW aligned Condercum Road, beyond which lies back-to-back terraced housing of late Victorian date and part of the so-called 'North Benwell Terraces'.
- 2.2.4 The north-eastern portion of the study site is occupied by the existing school buildings, along with access routes, grassed areas and car parks (Plate 1). The school is two-storey and of late 20th century date, having replaced the former Lower Condercum House (Special School), which occupied a building of late 19th century origin. A small brick building set within an extension to the north site boundary is of late 19th century origin (Plate 2). Now in use as a workshop/storage facility, it comprises a single storey range – the front portion being a recent addition - with pitched-roof gable-ended wings. A community farm occupies the north-western portion of the site, with various animal pens, yards and outbuildings, including one large barn, set out on the terraced ground.
- 2.2.5 Much of the southern portion of the study site is effectively undeveloped, the majority in use as rough pasture for sheep grazing (Plates 3-6). One portion on the eastern side is used as a sports pitch (Plate 3). Two modern buildings occupy the south-eastern portion of the site (Plate 3), these used by 'Oakfield Solutions', a learning/employment training establishment for young school leavers, accessed through a gate in the southern perimeter fencing. The eastern site boundary is delineated by a high stone wall.

2.3 Planning Background

- 2.3.1 The proposed re-development of Trinity School (Oakfield College Site) forms part of the government's overall BSF initiative. In Newcastle, this is being delivered and partly funded by Newcastle City Council's private sector partner Aura, which is also designing, building and maintaining the schools. Sir Robert McAlpine Limited is one of the Aura partners. The proposed re-development layout is illustrated on Figure 12.
- 2.3.2 Statutory protection for archaeological remains is principally enshrined in the *Ancient Monuments and Archaeological Areas Act 1979*, as amended by the *National Heritage Act 1983* and subsequent. Nationally important sites are listed in a schedule of monuments and are accorded statutory protection. Details of scheduling are held on the list maintained by the Department for Culture, Media and Sport (DCMS). For other components of the historic environment, the *Planning (Listed Buildings and Conservation Areas) Act 1990* amends the *Town and Country Planning Act 1971* and provides statutory protection to listed buildings and a control to preserve the character and appearance of conservation areas.
- 2.3.3 The study site does not lie within one of the six conservation areas in Newcastle, and there are no scheduled monuments, listed buildings or historic parks and gardens within its boundaries. Planning policy and legislation that maybe of relevance to heritage issues for the proposed re-development site are summarised in the following paragraphs.

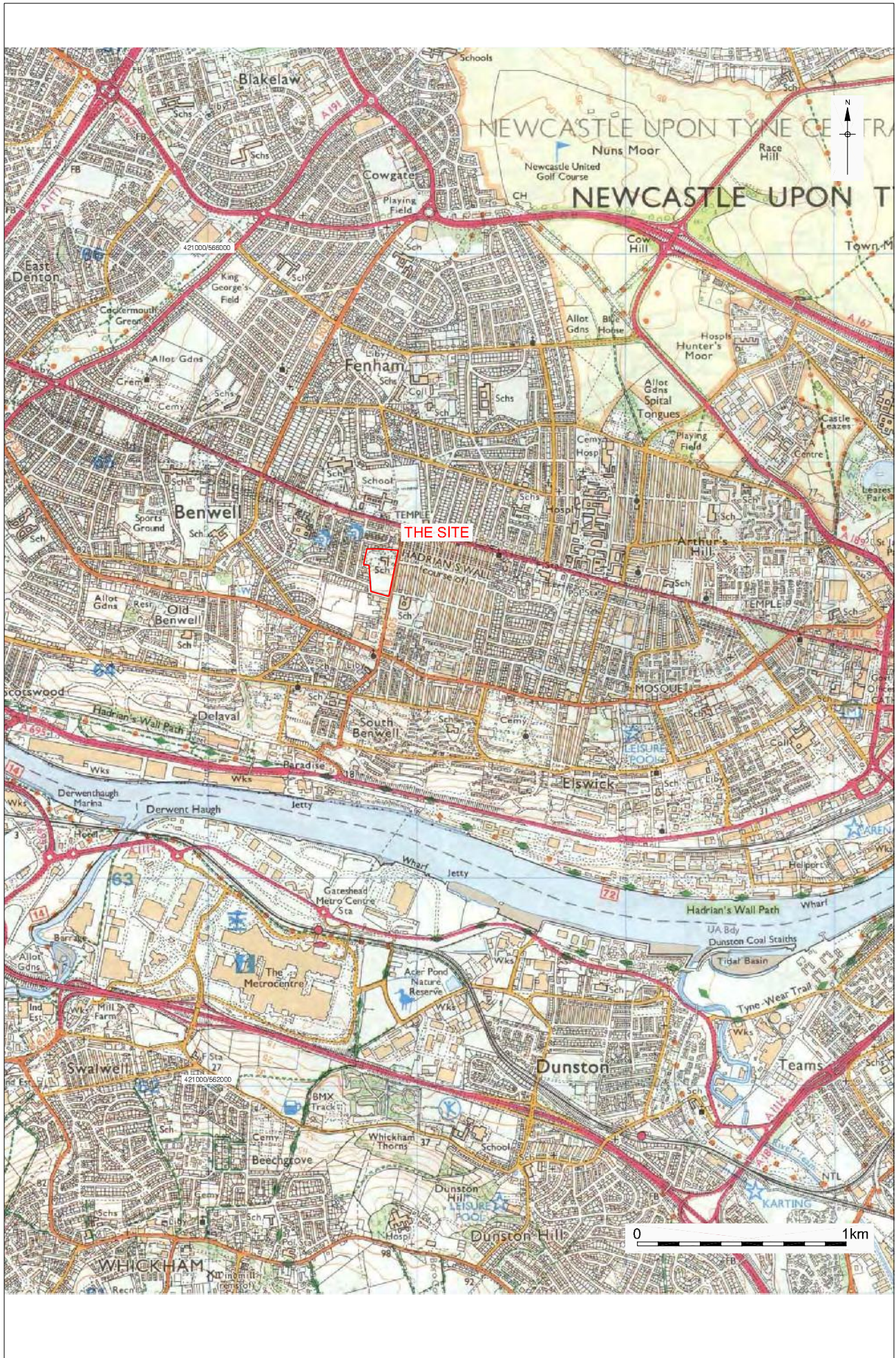
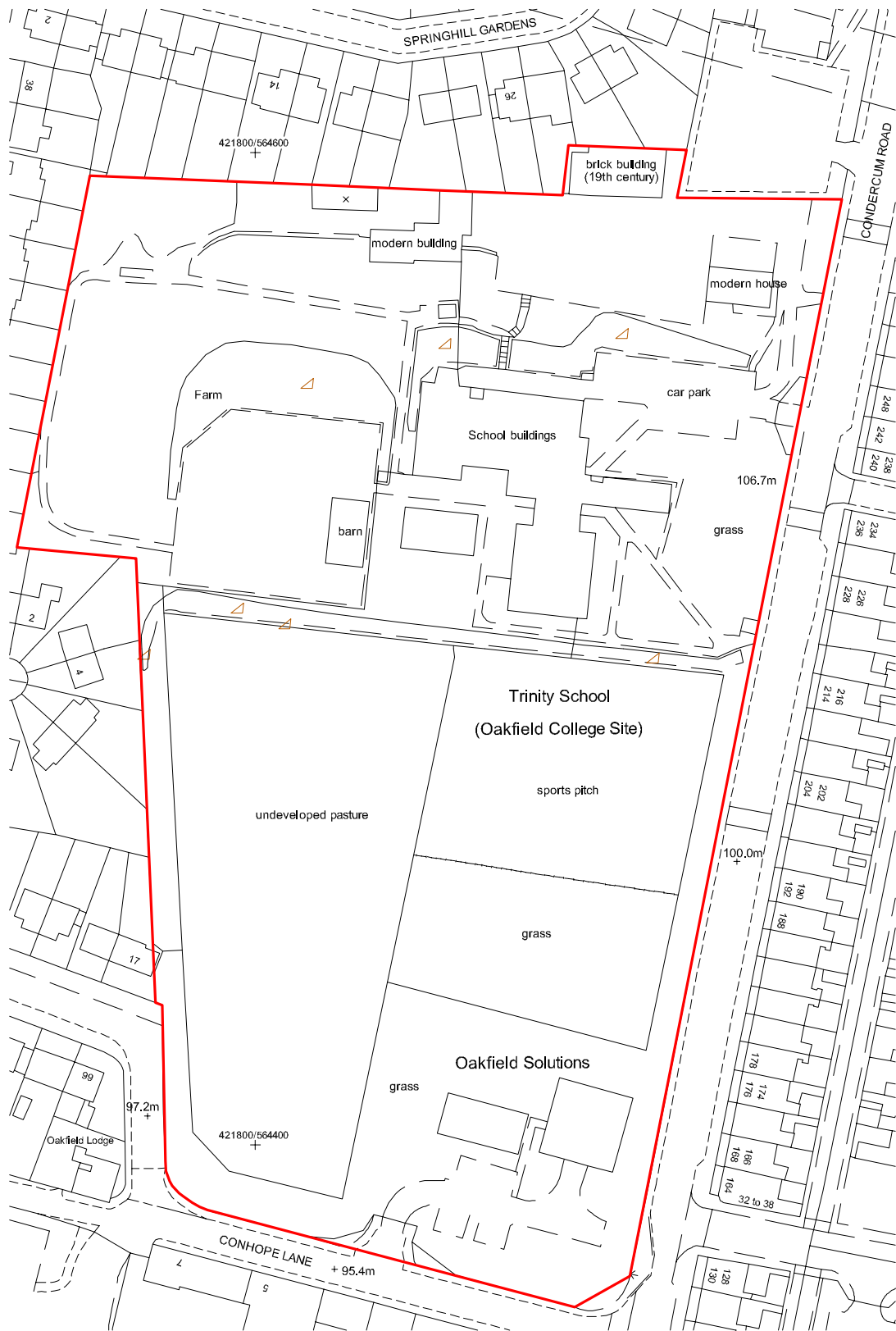


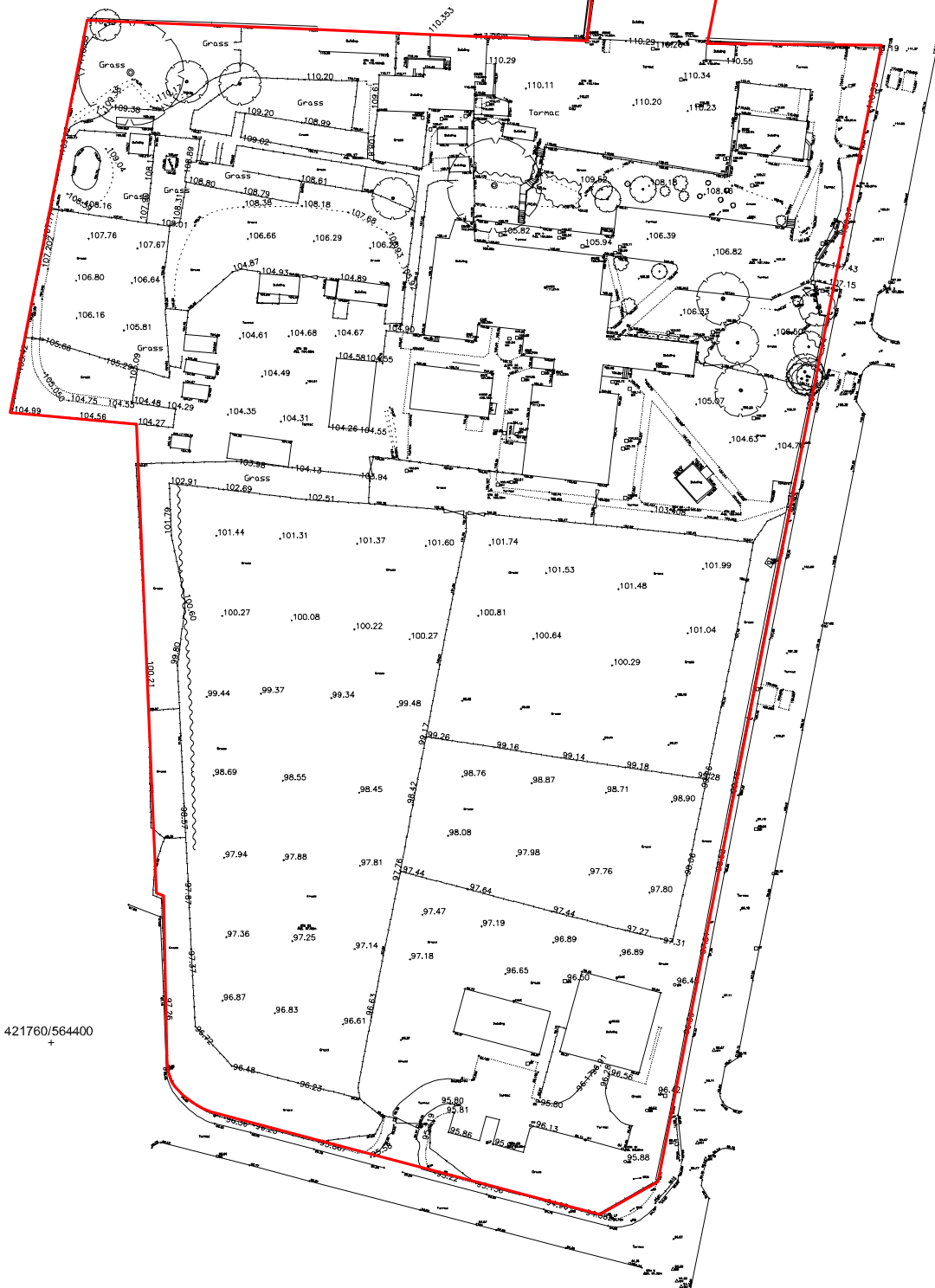
Figure 1. Site location
Scale 1:25,000



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Figure 2. Site location; detail
Scale 1:1,250

421760/564600



421760/564400

0 50m

Figure 3. Site topography
Scale 1:1,250

National Planning Policy Guidance and Legislation

2.3.4 *Planning Policy Guidance Note 16: 'Archaeology and Planning'* (PPG16)² provides advice concerning the safeguarding of archaeological remains within the planning process. PPG16 is informed by the principle that archaeology represents a finite and non-renewable resource and that its conservation, either by preservation *in situ* or preservation by record (through archaeological excavation) should be the primary goal of archaeological resource management. Implicit in PPG16 is the process for determining archaeological risk on a development site through assessment.

