

**DESK-BASED HERITAGE ASSESSMENT, HISTORIC BUILDING RECORDING
AND ARCHAEOLOGICAL WATCHING BRIEF AT
WHITEHOUSE FARM, STATION ROAD, GREATHAM,
HARTLEPOOL, TEESSIDE**

**Desk-Based Heritage Assessment, Historic Building Recording and
Archaeological Watching Brief at Whitehouse Farm, Station Road,
Greatham, Hartlepool, Teesside**

National Grid Reference: NZ 4940 2747

Site Code: SRG 10

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CONTENTS

List of Figures

	<i>page</i>
1. NON-TECHNICAL SUMMARY	1
2. INTRODUCTION	3
3. AIMS AND OBJECTIVES	11
4. METHODOLOGIES	13
5. GEOLOGY AND TOPOGRAPHY	15
6. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	16
7. HISTORIC BUILDING RECORDING	28
8. ARCHAEOLOGICAL WATCHING BRIEF	37
9. CONCLUSIONS AND RECOMMENDATIONS	42
10. ACKNOWLEDGEMENTS