2.3.5 The following national planning guidance and legislation may also be of relevance:

- *Planning Policy Statement 1: Delivering Sustainable Development 2005* (PPS1).³ This states that development plans should take into account the enhancement of built and archaeological heritage;
- *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999*.

Regional Planning Guidance

2.3.6 Advice at a strategic level is provided by *RSS1: Regional Spatial Strategy for the North East*,⁴ which was published in July 2008 and which covers the whole North East region. It specifically recognises the importance of the historic environment and *Policy 32 'Historic Environment'* seeks to conserve and enhance the historic environment of the region, by various means, including by seeking to preserve archaeological remains *in situ* where they are scheduled and similarly where they are of local and regional importance, if appropriate.

Local Planning Guidance

2.3.7 At a local level, Newcastle City Council provides the Unitary Development Plan (UDP), adopted in 1998.⁵ The UDP contains the following policies:

POLICY C04. DEVELOPMENT THAT WOULD HARM SITES OR AREAS OF ARCHAEOLOGICAL INTEREST AND THEIR SETTINGS WILL NOT BE ALLOWED.

POLICY C04.1. THE FOLLOWING SITES AND AREAS OF ARCHAEOLOGICAL INTEREST IDENTIFIED FOR THE PURPOSE OF POLICY C04 INCLUDE:

Scheduled ancient monuments

7. Hadrian's Wall, Vallum and associated works

Other sites and areas of archaeological interest, as defined on the Proposals Map

18. Unscheduled areas of the known and presumed line of Hadrian's Wall, Vallum, Ditch and fortifications.

49. Benwell – Roman area

This policy not only deals with sites, monuments and areas which have scheduled monument status - these being worthy of preservation because of their national significance – but also other important known sites, monuments and areas **and** sites and areas which have considerable potential archaeological interest.

² Department of the Environment 1990.

³ Office of the Deputy Prime Minister 2005.

⁴ Available at the *North East Assembly* website.

⁵ Available online at www.planningportal.gov.uk.

POLICY C04.2. WHERE A PROPOSAL MAY AFFECT A SITE OR AREA OF ARCHAEOLOGICAL INTEREST, THE DEVELOPER WILL BE REQUIRED TO SUBMIT AN APPROPRIATE ASSESSMENT OF ITS POTENTIAL IMPACT UPON THE ARCHAEOLOGICAL REMAINS AND WHERE NECESSARY UNDERTAKE AN ARCHAEOLOGICAL EVALUATION.

This policy highlights the need to take archaeological considerations into account at the pre-planning stage before the development control process and stresses that potential conflict between the needs of archaeology and development can be reduced if developers discuss their preliminary plans with the City Council and County Archaeologist in advance. It emphasises that an archaeological assessment will be needed to support a planning application should it require the loss of remains or the removal of artefacts from a site and underlies that it should clearly state the means of preservation or recording if that is the agreed intention.

POLICY C04.3. WHERE ASSESSMENT AND EVALUATION HAVE ESTABLISHED THAT PROPOSED DEVELOPMENT WILL ADVERSELY AFFECT A SITE OR AREA OF ARCHAEOLOGICAL INTEREST, DEVELOPERS WILL BE REQUIRED TO PRESERVE ARCHAEOLOGICAL REMAINS IN SITU UNLESS THIS IS CLEARLY INAPPROPRIATE OR THE DESTRUCTION OF THE REMAINS IS DEMONSTRABLY UNAVOIDABLE, IN WHICH CASE A PROGRAMME OF ARCHAEOLOGICAL WORKS SHALL BE SUBMITTED TO AND AGREED WITH THE COUNCIL BEFORE THE START OF DEVELOPMENT.

This policy deals with the category of site which includes the numerous known sites of archaeological interest and sensitivity which do not have the status of scheduled monuments but which may still be worthy of preservation because of their national or local significance. These may be known only from aerial photographs, or comprise sites of industrial or post-medieval archaeology, such as collieries, railways or farm buildings (including listed buildings).

The policy notes that when an application is made to develop such a site, the Council, in consultation with English Heritage and the County Archaeologist, will weigh up its relative importance (national/ local) against other material considerations including the actual need for the proposed development in that particular location. Should permission be granted and it is not possible to preserve the remains *in situ*, then the developer should make appropriate and satisfactory provision for their excavation and recording. Planning permission may be granted subject to conditions which provide for excavation and recording before development takes place, again in consultation with the County Archaeologist.

POLICY C04.4. WHERE PROPOSED DEVELOPMENT WOULD INVOLVE LARGE SCALE GROUND DISTURBANCE IN CURRENTLY UNDEVELOPED AREAS DEVELOPERS WILL BE REQUIRED TO SUBMIT A PRELIMINARY ARCHAEOLOGICAL ASSESSMENT TO IDENTIFY ANY SITES OR POTENTIAL AREAS OF ARCHAEOLOGICAL INTEREST.

This policy highlights that large-scale works, which cause extensive disturbance of ground such as open casting, the construction of major highways and substantial areas of new development may affect areas with as yet unidentified archaeological interest. The City Council will be guided by the advice of the County Archaeologist in this matter.

- 2.3.8 The Tyne and Wear Specialist Conservation Team attached to the Historic Environment Section of Newcastle City Council, provides archaeological development control in Newcastle. Because of the location of the site, the County Archaeologist, a member of the Specialist Conservation Team, advised that a DBA of its archaeological potential should be undertaken in order to inform the planning process of the Local Planning Authority, the City Council.
- 2.3.9 The site is of particular archaeological interest for the Roman period, due to its close proximity to the Hadrian's Wall corridor and *Condercum* fort. Two sections of the Wall have scheduled monument status (SAM 28(10)) immediately to the north of the study site, and five land parcels in the vicinity of the fort comprise another scheduled monument (SAM 28(12)) (Figure 4). The 'Roman area' of Benwell is designated as an area of archaeological interest within the Newcastle UDP, as described above.
- 2.3.10 A Specification for the DBA was prepared by the Tyne and Wear Archaeology Officer and PCA was commissioned by Sir Robert McAlpine Limited to undertake the work.

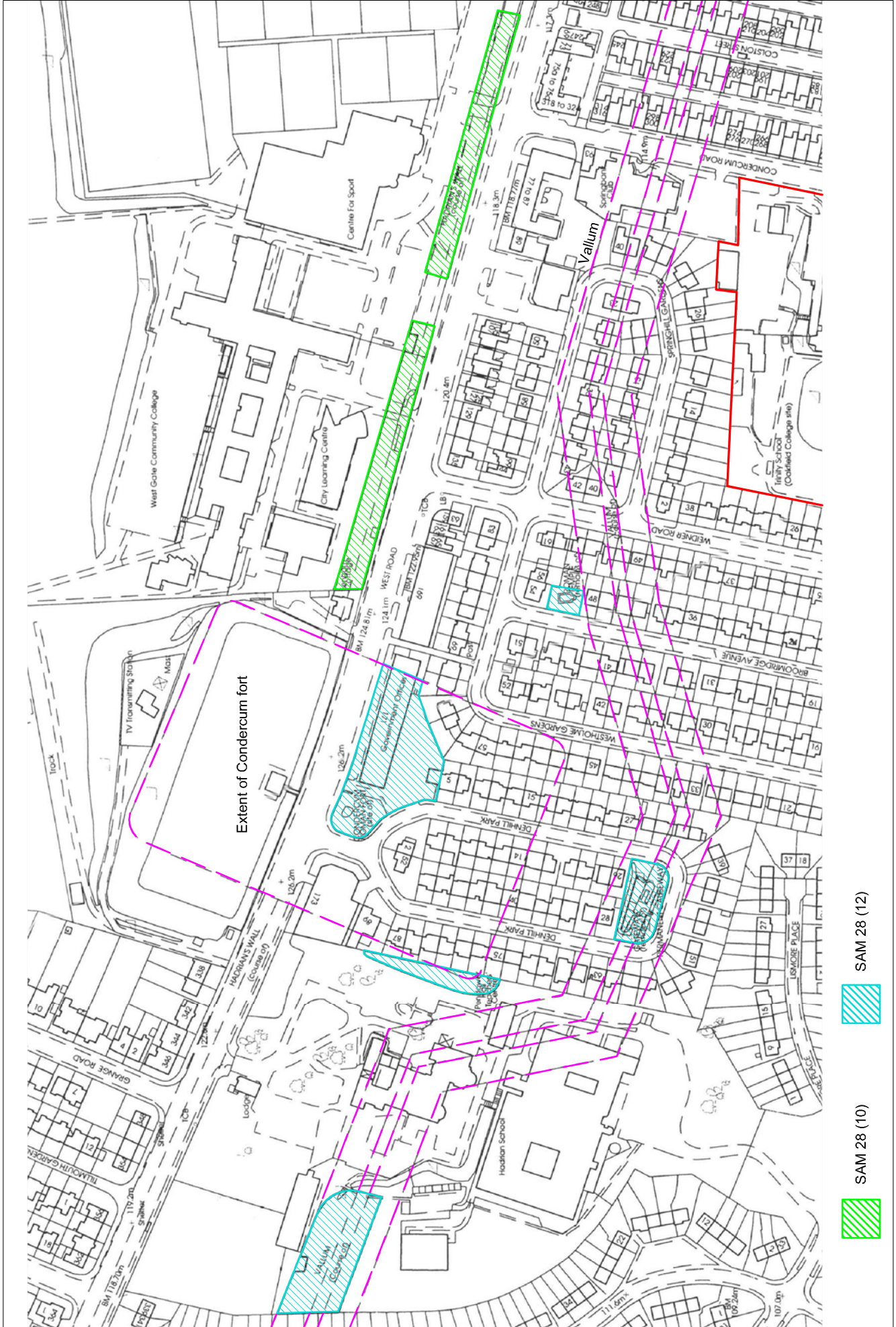


Figure 4. Location of Benwell (Condercum) fort, Hadrian's Wall and Vallum in relation to study site, with scheduled monuments Scale 1:2,500

3. AIMS AND OBJECTIVES

3.1 The key objectives of the DBA are:

- to assess the impact of the proposed development upon the historic environment;
- to identify parts of the study site for which further archaeological work may be appropriate;
- to assist in the formulation of recommendations for any further archaeological work considered necessary to inform the planning decision.

3.2 In order to address the first objective, the DBA must first analyse the character and extent of known or potential archaeological sites that may be affected by the proposal **and** provide an evaluation of their importance. It should then aim to assess the likely scale of impacts, both construction-related and operational, arising from the proposal. From this position, it should be possible to outline appropriate mitigation measures to avoid, reduce or remedy adverse impacts on the historic environment, thereby addressing the second and third key objectives.

3.3 In addition, the Specification for the DBA stresses the need to undertake the project with reference to the *North East Regional Research Framework for the Historical Environment* (NERRF),⁶ a document that highlights the importance of research as a vital element of development-led archaeological work. In setting out key research priorities for all periods of the past, NERRF allows archaeological projects to be related to wider regional and national priorities for the study of archaeology and the historic environment.

3.4 Key research priorities for the Roman period in NERRF that are of particular relevance to this assessment are:

Riii. The Roman military presence

When discussing the northern Roman forts, it is stated: *'It is also important to establish the number and extent of associated vici' and 'Forts should not be studied separately from their vici and vice versa; the populations and economies of these two site types would have been closely integrated and their development closely linked'.*

Riv. Native and civilian life

When discussing the relationship between the Roman military and civilian populations, it is stated: *'There is a need to improve our knowledge of the chronology of the vici, particularly the date at which they fall out of use. Who were the vicani? What was their relationship between the vici and their forts?' and 'For populations living in villas and vici, what do artefactual and ceramic assemblages tell us?' How do they relate to assemblages at military sites? This artefactual material will also help improve our chronological understanding of these sites.'*

3.5 The results of the DBA will be used to make an informed decision on the necessity, or otherwise, for an archaeological mitigation strategy in relation to the proposed development.

⁶ Petts and Gerrard 2006.

4. METHODS OF ASSESSMENT

4.1 Research and Data Collection

4.1.1 Various sources of data relating to the study site and wider study area were consulted during the research phase of the DBA, including a map regression exercise and consultation of the Tyne and Wear Historic Environment Record (HER).

4.1.2 Listed below are the main sources consulted during the compilation of the DBA:

- The Tyne and Wear HER, maintained by the Tyne and Wear Specialist Conservation Team, at West Chapel, Jesmond Old Cemetery, Jesmond Road, Newcastle-upon-Tyne, was visited (by appointment) in August 2008.
- Tyne and Wear Archives, Blandford House, Blandford Square, Newcastle-upon-Tyne, was visited in September 2008.
- Newcastle City Library, Local Studies Section, Civic Centre, Barras Bridge, Newcastle upon Tyne, was visited in August 2008

4.1.3 Full details of all the material examined for the DBA are set out in Section 10.

4.2 Site Visit

4.2.1 In addition to the research described above, a site visit was undertaken, on the 13th of October 2008, in order to carry out a thorough visual inspection of the study site, and its wider historic environment.

4.2.2 During the site visit, a photographic record in digital format of the study site was compiled and a representative selection of the photographs is included herein (Plates 1-6, forming Appendix B).

5. GEOLOGY AND TOPOGRAPHY

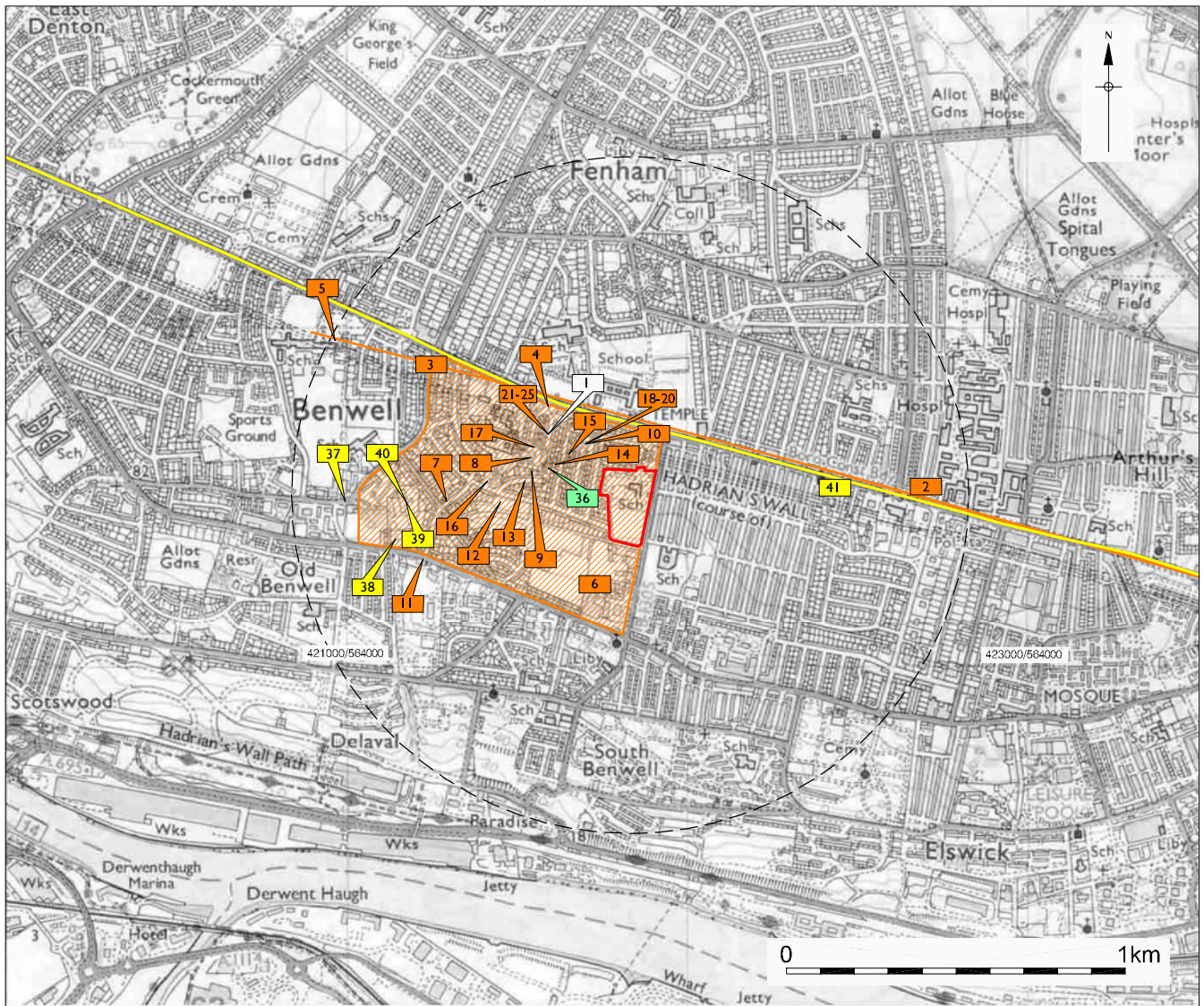
5.1 Geology


- 5.1.1 The underlying geology of the study area comprises carboniferous sandstone of the Middle Coal Measure, probably overlain by Quaternary glacial drift deposits of variable depth, including boulder clays and lodgement tills.⁷
- 5.1.2 At the time of writing, no borehole data was available for the study site to verify the depth of geological strata. Previous archaeological investigations in the Benwell area suggest that drift deposits lie at depths of c. 0.50–1.0m below existing ground level.

5.2 Topography

- 5.2.1 The study site lies on the northern valley side of the River Tyne. The land falls from a height of c. 120m OD along West Road, at the top of the valley, to around sea level at the river, to the south.
- 5.2.2 Across the study site, ground level drops from c. 110.30m OD along its northern edge, to c. 96.0m OD in the south-eastern corner, broadly reflecting the topography of valley side (Figure 3). In general terms, therefore, the study site has a gently sloping, south-facing aspect (Plates 5 and 6). However, the northern portion of the site has clearly been landscaped, probably at the time of the construction of the existing school in the late 20th century. Terracing is evident in the area of the school complex and, particularly, in the area to the west occupied by the community farm. The sport pitch and pasture occupying the southern portion of the site fall away gently, with little or no evidence of terracing.

⁷ Mills and Holliday 1988.



 Extent of vicus

 Prehistoric

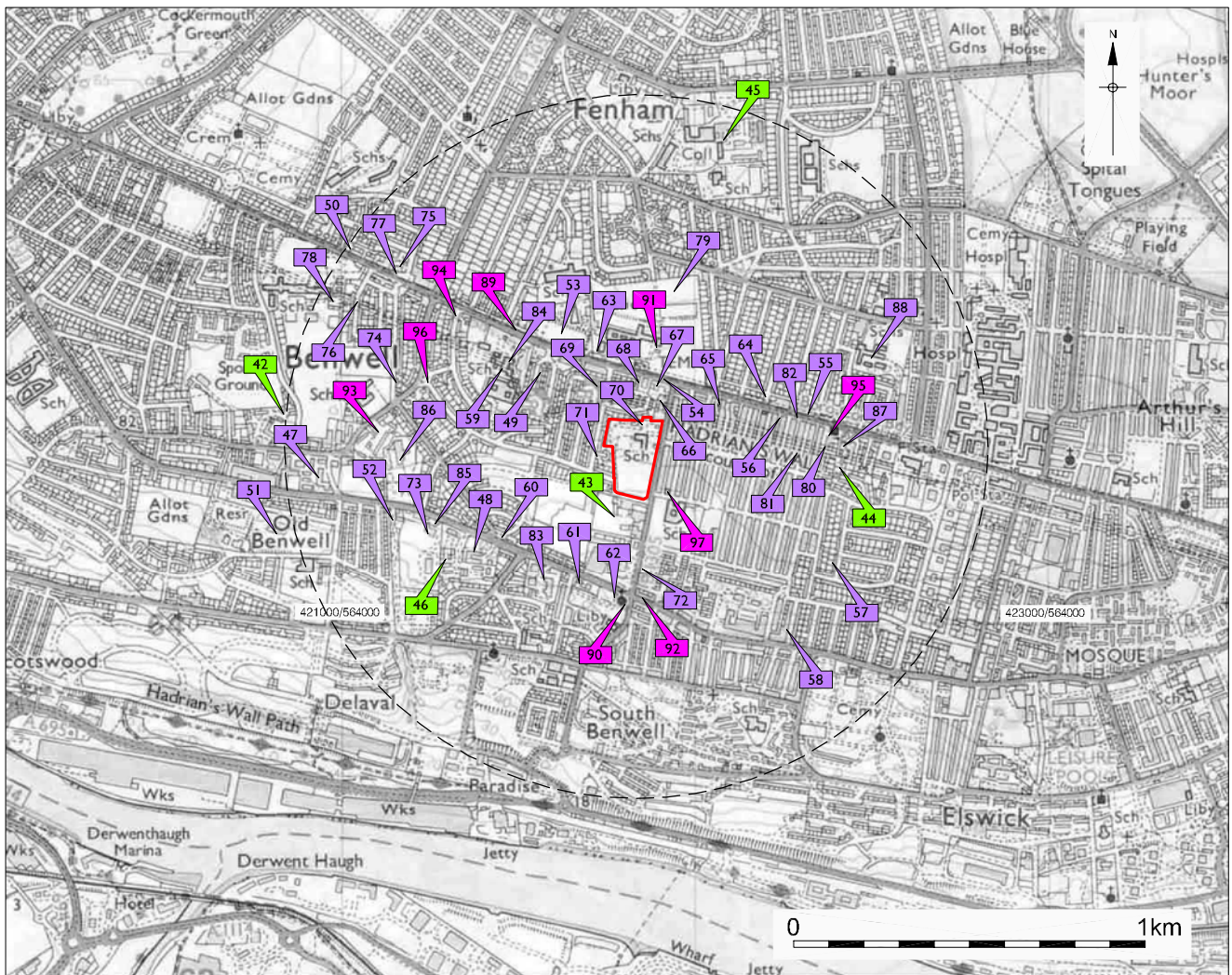
 Roman

 Anglo-Saxon

 Medieval

Ref. No.	HER No.	Grid Ref.	Description	Period	Ref. No.	HER No.	Grid Ref.	Description	Period
1	1376	421600/564700	Perforated (axe-hammer)	Prehistoric	21	5299	421600/564700	Find spot (altar)	Roman
2	206	423800/564200-422400/564600	Frontier defence	Roman	22	5306	421600/564700	Find spot (altar)	Roman
3	207	422400/564600-420900/565000	Frontier defence	Roman	23	5308	421600/564700	Find spot (dedication slab)	Roman
4	208	421600/564780	Fort (Condercum)	Roman	24	5310	421600/564700	Find spot (altar)	Roman
5	1255	420000/564000	Find spot (inscribed stone)	Roman	25	5317	421600/564700	Find spot (building stone)	Roman
6	5262	421600/564600	Settlement	Roman	26	5318	421600/564700	Find spot (building stone)	Roman
7	5263	421300/564500	Bath-house	Roman	27	5319	421600/564700	Find spot (building stone)	Roman
8	5264	421550/564630	Vallum crossing	Roman	28	5320	421600/564700	Find spot (dedication slab)	Roman
9	5265	421550/564590	Manslo	Roman	29	5321	421600/564700	Find spot (tombstone)	Roman
10	5266	421710/564670	Temple	Roman	30	5322	421600/564700	Find spot (tombstone)	Roman
11	5267	421230/564330	Find spot (vessel)	Roman	31	5323	421600/564700	Find spot (tombstone)	Roman
12	5268	421460/564500	Find spot (coin)	Roman	32	5324	421600/564700	Find spot (column)	Roman
13	5269	421530/564560	Building foundation	Roman	33	5327	421600/564700	Find spot (sculpture)	Roman
14	5270	421620/564610	Ditches	Roman	34	5328	421600/564700	Parade ground	Roman
15	5271	421660/564640	Funerary site	Roman	35	5444	421600/564700	Find spot (silver spoon)	Roman
16	5272	421420/564560	Find spot (pottery)	Roman	36	1498	421600/564600	Find spot (brooch)	Anglo-Saxon
17	5273	421560/564660	Road	Roman	37	140	421000/564500	Village (Benwell)	Medieval
18	5275	421710/564670	Find spot (altar)	Roman	38	138	421150/564390	Chapel (Benwell)	Medieval
19	5276	421710/564670	Find spot (altar)	Roman	39	139	421180/564500	Tower house	Medieval
20	5277	421710/564670	Find spot (altar)	Roman	40	1361	421180/564500	Manor (Benwell)	Medieval
					41	3945	414650/566880-424780/563960	Road (Newcastle to Carlisle)	Medieval

Figure 5. HER entries; prehistoric, Roman and medieval
Scale 1:20,000



■ Post-medieval
 ■ Early modern
 ■ Modern

Ref. No.	HER No.	Grid Ref.	Description	Period	Ref. No.	HER No.	Grid Ref.	Description	Period
42	1863	420840/564610	House (Benwell Hall)	Post-medieval	70	6352	421860/564580	House (Lower Condercum)	Early modern
43	4081	412780/564320	Colliery (Benwell, Charlotte Pit)	Post-medieval	71	6353	421730/564490	House (Oakfield)	Early modern
44	4100	422420/564460	Pit shaft	Post-medieval	72	6354	421860/564170	Quarry	Early modern
45	5243	422090/565390	Park (Fenham Hall)	Post-medieval	73	6361	421250/564270	School	Early modern
46	8641	421300/564200	House (Benwell Old House)	Post-medieval	74	6363	421160/564700	House (Pendower Cottage)	Early modern
47	1861	420940/564430	House (Benwell Cottage)	Early modern	75	6364	421170/565030	Farmstead	Early modern
48	1862	421380/564220	House (Benwell House)	Early modern	76	6365	421050/564930	House (West Acres)	Early modern
49	1878	421570/564730	House (Benwell Park)	Early modern	77	6366	421160/565010	Inn (Fox and Hounds)	Early modern
50	4067	421030/565080	Quarry	Early modern	78	6367	420980/564930	House (St. Cuthbert's House)	Early modern
51	4069	420820/564270	Water works	Early modern	79	6370	421950/564960	Pond	Early modern
52	4070	421150/564310	Ice house	Early modern	80	6430	422380/564520	House (West House)	Early modern
53	4077	421630/564840	Reservoir	Early modern	81	8638	422300/564500	House (Benwell Grove)	Early modern
54	4078	421920/564710	Toll house (Throckley Turnpike)	Early modern	82	8639	422300/564600	House (Gloucester Lodge)	Early modern
55	4079	422330/564610	Toll house (Benwell Turnpike)	Early modern	83	8642	421580/564140	House (Benwell Grange)	Early modern
56	4080	422250/564600	Pit shaft	Early modern	84	8731	421480/564760	Stable and wall	Early modern
57	4101	422400/564190	Air shaft	Early modern	85	9020	421270/564300	Gate lodge	Early modern
58	4102	422270/564000	Quarry	Early modern	86	9042	421170/564480	House (Benwell Towers)	Early modern
59	5329	421460/564740	House (Pendower Hall)	Early modern	87	10723	422430/564520	House (Westfield House)	Early modern
60	6309	421460/564260	Fishpond	Early modern	88	10762	422510/564770	House (North Elswick Hall)	Early modern
61	6310	421680/564130	Clergy House (Church of St. James)	Early modern	89	5041	421500/564850	House (Shilling House)	Modern
62	6311	421780/564090	Church (St. James)	Early modern	90	5210	421810/564070	Fountain (Benwell)	Modern
63	6317	421730/564790	House (Benwell Hills)	Early modern	91	5529	421900/564800	Searchlight battery	Modern
64	6346	422210/564660	Farmstead	Early modern	92	6916	421860/564090	Theatre	Modern
65	6347	422080/564640	House (North View)	Early modern	93	7678	421110/564560	Air-raid shelter	Modern
66	6348	421910/564650	House (Spring Bank)	Early modern	94	9259	421330/564890	School (Pendower Open Air)	Modern
67	6349	421900/564690	House (Condercum Cottages)	Early modern	95	9822	422390/564550	Church (Venerable Bede)	Modern
68	6350	421850/564700	House (Condercum Villa)	Early modern	96	9823	421250/564700	Housing estate	Modern
69	6351	421730/564690	House (Condercum House)	Early modern	97	11144	421930/564390	Sculpture	Modern

Figure 6. HER entries; post-medieval, early modern and modern
Scale 1:20,000

6. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

6.1.1 In order to assess the archaeological potential of the study site, a programme of documentary and cartographic research was undertaken. The starting point for this research was the Historic Environment Record (HER) maintained by the Tyne and Wear Specialist Conservation Team. A 'wider search area' of radius 1km from the study site was established. All HER entries within this area were examined and those of relevance were mapped (Figures 5 and 6; these illustrations use a numerical sequence of reference numbers for clarity, cross-referenced to the following text, with HER numbers listed below each illustration). The HER entries are discussed in summary below, in the period/era sub-sections, with further details appearing in the catalogue of HER entries forming Appendix A. HER information has been supplemented by data gathered from a variety of other sources, archaeological, documentary and cartographic, in order to compile this section.

6.1.2 The purpose of this study is not to set out a comprehensive history of land use in the area. The broad intention is only to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. However, analysis of archaeological discoveries made nearby are important, as is an examination of existing historical and archaeological records relating to the site, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried heritage.

6.1.3 Time scales used in this section:

Prehistoric

Palaeolithic	450,000–12,000 BC
Mesolithic	12,000–4,000 BC
Neolithic	4,000–2,300 BC
Bronze Age	2,300–700 BC
Iron Age	700 BC–AD 43

Historic

Roman	AD 43–410
Anglo-Saxon	AD 410–1066
Medieval	AD 1066–1485
Post-medieval	AD 1486–AD 1830
Early Modern/Industrial	AD 1830–AD 1939
Modern	AD 1940–present

6.2 Prehistoric

6.2.1 There are no HER entries relating to any of the prehistoric eras for the study site and just one within the wider study area. A perforated axe-hammer of probable Neolithic or Early Bronze Age date (Figure 5; Ref. 1) was found in the vicinity of *Condercum* Roman fort. However, a single object cannot be considered as evidence of significant prehistoric activity in the area.

- 6.2.2 Slightly further afield, along the River Tyne, there have been numerous discoveries – many recorded by antiquarians – of prehistoric burials and artefacts, including flint tools, bronze spear- and axe-heads and logboats, all giving a broad picture of utilisation of the river valley during the prehistoric eras.⁸
- 6.2.3 In summary, the discovery of prehistoric artefactual material in the surrounding areas broadly suggests some human occupation and exploitation of the wider area throughout prehistory. Whilst acknowledging the possibility of sub-surface prehistoric remains at the study site, the potential for such remains is considered **low**.

6.3 Roman

- 6.3.1 The study site lies within the assumed eastern limit of the civilian settlement (vicus) (Figure 5; Ref. 6) associated with the fort of *Condercum* (Figure 5; Ref. 4). The fort lay c. 200m to the north-west of the study site, on the line of Hadrian's Wall (Figure 4 and Figure 5; Ref. 2 and 3), with the Wall corridor running c. 100m to the north of the site. Unsurprisingly, therefore, there are numerous HER entries for the Roman period within the wider study area (Figure 5). The majority of these are dealt with in summary fashion in the following discussion, with further details included in Appendix A.
- 6.3.2 Constructed on the orders of the Roman Emperor Hadrian, from AD 122, Hadrian's Wall marked the northern frontier of the Roman Empire. The Wall and its associated features represent the best-preserved frontier of the Roman world and, consequently, the Wall corridor has been designated a UNESCO World Heritage Site. Benwell lies in a stretch of the frontier between Newcastle and the River North Tyne, where the Wall was of typical 'broad Wall' stone construction, c. 3m wide on a broad foundation of similar width and c. 5m high. To the north, at a distance of c. 6m, ran substantial V-shaped ditch, c. 10m wide and c. 4m deep. The line of the Wall is closely reflected in the line of West Road through Benwell and remains of the Wall are visible along the south side of the road to the north-west of the study site. In 2002, monitoring of groundworks, c. 1km to the north-west of the study site, located the foundations of the Wall under the southern carriageway of the modern West Road.⁹ Two sub-surface sections of the Wall immediately to the east of *Condercum* have scheduled monument status (SAM 28(10)), these lying c. 100m to the north of the study site along the West Road frontage of the City Learning Centre and the Centre for Sport (Figure 4), while five land parcels in and around the area of the fort itself comprise another scheduled monument (SAM 28(12)) (Figure 4), which are discussed in greater detail in due course.
- 6.3.3 From its inception, the Wall was planned with regularly spaced fortlets ('milecastles') at intervals of about 1 mile and the original design also planned for two equally spaced towers ('turrets') between each milecastle. At some point, a fundamental change of plan occurred and more substantial forts were constructed. Sixteen such forts are now known either attached to the Wall or in close association with it. *Condercum*, meaning 'the Place with the Fine Outlook', was the fort on the line of the Wall at Benwell.

⁸ Miket 1984.

⁹ Tyne and Wear Museums 2002.

- 6.3.4 A further defensive element - the Vallum - was added to the Wall after the decision had been taken to construct the forts. It comprised a broad flat-bottomed ditch flanked by a pair of linear banks, formed from the upcast from the excavation of the ditch. The ditch was c. 6.5m wide, up to c. 3m deep, with banks c. 6m across by 2m high. The standard width of the Vallum – including all the above elements – is 36.60m (this distance is the equivalent of 120 feet, the Roman surveying unit known as an *actus*). The commonly accepted interpretation for the function of the Vallum is that it represented a demarcation of the militarised zone from civilian land to the south. The Vallum was constructed at a variable distance to the south of the Wall, sometimes adjacent to it, and in some places up to 1km to its south. In many locations, including north of the study site, the Vallum is now buried below post-medieval and modern development. The WNW-ESE course of the Vallum runs only c. 50m to the north of the study site, while the site of the Vallum crossing (Figure 5, Ref. 8) south of *Condercum*, this c. 200m north-west of the study site, has scheduled monument status, as does a section of the Vallum to the west of the fort, in the grounds of a training centre for teachers, Pendower Hall, both being parts of an overall scheduled monument (SAM 28(12)) (Figure 4).
- 6.3.5 A road known as the Military Way, built to link all elements of the Wall defence, ran from fort to fort across the corridor between the Wall and Vallum. An archaeological evaluation in 2003, in the grounds of the aforementioned Pendower Hall, encountered the Military Way, the work revealing a well-preserved road surface, running c. 30m south of West Road.¹⁰
- 6.3.6 All the forts along the Wall eventually had civilian settlements (*vici*) associated with them; they were usually positioned to the south of the Wall, within the area directly protected by the fort, Wall and Vallum. At *Condercum*, the *vicus* probably occupied land on both sides of the Vallum and, like the majority of *vici* along the Wall, it was probably abandoned after the end of the 3rd century AD. At *Condercum*, the *vicus* probably developed initially alongside the road (Figure 5; Ref. 17) that ran southwards from the fort. Although the precise extent of the *vicus* has not been established, the study site is located within its presumed limits; to the east it is assumed to have extended as far as Condercum Road.¹¹ It has been previously suggested that two parallel ditches (Figure 5; Ref. 14) observed running southwards from the south-eastern corner of the fort delimited the eastern extent of the *vicus*.
- 6.3.7 *Condercum* fort covered 5.64 acres and was built on a flat hill top overlooking the Tyne to the south and the valley of the Denton Burn to the west. Garrisoned during the reign of Hadrian by a cavalry regiment of 500 troops, it was occupied from the mid-late 2nd century by a 1,000 strong cavalry unit from the upper Rhineland. Known features within the fort include the Commanding Officer's house, the headquarters building, granaries, workshops, barracks and possibly stable blocks and a hospital. A reservoir was constructed over the northernmost third of the fort in 1858 and has since been enlarged, while much of the remainder is covered by West Road and, to the south, the Denhill Park housing estate (Figure 4).

¹⁰ Tyne and Wear Museums 2003.

¹¹ Tyne and Wear Museums 1991.

- 6.3.8 In the area of *Condercum* fort, both the Vallum and Wall ditch were once visible as earthworks either side of a turnpike road, which has now been widened to form the modern West Road through Benwell. Various antiquarian records, including those of Horsley in 1732, Bruce in 1851 and MacLauchlan in 1852, give descriptions of the earthworks visible at the time. Excavations to the west of Condercum Road in 1928 located the Vallum and traced the line of its diversion around the southern boundary of the fort (Figure 4).
- 6.3.9 Recording of *Condercum* fort began as early as 1751, when a plan of the bath-house was produced by Shafto. A more detailed survey of the fort was carried out by MacLauchlan in 1855, in advance of housing development. Several archaeological investigations took place at the fort between 1926 and 1959, this work recording a number of the fort features and the overall layout of the complex. Excavations by Petch in 1926 aimed to clarify the size and location of the fort and also examined the defences, *vicus* and buildings within the fort. Work by Birley, Brewis and Charlton in 1933 concentrated on the Vallum crossing to the south of the fort and part of the *vicus* situated on a section of infilled Vallum. These excavations showed that the infilled Vallum was overlain by at least three phases of buildings; timber buildings being succeeded by two phases of stone-built houses and shops. It was this work which established that the aforementioned Vallum crossing comprised a stone causeway and an arched gateway with double doors. The scheduled remains of the Vallum crossing (part of SAM 28(12)) (Figure 4) have been consolidated and are now on display to the general public. Excavations by Simpson and Richmond in 1937 examined the fort defences, tracing the Vallum to the west of the fort and excavating areas across the whole fort area to the south of West Road.
- 6.3.10 Recent archaeological investigations have demonstrated that remains of *Condercum* fort survive in developed areas in a relatively undamaged state, since much of the early 20th century housing stock was without cellars and had relatively shallow foundations. Archaeological monitoring of groundworks at Denhill Park in 2005 uncovered parts of a granary building, including evidence of sandstone walls and a flagged floor.¹² In addition, it is known that colliery waste overlies parts of the fort area, overlain by up to 1.20m of 'garden soil'. The combination of these factors suggests that archaeological remains in the fort area can be well-preserved and largely undamaged by post-medieval and modern activity.
- 6.3.11 Recent investigations targeting the Vallum ditch or the *vicus* in Benwell have met with relatively little success. Archaeological monitoring in 2004 on Springhill Gardens and Broomridge Avenue, did, however, identify the north side of the Vallum ditch.¹³ Another programme of archaeological monitoring in 2005, on Weidner Road and Oakfield Gardens, found no evidence of the Vallum or the *vicus*.¹⁴ A field evaluation in 2004 at Bowland Lodge, Benwell, c. 0.7km east of the study site, tested the postulated line of the Vallum, but found no evidence of any Wall related features or any other Roman activity.¹⁵

¹² Tyne and Wear Museums 2005a

¹³ Tyne and Wear Museums 2004.

¹⁴ Tyne and Wear Museums 2005b.

¹⁵ Pre-Construct Archaeology 2004.

- 6.3.12 The discovery at *Condercum* of a dedication slab (Figure 5; Ref. 23) to the Matres Campestris (the Campestris are generally known as the ‘Goddesses of the Parade Ground’) has previously been interpreted as being indicative of the presence of a military parade ground (Figure 5; Ref. 34) in the area to the east of the fort. There is, however, no strong archaeological evidence to support this theory.
- 6.3.13 The fort itself has produced two altar stones (Figure 5; Ref. 22 and 24), one dedicated to Jupiter, while there is strong evidence that the land to the south-east of the fort, towards the study site, contained a zone of cemetery, and particularly, temple activity. The Temple of Antenociticus (Figure 5, Ref. 10) lay c. 100m beyond the south-eastern defences of the fort; excavated initially in 1862, its consolidated remains (part of SAM 28(12)) are now displayed to the general public in Broomridge Avenue (Figure 4). The remains represent a small, perfectly north-south aligned, apsidal temple, probably built in the 2nd century. Antenociticus was probably a local deity, Benwell being the only place in the Roman Empire where this particular god is named. A group of three altar stones (Figure 5; Ref. 18-20) came from the temple, all dedicated to the god by serving officers of the Roman army. The head of statue, with curling hair and a torc around the neck, recovered from the temple, is thought to be the deity. A cremation burial recorded just south of the temple, suggests a combined temple and cemetery, while c. 50m south-west of the temple, a stone-lined grave containing a small lead coffin (Figure 5; Ref. 15) was found in the 1930s, also indicating that the area to the east of the fort was set aside for cemetery activity.
- 6.3.14 Other significant Roman period structures discovered within the vicinity of *Condercum* are: a bath-house (Figure 5; Ref. 7), c. 400m to the south-west of the fort, a mansio (lodgings for visitors to the fort) (Figure 5; Ref. 9), c. 170m to the south-west, and a building foundation (Figure 5; Ref. 13), c. 200m to the south-west. In addition, numerous single finds in the wider study area - most within the limits of the fort itself - include: a sculpture of a bearded head (Figure 5; Ref. 33), an inscribed stone (Figure 5; Ref. 5), a stone base and building stones (Figure 5; Ref. 21 and 25-27), three tombstones (Figure 5; Ref. 29-31), a dedication slab (Figure 5; Ref. 28) and a silver spoon (Figure 5; Ref. 35). Of greater relevance to this assessment was the discovery of pottery and coins (Figure 5; Ref. 11-12 and 16) in the area to the south-west of the fort, which broadly suggest that the *vicus* was a substantial and widespread settlement.
- 6.3.15 In summary, the site lies within the eastern limit of the presumed extent of the *vicus* attached to *Condercum* fort, which may have extended as far to the east as Condercum Road, as indicated by the HER.¹⁶ Significant evidence of Roman occupation, including the Hadrian’s Wall corridor and the fort itself, lies within the wider search area. Archaeological investigations and chance finds suggest that the *vicus* was of considerable size, and that associated activity, such as cemetery areas or field systems, could conceivably extend into the study site. The potential for Roman remains within the study site is therefore considered **high**.

¹⁶ Based upon the 1991 survey by Tyne and Wear Museums.

6.4 Anglo-Saxon

- 6.4.1 No HER entries relating to Anglo-Saxon or early medieval activity are known for the study site or for the wider study area. Neither is there any documentary evidence to suggest settlement or exploitation of the land in the vicinity of the study site during this era.
- 6.4.2 Further afield, a square-headed bronze brooch (Figure 5, Ref. 36) of Anglo-Saxon form was recovered by workmen to the east of *Condercum* fort in the 1950s. However, a single object like this cannot be considered as evidence for significant Anglo-Saxon activity in the area.
- 6.4.3 In summary, the potential for remains from the Anglo-Saxon period at the study site is considered **low**.

6.5 Medieval

- 6.5.1 There are no records in the HER for the medieval period within the limits of the study site. There are, however, five HER entries for this period within the wider study area.
- 6.5.2 Benwell was originally a small village in its own right, prior to absorption into the urban west end of Newcastle. It lay c. 0.8km west of the study site (Figure 5, Ref. 37). The earliest reference to the village of 'Bynnewalle' (referring to its position on Hadrian's Wall) comes from c. 1050, the time immediately before the Norman Conquest. The settlement certainly formed part of the Barony of Bolbec in the medieval period and the village was of 'two-row' form, with the rows separated by a wide street or green running west from the manor house. While the overall street pattern survives today, no medieval buildings remain. In the 15th century, Robert Rodes gave Benwell Manor to Tynemouth Priory.
- 6.5.3 Following the Dissolution, Benwell passed to the Crown and was leased to Sir Thomas Hilton. Benwell Manor (Figure 5, Ref. 40) consisted of 1,159 acres and encompassed a chapel (Figure 5, Ref. 38), a tower house and the manor farm. The earliest reference to the original 'Benwell Tower' is from 1538-39, in bailiffs' accounts listing property belonging to Tynemouth Priory, where it is described as the manor house. Having been largely rebuilt in the mid 18th century, the tower was demolished in 1831, with the present Benwell Tower built in its place (Figure 5, Ref. 39). Illustrations from the 17th-19th centuries show an oblong tower, three storeys high and with a crenellated parapet. Later illustrations suggest additions of a gabled residence with projecting chimneystacks enclosed by a courtyard. The present Benwell Tower, along with an associated lodge and gateposts to its grounds, are Grade II listed buildings. Benwell Chapel and associated burials lay in the grounds of the Benwell Tower. The earliest reference for the chapel dates to 1663. It was served by the curate of St. John's, Newcastle, and was demolished c. 1780. Its precise location and appearance is unknown.
- 6.5.4 The course of the ancient roadway (Figure 5, Ref. 41) from Carlisle to Newcastle lies c. 100m to the north of the study site, effectively following the course of Hadrian's Wall. The earliest reference to 'Westgate' is 1163-80 and by the late 13th century, following construction of the Newcastle town wall, the West Gate provided access to this main route. In 1751 a toll road - the Military Road - was constructed on the same alignment as the ancient roadway.

6.5.5 The study site may have been utilised for agricultural land throughout the medieval period and any remains from this date, if present, could include improved agricultural soils, drainage gullies or boundary ditches, all of moderate archaeological significance at best. In summary, the potential for archaeological remains of medieval date at the study site is considered **low to moderate**.

6.6 Post medieval and Early Modern/Industrial (including map regression evidence)

6.6.1 There are no HER entries for the post-medieval period upon the study site itself, however the wider study area has five entries for the post-medieval period.

6.6.2 Two entries designated as post-medieval actually refer to early industrial sites. The site of Charlotte Pit, Benwell Colliery (Figure 6, Ref. 43), lies c. 50m to the south of the study site. The pit was opened in 1766 and appears to have been worked until 1939. Benwell Colliery was owned by W. Cochrane Carr Limited at the time of its opening and passed into the control of the Elswick Coal Company Limited during the 1930s.¹⁷

6.6.3 The site of a pit shaft (Figure 6, Ref. 44) lies c. 0.5km to the east of the study site. This shaft, presumed to have been sunk during the 18th century, is first shown on a plan drawn by Isaac Thompson in 1743 (not reproduced herein).

6.6.4 The remaining three post-medieval sites are scattered across the wider search area. Benwell Old House (Figure 6, Ref. 46) and Benwell Hall (Figure 6, Ref. 42) were two substantial 18th century houses, both demolished during the second half of the 20th century, and a park at Fenham Hall (Figure 6, Ref. 45) appears on Gibson's plan of 1781 (not reproduced herein).

6.6.5 In general, mapping from the late 16th century to the late 18th century, such as the plans of Saxton (1576), Speed (1610), Morden (1695), Warburton (1716), Horsley (1732), Kitchen (1767) and Armstrong (1770), is not of sufficient scale to be of relevance to the research. However, a plan of the manor of Benwell dated 1637 (not reproduced herein) shows the study site lying in an area of defined fields, meadows and closes to the south of the Wall.¹⁸ A composite plan, depicting the estates of Robert Shafto in 1780 and Andrew Bowes in 1808,¹⁹ shows the study site probably occupying a land parcel named 'Middle Close' alongside what would become Condercum Road, with what was presumably Charlotte Pit within a land parcel 'Low Close' to the south, and a waggonway running southwards from that working towards a staith on the Tyne.

6.6.6 Subsequent maps up to the Ordnance Survey 1st edition, such as Fryer's map (1820), Greenwood's map (1828) and MacLauchlan's map (c. 1852) (none reproduced herein), are at scales sufficient only to show significant features, such the West Road. However, the cartographic evidence of the early-mid 19th century is of note in that it continues to convey what was still - despite increasing industrialisation along the Tyne - generally an agricultural landscape south of the line of Hadrian's Wall in the Benwell area.

¹⁷ Information from the *Durham Mining Museum* website.

¹⁸ Reproduced in Tyne and Wear Museums 1991.

¹⁹ Reproduced in Tyne and Wear Museums 1991.

- 6.6.7 There is one HER entry for the early modern period upon the study site itself, this being the former dwelling of 'Lower Condercum' (Figure 6, Ref. 70), which lay within the north-eastern portion of the site, adjacent to the northern boundary. It dates from the second half of the 19th century.
- 6.6.8 Within the wider search area the HER lists an additional 41 entries for the early modern period. The vast majority of these simply reflect 19th century development of the Benwell area generally and are not of any direct relevance to this assessment. Therefore, only those entries in the immediate vicinity of the study site are discussed in any detail in the following paragraphs. Further details of all early modern HER entries are set out in the catalogue that comprises Appendix A.
- 6.6.9 The Ordnance Survey 1st edition (25 inches to 1 mile) map of 1858 (Figure 7) is the first map of area to show the study site in detail, which could be reproduced herein (the Tithe map for Benwell from 1852 being unavailable). At the time, the site itself occupied the entirety of a single field ('186') within what was still an essentially rural landscape on the south side of the West Road. The north-westernmost portion of the site encroached into an adjacent field ('185'), while a small pond on the southern edge of land occupied by properties fronting onto West Road also lay within the northern boundary of the site.
- 6.6.10 To the north-east of the study site was a farmstead, High Gowlands (Figure 6, Ref. 64), on the north side of West Road (annotated as 'Roman Wall - Site of'). Immediately to the north of the site, fronting onto the south side of West Road, stood Condercum Villa (Figure 6, Ref. 68), with an L-shaped complex of buildings (Figure 6, Ref. 67), unnamed at this date but later Condercum Cottages, to the east at the junction with the unnamed road, now Condercum Road. Benwell Park and its grounds (Figure 6, Ref. 49), dating from 1852, lay to the north-west of the study site.
- 6.6.11 Approximately 250m the south of the study site stands the Church St. James (Figure 6, Ref. 62), now listed at Grade II. Designed by John Dobson, it dates from 1832, becoming the parish church in 1843, with additions throughout the second half of the 19th century. It appears on the Ordnance Survey 1st edition map (Figure 7), as does a quarry (Figure 6, Ref. 72), c. 200m south of the study site, on the eastern side of what would become Condercum Road. A fish pond (Figure 6, Ref. 60) stood to the west of the church, in the grounds of Benwell House (Figure 6, Ref. 48), which was built in the 1820s. Immediately south of the study site, the 1st edition shows the isolated site of the aforementioned Charlotte Pit ('Charley Pit' on the Ordnance Survey 1st edition) of Benwell Colliery, set within a long-established field system on the valley side.
- 6.6.12 Also depicted on the Ordnance Survey 1st edition is the pit shaft of a former coal working (Figure 6, Ref. 56), c. 300m to the north-east of the study site. The origin of this particular shaft is uncertain, although it may have been an early working attached to Benwell Colliery. By the late 1850s, Benwell High Reservoir (Figure 6, Ref. 53) had been built over the northernmost portion of the site of *Condercum* fort, as previously described. Also of note on the 1st edition is a toll house, Throckley Turnpike ('Throckley T.P') (Figure 6, Ref. 54), depicted north of the study site on West Road, while the toll house for the Benwell Turnpike lay further east along the road (Figure 6, Ref. 55).

- 6.6.13 The Ordnance Survey 2nd edition (25 inches to 1 mile) of 1898 (Figure 8) shows the north-eastern portion of the study site occupied by the grounds of the aforementioned house, Lower Condercum. To the north, on the site of the aforementioned pond, is an associated outbuilding, which survives today, although with alterations, being used as a workshop/store (Plate 2). The extreme north-eastern corner of the site is occupied by a small rectangular building.
- 6.6.14 On the Ordnance Survey 2nd edition map, the land within the study site to the east of Lower Condercum is sub-divided into a series of smaller parcels, collectively '190', with the southern half of the site now field '189'. To the west of this area is another large dwelling, 'Oakfield' (Figure 6, Ref. 71), set in its own grounds. The road to the east of the study site is named 'Charlotte Pit Lane', with the colliery complex of that name to the south showing substantial development from the 1st edition.
- 6.6.15 The line of the Vallum is indicated on the 2nd edition map, running parallel to West Road and skirting the northern edge of the study site. Land along both sides of West Road has been increasingly developed, with several large, isolated dwellings set in their own grounds, such as Condercum House (Figure 6, Ref. 69), with the remains of the Temple of Antenociticus depicted within its grounds, c. 100m to the north-west of the study site. Some of the land along the West Road has been turned over to leisure pursuits, for example a cricket ground is depicted on the north side of the road, to the east of Benwell High Reservoir, and 'Rendel Grounds', for football and cricket, are shown close to the study site, east of Charlotte Pit Lane.
- 6.6.16 The Ordnance Survey 3rd edition (25 inches to 1 mile) map of 1919 (Figure 9) shows the study site largely unchanged from the 2nd edition. However, the area to the east has been significantly altered. What was previously, for the most part, an area of fields delimited to the west by the previously named Charlotte Pit Lane, now Condercum Road, and to the north by West Road, is now infilled with a street grid of terraced housing. Now generally known as the 'North Benwell Terraces', the housing ran along a series of parallel streets aligned at right angles to West Road, running down the sloping ground, with a series of east-west through roads, such as Glebe Street, Wellfield Road and Dolphin Street. To the west of Condercum Road and north of West Road there has been relatively little change from the 2nd edition, apart from upon existing developed sites, such as Charlotte Pit. Additional buildings have been added around the pithead and a substantial 'clay pit' has been sunk in land to the west.
- 6.6.17 Although the Ordnance Survey 4th edition of 1939 (25 inches to 1 mile) (Figure 10) shows the Benwell area in the vicinity of the study site far more urbanised than on the previous edition, the study site itself is essentially the same. By this time, however, Lower Condercum House is annotated as a 'Special School'. A small rectangular building is shown at the north-eastern corner of the building, and the southern portion of the site is now annotated 'Playing Fields', these reflecting the change of use from a dwelling to an educational establishment.
- 6.6.18 The 1939 map shows the land directly to the north and west of the study site as developed for housing, although this is less dense, semi-detached housing with gardens. To the south of the study site, Charlotte Pit, Benwell Colliery, continues in operation, with further buildings and a tramway added around the pithead since the previous edition. The area formerly occupied by a clay pit to the west of the pithead has been turned over to a large area of allotment gardens.

6.6.19 In summary, the potential for archaeological remains of the post-medieval and early modern/industrial era - other than those related to Lower Condercum House - is considered **low**. All remains of this period would be of **low** archaeological significance. The small brick building at the northern site boundary, originally an outbuilding for Lower Condercum House, is of **low** architectural value.

6.7 Modern

- 6.7.1 For the modern era, there are no HER entries within the boundaries of the study site but nine within the wider study area (Figure 6 and Appendix A). Two of these relate to World War Two defence sites, namely a searchlight battery (Figure 6, Ref. 91) located c. 200m north of the study site and air-raid shelters (Figure 6, Ref. 93) at the former Pendower Elementary School.
- 6.7.2 Other HER entries relating to structures of the modern period include: the Majestic Theatre (Figure 6, Ref. 92), the Grade II listed Pendower Open Air School (Figure 6; Ref. 94), the Church of the Venerable Bede (Figure 6, Ref. 95), Shilling House (Figure 6, Ref. 89) and the Pendower Estate (Figure 6, Ref. 96).
- 6.7.3 Integrated into the boundary wall and railings of the aforementioned Church of St. James, well to the south off the study site, is the Edward VII drinking fountain, this Grade II listed (Figure 6, Ref. 90). The HER describes this as sandstone with polished granite splashback and turned polished shafts either side of the basin. Approximately 50m to the east of the study site, on the gable end of a house at the junction of Colston Street and Wellfield Road, is a sculpture, 'The Benwell Bird', depicting a steel tree with a forged iron raven sitting in it, designed by William Pym in 1997 (Figure 6, Ref. 97).
- 6.7.4 The 1963 edition of the Ordnance Survey map (Figure 11) shows the overall layout of the study site largely unchanged from the previous edition, although the school is now annotated as 'Lower Condercum House (Special School for Boys)'. A building has been added adjacent to the northern site boundary, to the west of the main school building; this survives today and serves as an administration block. This map edition depicts the shaft of Charlotte Pit as 'disused' with various buildings around the former pithead – many different to the previous map edition - now annotated as 'works' or 'depot'.
- 6.7.5 The exact date of demolition of Lower Condercum House is not known. The existing school buildings (with the exception of the northernmost workshop/storeroom) of Trinity School (Oakfield College Site) (Plate 1) date from the late 20th century. Demolition of Lower Condercum House may have immediately preceded the new build. The existing school buildings occupy the north-eastern portion of the study site, with the remainder of that area given over to car parks, access routes and some areas of lawn. The date at which the north-western portion of the site became a community farm is uncertain.
- 6.7.6 The existing school buildings at the study site, dating from the late 20th century, are considered as being of **low** architectural value. The potential for sub-surface archaeological remains of the modern era across the site is **high**, although these would mostly likely represent groundworks associated with construction of the existing school and would be of **low** archaeological significance.

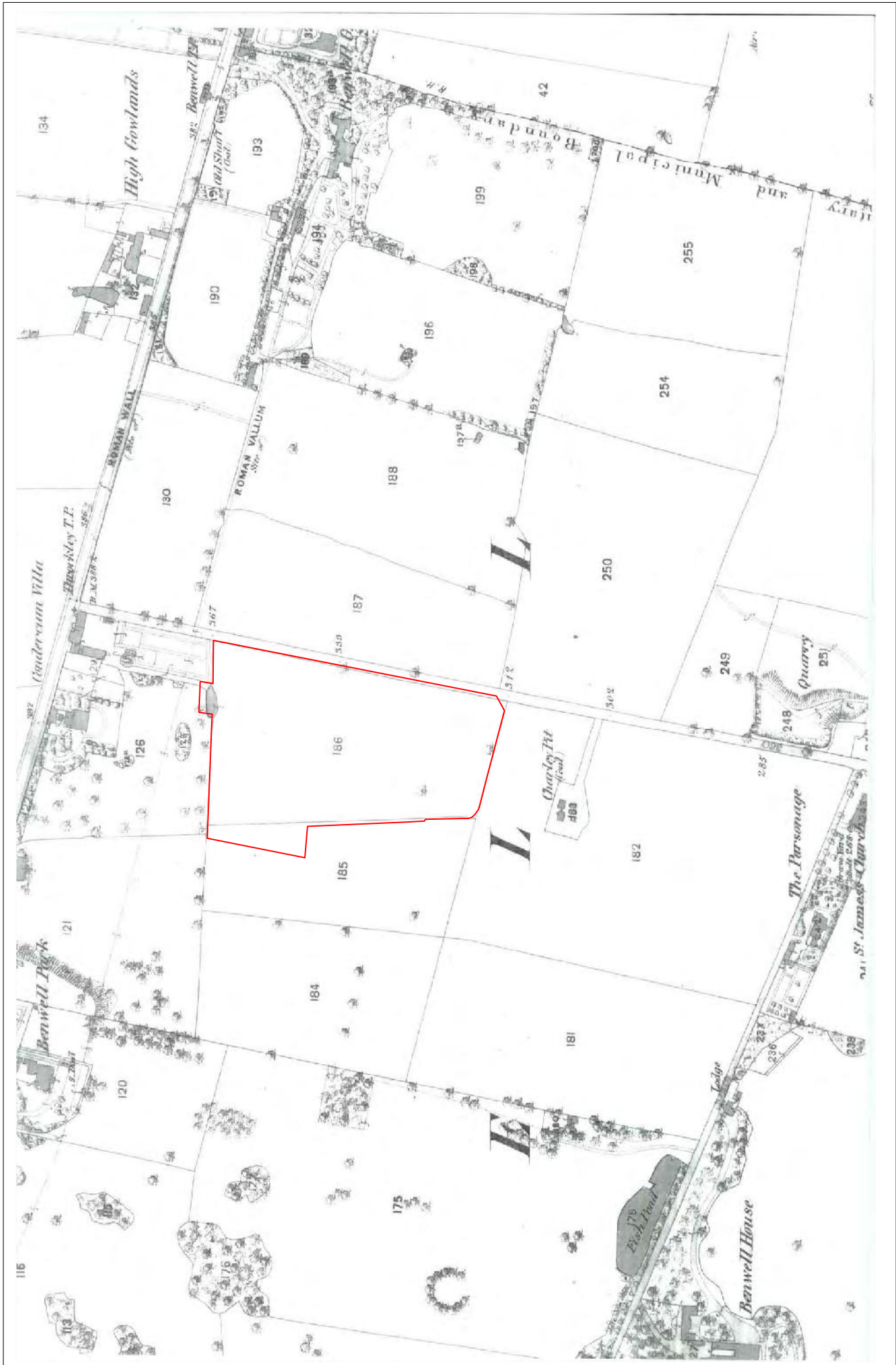


Figure 7. Ordnance Survey 1st edition, 1858
 (25 inches to 1 mile)
 Scale 1:4,000

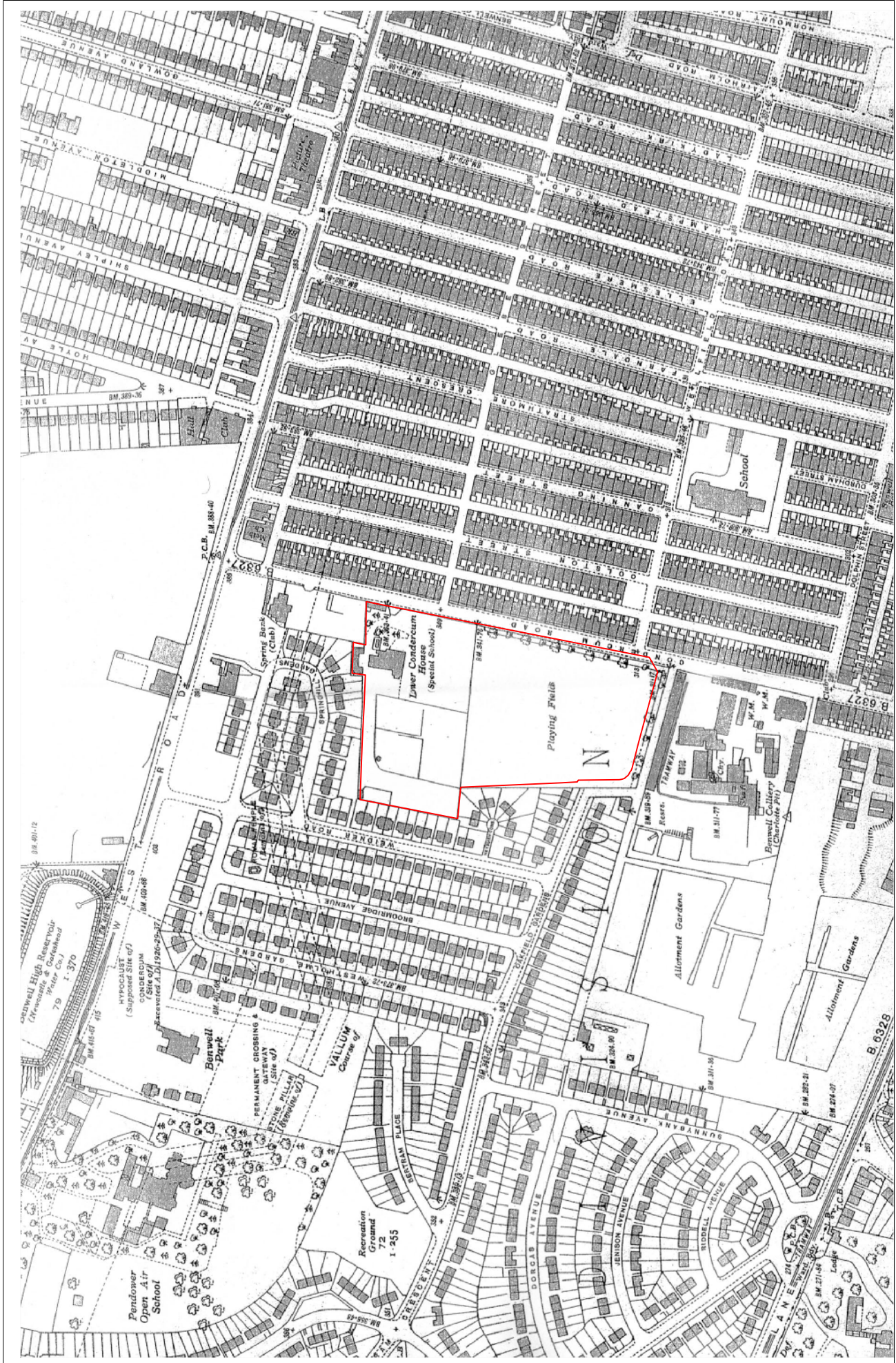


Figure 10. Ordnance Survey, 1939
 (25 inches to 1 mile)
 Scale 1:4,000



Figure 11. Ordnance Survey, 1963
Scale 1:4,000

7. POTENTIAL IMPACTS

The following potential impacts upon the archaeological resource are considered:

- Loss of, or damage to, archaeological sites and remains.
- Settings and views of and from upstanding remains, listed buildings, Scheduled Ancient Monuments and other archaeological sites affected.
- Changes to ground conditions as a result of changes to the drainage regime, which could affect archaeological remains.
- Loss of landscape features, structures and areas with historic and cultural associations.
- Other possible impacts, such as noise, vibration, compressions and other changed ground conditions.

7.1 Loss of, or damage to, archaeological sites and remains

- 7.1.1 The assessment has established that the study site has **high** potential for archaeological remains of the Roman period and any remains of that era would be of **high** archaeological significance. For other archaeological eras there is far less potential, with the exception of the early modern/modern eras, although any remains of such date would be of negligible archaeological significance.
- 7.1.2 The re-development proposals are shown on Figure 12, the main elements being extensive new build in the central northern portion of the site with new hard games court to the south-east. Initial groundworks, such as removal of existing foundations and hard surfaces, the creation of general 'formation levels' and the setting out and consolidation of access roads for plant and machinery, could impact to a greater or lesser degree upon any buried archaeological remains, depending upon the nature and extent of these works. The excavation of foundation trenches for new buildings, as well as cutting the required network of service trenches, can also cause severe localised impact upon any buried archaeological remains. In summary, it is considered likely that the proposed development could threaten the destruction of any buried archaeological remains at the study site.
- 7.1.3 The possibility that previous development in the northern portion of the site - namely Lower Condercum and the existing school - may have impacted upon buried archaeological remains must be considered. Any landscaping groundworks ahead of construction of the existing school may have had significant impact on archaeological levels. However, it has been established that colliery waste and earlier developed soils in the area of *Condercum* fort are known to have protected archaeological levels from 19th century and later development, and this could be of relevance here. The southern portion of the site has evidently seen relatively little former development, so that any archaeological remains there could survive in good condition. Therefore, the proposed re-development groundworks, particularly those to be undertaken for the main west-east range of new build, could pose a significant threat to the archaeological resource, depending on the nature and extent of those works.



Figure 12. Proposed development layout
Scale 1:1,250

7.2 Settings and views of and from listed buildings, scheduled monuments, upstanding archaeological remains and any other archaeological sites affected

7.2.1 There are no scheduled monuments or listed buildings upon the study site. There are scheduled monuments to the north and north-west these relating to the Hadrian's Wall frontier and, particularly, *Condercum* fort, but these lie within built-up areas. Listed buildings within the wider study area lie at some distance from the study site, again in urbanised areas. Therefore, it is considered that the proposed development will **not** detrimentally affect the setting and view of and from any such monument or listed building.

7.2.2 The study site lies within the presumed eastern limit of the *vicus* associated with *Condercum* fort, this delimited by the western side of Condercum Road, as defined on the HER. Therefore, the proposed development will affect the setting of this known archaeological site.

7.3 Changes to ground conditions as a result of changes to the drainage regime, which could affect archaeological remains

7.3.1 Construction groundworks could significantly alter ground conditions at the study site due to changes in the drainage regime. However, geotechnical data pertaining to the sequence of below ground deposits, would be required to elucidate this matter further.

7.3.2 In summary, any surviving archaeological deposits at the site could potentially be affected by the development proposal in this respect.

7.4 Loss of landscape features, structures and areas with historic and cultural associations

7.4.1 In summary, it is considered that the development proposals will not result in the loss of any landscape features, structures or areas with historic or cultural associations.

7.5 Other possible impacts, such as noise, vibration, compressions and other changed ground conditions

7.5.1 Any construction programme - particularly preliminary groundworks - has a short-term impact, in terms of noise and vibration, on the immediate environment of any site.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusions

- 8.1.1 The assessment concludes that the study site has **low** potential for archaeological remains from all **prehistoric** eras, the **Anglo-Saxon** period and the **post-medieval** period. The potential for archaeological remains of the **early modern** and **modern eras**, specifically those relating to the construction of Lower Condercum in the 19th century and the existing school in the 20th century, respectively, is **high**, although such remains would be of **low** archaeological value.
- 8.1.2 The potential for archaeological remains of the **medieval** period is **low to moderate**. The study site occupied a rural setting throughout the **medieval** period and remains of this date are likely to derive from agricultural use of the land, for example, field boundary ditches and plough furrows, and would therefore be of **moderate** archaeological significance at best.
- 8.1.3 The potential for archaeological remains of the **Roman** period is **high**. The *vicus* associated with *Condercum* fort is thought to have extended as far to the east as Condercum Road, which bounds the site to the east, so that evidence of settlement related activity, including associated field systems and other peripheral activity, could be present at the site. Any archaeological remains of Roman date would be of **high** significance.
- 8.1.4 Previous development of the site, particularly the existing school, may have had an impact upon buried archaeological remains.
- 8.1.5 Development of the study site would not directly affect any scheduled monuments or listed buildings.

8.2 Recommendations

- 8.2.1 Where archaeological remains, as identified or predicted by DBA, are likely to be encountered at a proposed development site, strategies must be formulated to deal with them.
- 8.2.2 With regard to planning applications, PPG16 states that, where preliminary research suggests survival of archaeological remains:

"...it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken".

and continues:

*"Evaluations of this kind help to define the character and extent of the archaeological remains that exist in the area of a proposed development, and thus indicate the weight, which ought to be attached to their preservation. They also provide information useful for identifying potential options for minimising or avoiding damage. On this basis, an informed and reasonable planning decision can be taken."*²⁰

²⁰ Department of the Environment 1990, paragraph 21.

- 8.2.3 Policies within the Newcastle City Council UDP, described in Section 2.3.7, deal with development sites where archaeological remains of regional and local importance exist or are suspected to exist, or where there are reasons to pre-suppose archaeological remains exist whose extent and importance is not known, and where any such remains may be adversely affected by development proposals. In such instances, and where preservation *in situ* is not justified, pre-application evaluation or archaeological assessment is required.
- 8.2.4 As the conclusion of this DBA is that there is high potential for archaeological remains to exist, it would therefore be in line with both PPG16 and UDP policies to undertake an archaeological field evaluation at the site. The aim of any archaeological field evaluation is to provide information of sufficient quality and detail that reasoned and informed decisions may be made with regard to the preservation, or not, of buried archaeological material.
- 8.2.5 Field evaluation can comprise one or more of the following procedures:
- geophysical survey;
 - surface artefact collection ('fieldwalking');
 - test-pitting and/or trial trenching.
- 8.2.6 In this instance, geophysical survey would only be of use within the open southern portion of the study site. Even then, given the urban location, extant topsoil may be contaminated with metalwork that might significantly affect the results of such a technique. Geophysical survey would not be a suitable technique for the northern portion of the site due to the presence of standing structures and associated hard surfaces.
- 8.2.7 In this instance, surface artefact collection is not practicable due to current and previous land use. 'Fieldwalking' is only of use across recently ploughed, harrowed or drilled fields, preferably after a period of weathering has taken place.
- 8.2.8 Trial trenching would be the most appropriate method of archaeological field evaluation at the study site and, given the overall conclusion of the DBA, it is recommended that such an evaluation technique is employed at the site ahead of the proposed development. The final decision regarding the requirement for such work lies with the Tyne and Wear County Archaeologist, who, using the results of this DBA as a baseline, will advise the LPA accordingly.

9. ACKNOWLEDGEMENTS AND CREDITS

Acknowledgements

Pre-Construct Archaeology Limited would like to thank Sir Robert McAlpine Limited for commissioning the archaeological assessment. The liaison roles of Phil Robinson and Eddie Dolphin are gratefully acknowledged.

The assistance of Jennifer Morrison, Archaeology Officer in the Tyne and Wear Specialist Conservation Team, is also gratefully acknowledged.

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Sources for Maps and Documentary Evidence

Tyne and Wear Historic Environment Record

Maintained by the Tyne and Wear Specialist Conservation Team (part of the Historic Environment Section of Newcastle City Council), the HER takes the form of paper mapping cross-referenced with indexed files containing paper entries ordered numerically. Relevant entries were photocopied during a pre-arranged appointment.

A simplified version of the HER is available on–line at <http://sine7.ncl.ac.uk> and this facility was utilised during preliminary research for the DBA.

Tyne and Wear Archives Service

The Tyne and Wear Archives Service (maintained at The Discovery Museum, Blandford House, Newcastle) is the record office for the cities and metropolitan districts of Newcastle, Sunderland, Gateshead, South Tyneside and North Tyneside. The computerised on-line catalogue at www.tyneandweararchives.org.uk was searched for relevant material prior to a visit. The available Ordnance Survey map sequence was examined and relevant extracts were photographed with a digital camera for inclusion herein.

Newcastle City Library, Local Studies Section

The City Library, Local Studies Section was visited (this facility was being temporarily housed at Newcastle Civic Centre, during rebuilding of the City Library). The available Ordnance Survey map sequence was examined and relevant extracts were photocopied for inclusion herein.

Other Online Sources

In addition to those online sources mentioned above, the following websites were consulted for this assessment:

Archaeology Data Service (National Monuments Record) website: <http://ads.ahds.ac.uk/>

Communities and Local Government website: www.communities.gov.uk/corporate/. This was consulted for national planning policy regarding heritage.

Durham Mining Museum website: www.dmm.org.uk. This was consulted for information about the collieries in the vicinity of the study site.

MAGIC website: www.magic.gov.uk/website/magic/. MAGIC is a partnership project involving six government organisations including English Heritage and Natural England. The website is essentially an interactive map collecting information on key environmental schemes and designations.

Natural England website: www.naturalengland.org.uk/. This incorporates information compiled for the 'Countryside Quality Counts' project, including information on geology, topography and landuse for the various landscape character areas in North East England.

North East Assembly website: www.northeastassembly.gov.uk. This was consulted for regional planning policy regarding heritage.

Pictures in Print website: www.dur.ac.uk/picturesinprint/. This was consulted for its catalogue, with viewable images, of printed maps and topographical prints. While coverage is predominantly of County Durham before 1860, various colliery related maps cover Tyneside.

Planning Portal website: www.planningportal.gov.uk. This was consulted for information regarding local planning policy relating to archaeology and the historic built environment.

APPENDIX A
HER ENTRIES

TSB 08: HER Entries

Figs. 4 & 5 Ref. No.	HER No.	Grid Ref.	Description	Period	Notes
1	1376	NZ 421600/564700	Find spot (axe-hammer)	Prehistoric	Perforated axe-hammer, believed to have been found at Benwell (Condercum) fort in the mid 19th century.
2	206	NZ 423800/564200-422400/564600	Frontier defence	Roman	Hadrian's Wall, the Big Lamp to Benwell Grove (Wall Mile 5). In this mile the Wall is believed to follow the line of the West Road from the supposed site of Milecastle 5 to the deduced site of Milecastle 6.
3	207	NZ 422400/564600-420900/565000	Frontier defence	Roman	Hadrian's Wall, Benwell Grove to Benwell Hill (Wall Mile 6). The Wall is thought to run under West Road from deduced site Milecastle 6 until west of (Condercum) fort, when it comes back to the south side, just west of the end of St. Cuthbert's Road.
4	208	NZ 421600/564780	Fort (Condercum)	Roman	Hadrian's Wall, Benwell (Condercum) fort. SAM 28(12c and 12d). The fort measured 581 feet (c. 177m) east-west by 417 feet (c. 127m), covering c. 5.64 acres. A reservoir was built on northern third of the fort in 1858 and enlarged in 1957. The West Road crosses the fort area from east-west, lying over the gates and the north frontages of the principal buildings. Main elements are: the Commanding Officer's house, HQ building (notable for its underground strongroom and settling tank), twin granaries and workshop. Behind was the <i>via quintana</i> , running between the minor gates, south of that a hospital, barracks, etc., and to the south of these a probable double stable block inside the twin-portalled south gate and rampart. SAM 28(12) comprises five land parcels - SAM 28(12a-e)- in the vicinity of the fort, those beyond its limits being the Temple of Antenociticus 28(12a), the Vallum crossing 28(12b) and a section of the Vallum to the west 28(12e), within the grounds of Pendower Hall.
5	1255	NZ 420000/564000	Find spot (inscribed stone)	Roman	Inscribed stone. Seen in a house wall on Benwell Hill in 1807.
6	5262	NZ 421600/564600	Settlement	Roman	The precise extent of the vicus at Benwell (Condercum) fort is not known but it is believed to have been a very large civilian settlement gathered around the road extending south from the fort.
7	5263	NZ 421300/564500	Bath-house	Roman	The bath-house is presumed to lay c. 275m to the south-west of Benwell (Condercum) fort. A plan compiled by the second Robert Shafto in the 1750s showed a rectangular building measuring c. 25m by 31m. Other buildings were noted as being in the vicinity.
8	5264	NZ 421550/564630	Vallum crossing	Roman	Vallum crossing and gateway. SAM 28(12b). Excavated in 1933, had vertical sides of dressed ashlar and spanned by an arched gateway with double doors.
9	5265	NZ 421550/564590	Mansio	Roman	The mansio was partially excavated by Petch in 1926-7. The building measured at least 25m by 11m. Pottery evidence suggested a date of c. AD 200. It may in fact have been an inn set up as a private enterprise rather than a mansio (a posing house for official travellers).
10	5266	NZ 421710/564670	Temple	Roman	Temple of Antenociticus. SAM 28(12a). Grade I listed. The temple measured 7m by 4.8m, with thick stone walls and a projected apse at the southern end. Inside the apse was an ornamental base for the cult statue. On either side was an altar, one dedicated by a centurion, the other by a prefect. Probably built AD 181-5 (but possibly in the 3rd century). The temple was used by officers, there being no evidence for civilian worship. A third altar was dedicated by the Cohors I Vangiorium.
11	5267	NZ 421230/564330	Find spot (vessel)	Roman	Complete Roman vessel found in 1887 in Benwell Lane during the digging of a sewer near Benwell Dene House.
12	5268	NZ 421460/564500	Find spot (coin)	Roman	A pottery vessel and coins were found while digging the foundations for 68 Bertram Crescent, Benwell.
13	5269	NZ 421530/564560	Building foundation	Roman	Roman building remains observed by Petch in the front garden of 27 Lisimore Place, Benwell.

TSB 08: HER Entries

Figs. 4 & 5 Ref. No.	HER No.	Grid Ref.	Description	Period	Notes
14	5270	NZ 421620/564610	Ditches	Roman	Two parallel ditches were observed running southwards from the south-east corner of Benwell (Condercum) fort. The western ditch has been traced for a distance of c. 71m.
15	5271	NZ 421660/564640	Funerary site	Roman	A stone-lined grave containing a lead-lined coffin for a child.
16	5272	NZ 421420/564560	Find spot (pottery)	Roman	Ceramic material found during building work in the grounds of Pendower Hall School.
17	5273	NZ 421560/564660	Road	Roman	A Roman road that ran from the south gate of Benwell (Condercum) fort (HER 208) to the Vallum crossing (HER 5264).
18	5275	NZ 421710/564670	Find spot (altar)	Roman	Altar found in the Temple of Antenociticus. Originally on a concrete foundation with knife and wreath on the left side and a jug and wreath on the right. Inscribed 'To the god Antenociticus and to the deities of the Emperors, Aelius Vibius, centurion of the Twentieth Legion Valeria Victrix, willingly and deservedly fulfilled his vow'.
19	5276	NZ 421710/564670	Find spot (altar)	Roman	Altar found in the Temple of Antenociticus in three fragments. Inscribed 'Sacred to the god Antenociticus: the First Cohort of Vangiones, under the command of Cassianus, prefect, willingly and deservedly fulfilled its vow'.
20	5277	NZ 421710/564670	Find spot (altar)	Roman	Altar found in the Temple to Antenociticus. Inscribed 'To the god Anociticus Tineius Longus (set this up) having, while prefect of cavalry, been adorned with the (senatorial) broad stripe and designated quaestor by the decrees of our best and greatest Emperors, under Ulpian Marcellus, consular governor'.
21	5299	NZ 421600/564700	Find spot (altar)	Roman	Altar found in the northern portion of Benwell (Condercum) fort. Inscribed 'to the Vitires'. Shows a long-tailed quadruped, resembling a sheep.
22	5306	NZ 421600/564700	Find spot (altar)	Roman	Altar to Jupiter found at Benwell. Inscribed 'To Jupiter, Best and Greatest, of Doliche, and to the deities of the Emperors for the welfare of the Emperor Caesar Titus Aelius Hadrianus Antoninus Augustus Pius, father of his country, and of the Second Legion Augusta Marcus Liburnius Fronto, centurion of the same legion, willingly and deservedly fulfilled his vow'. On the left side are an axe and knife, on the right side are a jug and patera.
23	5308	NZ 421600/564700	Find spot (dedication slab)	Roman	Dedication slab found at Benwell inscribed 'To the three Mother Goddesses of the parade ground and to the genius of the First Cavalry Regiment of Asturian Spaniards styled... Gordian's own Terentius Agrippa, prefect, restored this temple from ground-level'.
24	5310	NZ 421600/564700	Find spot (altar)	Roman	Part of an altar found at Benwell. Inscribed '.....centurion of the Twentieth Legion Valeria Victrix, willingly and deservedly fulfilled his vow'.
25	5317	NZ 421600/564700	Find spot (building stone)	Roman	Building stone found at Benwell, in the 18th century? Inscribed 'The century of Arrius (built this)'.
26	5318	NZ 421600/564700	Find spot (building stone)	Roman	Building stone found at Benwell, in the early 19th century? Inscribed 'The century of Arrius (built this)'.
27	5319	NZ 421600/564700	Find spot (building stone)	Roman	Building stone found built into a house at Benwell, in the 18th century? Inscribed 'The century of Peregrinus (built this)'.
28	5320	NZ 421600/564700	Find spot (dedication slab)	Roman	Dedication slab found in 1852 at Benwell Park House inscribed '... of (or for) the First Cavalry Regiment of Asturians'
29	5321	NZ 421600/564700	Find spot (tombstone)	Roman	Tombstone, found in the 18th century? built into a house at Benwell (Condercum) fort.
30	5322	NZ 421600/564700	Find spot (tombstone)	Roman	Tombstone found in 1938 reused in a Roman building overlying the infilled Vallum. Inscribed 'Sacred to the spirits of the departed: Decimus Julius Candidus, son of Quintus, of the First Cohort of Vangiones, aged 40'.

TSB 08: HER Entries

Figs. 4 & 5 Ref. No.	HER No.	Grid Ref.	Description	Period	Notes
31	5323	NZ 421600/564700	Find spot (tombstone)	Roman	Tombstone found in 1877 c. 460m west of Benwell (Condercum) fort. Inscribed 'To the spirits of the departed (and) to Publius Sermullius Martialis'.
32	5324	NZ 421600/564700	Find spot (column)	Roman	Shaft of a column found in 1862 in the grounds of Condercum House.
33	5327	NZ 421600/564700	Find spot (sculpture)	Roman	Sculpture of a bearded head found in 1862 at Benwell.
34	5328	NZ 421600/564700	Parade ground	Roman	Assumed parade ground to the east of Benwell (Condercum) fort, Suggested by the altar to Jupiter Optimus Maximus, found with another altar (HER 5306 and 5310) and the dedication to the Matres Campestres (HER 5308).
35	5444	NZ 421600/564700	Find spot (silver spoon)	Roman	A silver spoon found at Benwell (Condercum) fort during excavations undertaken by Petch in 1926.
36	1498	NZ 421600/564600	Find spot (brooch)	Early Medieval	A square-headed brooch of Anglo-Saxon form found during roadworks east of Benwell (Condercum) fort in 1957.
37	140	NZ 421000/564500	Village (Benwell)	Medieval	Benwell Village. Documented from the 11th century.
38	138	NZ 421150/564390	Chapel (Benwell)	Medieval	A 13th century documentary reference mentions a vicar of Benwell. Some associate the chapel with the priors of Tynemouth, who held the manor of Benwell from the mid 15th century to 1539, although the earliest actual reference to a chapel here is from the 1660s. It was demolished in c.1780. Gravestones recorded at the site date from 1684-1759. The appearance and precise location of the building are uncertain. The site is now occupied by the Mitre Hotel - the last of the gravestones was removed sometime after 1977.
39	139	NZ 421180/564500	Tower house	Medieval	The earliest reference to a tower is in documents from 1538-39 where it is contained in a list of property lately belonging to the priors of Tynemouth. In the mid 18th century the house was largely rebuilt, but the house and tower were demolished in 1831, and replaced by the present Benwell Tower.
40	1361	NZ 421180/564500	Manor (Benwell)	Medieval	Documented from the 15th century. A plan dated 1637 records its layout.
41	3945	NZ 414650/566880-424780/564960	Road (Newcastle to Carlisle)	Medieval	Ancient roadway from Carlisle through the Pennines following Hadrian's Wall into Newcastle. Documented from the 12th century.
42	1863	NZ 420840/564610	House (Benwell Hall)	Post-medieval	Benwell Hall stood the north side of Ferguson's Lane. It was in brick and probably of late 18th century date. Demolished 1982.
43	4081	NZ 421770/564330	Colliery (Benwell, Charlotte Pit)	Post-medieval	Charlotte (or Charley) Pit opened in 1766 as part of Benwell Colliery, owned by W. Cochrane Carr Limited, and from the 1930s by Elswick Coal Company Limited. Charlotte Pit was evidently still working at the time of the 1939 Ordnance Survey map.
44	4100	NZ 422420/564460	Pit shaft	Post-medieval	Pit shaft is shown on Thompson's plan of 1743. On the Ordnance Survey 3rd edition, 1919, it is marked as a 'ventilation shaft'.
45	5243	NZ 422090/565390	Park (Fenham Hall)	Post-medieval	Fenham Hall Park formerly comprised woodland walks, lawns, fish pond, ice house and ha-ha. Shown on Gibson's map of 1788.
46	8641	NZ 421300/564200	House (Benwell Old House)	Post-medieval	Benwell Old House, Benwell Lane. An early 18th century mansion, rebuilt c. 1838, later a nursery before demolition c. 1955.
47	1861	NZ 421380/564220	House (Benwell Cottage)	Early Modern	Benwell Cottage, south side of Benwell Lane. Built 1844 by William Hawthorn and sold to coal-owner J.O. Scott in 1881. Occupied 1906-1924 by the industrialist Col. William Angus. Became a hostel in 1925 and was later used for civil defence purposes. Demolished in 1972.
48	1862	NZ 421570/564730	House (Benwell House)	Early Modern	Benwell House was built for John Walker in the 1820s on the south side of Benwell Lane. In 1848 it was sold to Jonathan Priestman. It reportedly had a large tasteful garden with fountain. In the 1900s it became the Benwell House Hotel. Demolished in 1972.

TSB 08: HER Entries

Figs. 4 & 5 Ref. No.	HER No.	Grid Ref.	Description	Period	Notes
49	1878	NZ 421570/564730	House (Benwell Park)	Early Modern	Benwell Park stood on the south side of West Road. Built in neo-Elizabethan style in 1852 for the barrister J.P. Mulcaster. In 1914 sold to shipowner Leonard Macarthy and some 20 years later the house and grounds were re-developed as a housing estate, Denthill Park
50	4067	NZ 421030/565080	Quarry	Early Modern	Bank Top Quarry opened prior to 1864 and is marked as 'disused' on the Ordnance Survey 2nd edition.
51	4069	NZ 420820/564270	Water works	Early Modern	Benwell Low Water Works was built in 1857. The waterworks chimney and lodge are Grade II listed.
52	4070	NZ 421150/564310	Ice house	Early Modern	Ice house located within the grounds of Benwell House (HER 1862). Appears on Ordnance Survey 1st edition.
53	4077	NZ 421630/564840	Reservoir	Early Modern	Benwell High Reservoir was built in 1858 and enlarged in 1957.
54	4078	NZ 421920/564710	Toll house (Throckley Turnpike)	Early Modern	Throckley Turnpike toll stood on the south side of West Road. Appears on the Ordnance Survey 1st edition.
55	4079	NZ 422330/564610	Toll house (Benwell Turnpike)	Early Modern	Benwell Turnpike toll stood on the north side of West Road. Appears on the Ordnance Survey 1st edition.
56	4080	NZ 422250/564600	Pit shaft	Early Modern	Coal shaft, presumably an early working of Benwell Colliery, marked as 'Old' on the Ordnance Survey 1st edition.
57	4101	NZ 422400/564190	Air shaft	Early Modern	Air shaft shown on the Ordnance Survey 1st edition.
58	4102	NZ 422270/564000	Quarry	Early Modern	Elswick West Quarry opened prior to 1864 and was disused by the time of the Ordnance Survey 2nd edition.
59	5329	NZ 421460/564740	House (Pendower Hall)	Early Modern	Pendower Hall was built c. 1870 for banker J.W. Pease. Originally set in around 60 acres of gardens. Became a school in 1920 then a Teacher's Centre. Coursed squared sandstone with ashlar dressings; Welsh slate roof. Grade II listed. Associated stables, coach house, lodge and annex are Grade II listed.
60	6309	NZ 421460/564260	Fishpond	Early Modern	Fish pond within the grounds of Benwell House (HER 1862) on Benwell Lane. Appears on the Ordnance Survey 1st edition.
61	6310	NZ 421680/564130	Clergy House (Church of St. James)	Early Modern	The Parsonage, Church of St. James, Benwell Lane. Appears on Ordnance Survey 1st edition.
62	6311	NZ 421780/564090	Church (St. James)	Early Modern	Church of St. James, Benwell. Built 1832 and became parish church 1843. Designed by John Dobson. Grade II listed.
63	6317	NZ 421730/564790	House (Benwell Hills)	Early Modern	Benwell Hills, Benwell. Now the site of Westgate Community College. Appears on the Ordnance Survey 1st edition.
64	6346	NZ 422210/564660	Farmstead	Early Modern	High Gowlands Farm, north of Westgate Road, Benwell. Appears on the Ordnance Survey 1st edition.
65	6347	NZ 421910/564660	House (North View)	Early Modern	North View, Westgate Road, Benwell. Appears on the Ordnance Survey 2nd edition.
66	6348	NZ 421910/564660	House (Spring Bank)	Early Modern	Spring Bank, Westgate Road, Benwell. Appears on the Ordnance Survey 2nd edition.
67	6349	NZ 42190/056469	House (Condercum Cottages)	Early Modern	Condercum Cottages, Westgate Road, Benwell. Although unnamed this is shown on the Ordnance Survey 1st edition, and is then marked as Condercum Cottages on the 2nd edition.
68	6350	NZ 421850/564700	House (Condercum)	Early Modern	Condercum Villa, Westgate Road, Benwell. Appears on the Ordnance Survey 1st edition.
69	6351	NZ 421730/564690	House (Condercum House)	Early Modern	Victorian mansion on the west side of Condercum Road, demolished to make way for a special school. Appears on the Ordnance Survey 2nd edition.
70	6352	NZ 421860/564580	House (Lower Condercum)	Early Modern	Lower Condercum, Benwell. Appears on the Ordnance Survey 2nd edition.

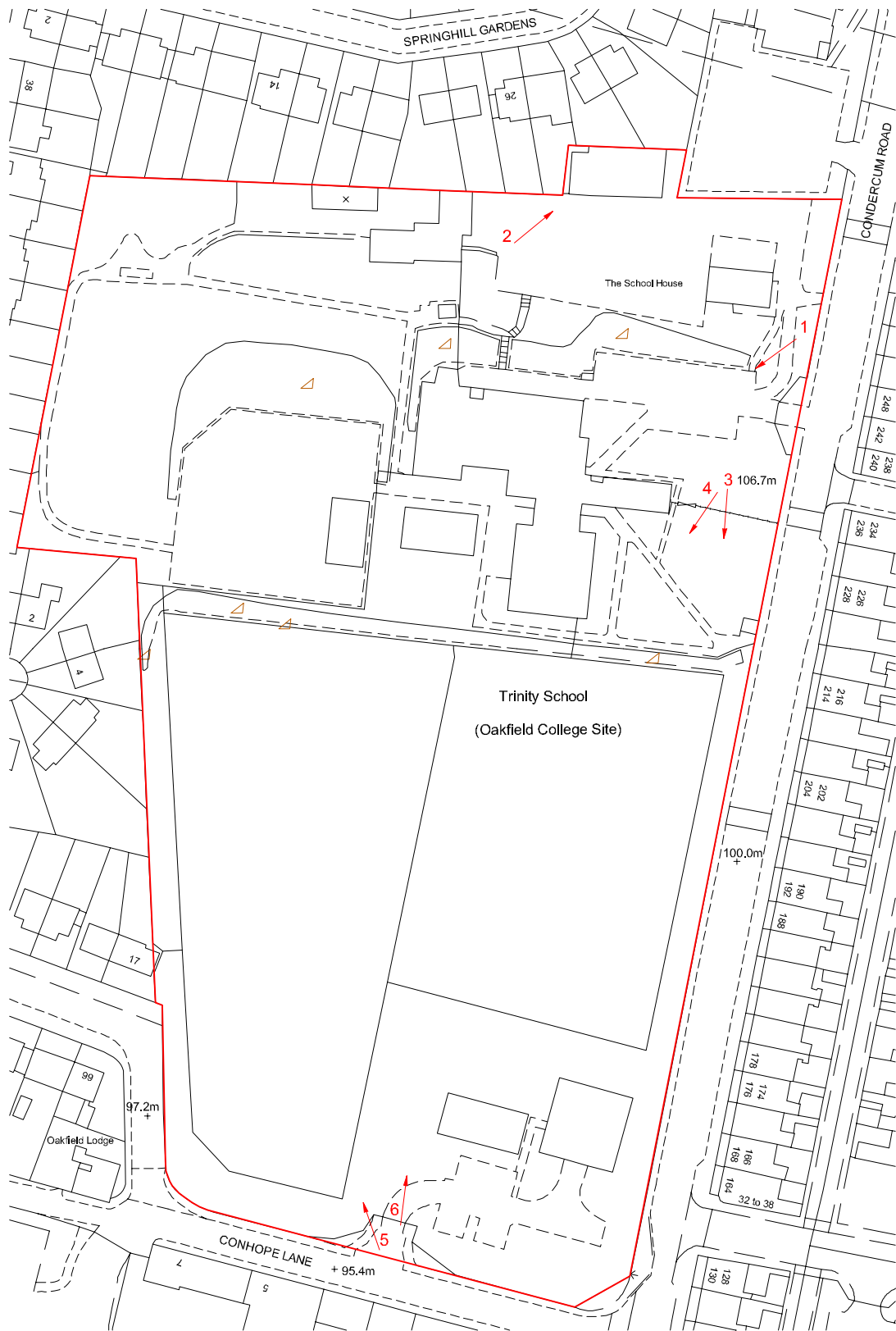
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Figs. 4 & 5 Ref. No.	HER No.	Grid Ref.	Description	Period	Notes
71	6353	NZ 421730/564490	House (Oakfield)	Early Modern	Oakfield, Benwell. Appears on the Ordnance Survey 2nd edition.
72	6354	NZ 421860/564170	Quarry	Early Modern	Old Quarry, Benwell. Appears on the Ordnance Survey 1st edition.
73	6361	NZ 421250/564270	School	Early Modern	Royal Victoria School for the Blind, Benwell Lane. Built as a house in 1865 for Dr. Thomas Hodgkin. Grade II listed.
74	6363	NZ 421160/564700	House (Pendower Cottage)	Early Modern	Pendower Cottage, Fox and Hounds Lane. Appears on the Ordnance Survey 2nd edition.
75	6364	NZ 421170/565030	Farmstead	Early Modern	Farmstead, Bank Top, West Road, Benwell. Appears on the Ordnance Survey 1st edition.
76	6365	NZ 421050/564930	House (West Acres)	Early Modern	West Acres, Benwell. Appears on the Ordnance Survey 2nd edition.
77	6366	NZ 421160/565010	Inn (Fox and Hounds)	Early Modern	Fox and Hounds Public House, Benwell. Appears on the Ordnance Survey 1st edition.
78	6367	NZ 420980/564930	House (St. Cuthbert's House)	Early Modern	St. Cuthbert's House, Benwell Hill. Appears on the Ordnance Survey 2nd edition. Since 1923 the building has been part of St. Cuthbert's RC School.
79	6370	NZ 421950/564960	Pond	Early Modern	Curling pond, Fenham. Appears on the Ordnance Survey 2nd edition.
80	6430	NZ 422380/564520	House (West House)	Early Modern	West House, Benwell Grove. Appears on the Ordnance Survey 2nd edition.
81	8638	NZ 422300/564500	House (Benwell Grove)	Early Modern	Designed by Dobson in 1816, in the present area of Normount Gardens and Benwell Grove Road. Demolished c. 1914.
82	8639	NZ 422300/564600	House (Gloucester Lodge)	Early Modern	Gloucester Lodge, Benwell.
83	8642	NZ 421580/564140	House (Benwell Grange)	Early Modern	Benwell Grange stood in two acres of land off Benwell Lane near the present Hodgkin Park Road. Built in 1860-63 for civil engineer Benjamin Carr Lawton. In 1907 became a training school for disabled service men and from 1920 to 1954 served as a girls' hostel of the Royal Victoria School for the Blind. In 1968 it was replaced by flats.
84	8731	NZ 421480/564760	Stable and wall	Early Modern	Stable range and linking wall, Pendower Hall, West Road, Benwell. Dates from c. 1870. Coursed squared sandstone with Welsh slate roof. Grade II listed.
85	9020	NZ 421270/564300	Gate lodge	Early Modern	Lodge to former Benwell Dene House, Victoria School of the Blind, Benwell Lane, Benwell. Built 1865 for Sr. Thomas Hodgkin. Sneked sandstone with ashlar plinth and dressings; dark slate roof with stone gable copings. Grade II listed.
86	9042	NZ 421170/564480	House (Benwell Towers)	Early Modern	House on Benwell Lane, later bishop's house and chapel, now a public house. Built 1831 by John Dobson for Thomas Crawhall, with chapel added 1887. Ashlar with plinth; Welsh slate roof on chapel. Grade II listed.
87	10723	NZ 422430/564520	House (Westfield House)	Early Modern	Westfield House, Westgate Road. Appears on the Ordnance Survey 2nd edition.
88	10762	NZ 422510/564770	House (North Elswick Hall)	Early Modern	North Elswick Hall, Fenham. Appears on the Ordnance Survey 1st edition.
89	5041	NZ 421500/564850	House (Shilling House)	Modern	Shilling House, 342 West Road. Concrete house constructed in the 1920s as a prize to encourage people to donate a shilling each to the Montague Pit Disaster fund.
90	5210	NZ 421810/564070	Fountain (Benwell)	Modern	Edward VII drinking fountain integrated in the boundary wall and railings of St. James' Church. Grade II listed.
91	5529	NZ 421900/564800	Searchlight battery	Modern	World War 2 searchlight battery TT141.
92	6916	NZ 421860/564090	Theatre	Modern	The Majestic Theatre, Condercum Road. Opened October 1927. Demolished in 2004.
93	7678	NZ 421110/564560	Air-raid shelters	Modern	World War 2 shelters at Pendower Elementary School, Benwell. The school acted as ARP premises.
94	9259	NZ 421330/564890	School	Modern	Pendower Open Air School 1925, Benwell. Main L-plan block. Rendered brick, slate roofs. Grade II listed.

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95	9822	NZ 422390/564550	Church (Venerable Bede)	Modern	Church of the Venerable Bede, Benwell Grove. Built 1936-7 by W.B. Edwards.
96	9823	NZ 421250/564700	Housing estate	Modern	Pendower Estate. An early council housing estate laid out from 1919 and continued into the 1920s by Cackett, Dick and Mackellar.
97	11144	NZ 421930/564390	Sculpture	Modern	The Benwell Bird, Colston Street, Benwell. Polished steel relief sculpture of a tree with a black raven sitting in it. By William Pym 1997, with addition in 1999.

APPENDIX B
PLATES



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Location and direction of plates
Scale 1:1,250



Plate 1. School buildings, looking south-west.



Plate 2. Brick building in northern boundary, looking north-east.



Plate 3. Grassed area, with sports pitch and Oakfield Solutions in rear ground, looking south.



Plate 4. Grassed area, with south-western pasture in rear ground, looking south-west.



Plate 5. View towards farm from southern boundary, looking north-west.



Plate 6. View towards school buildings from southern boundary, looking north.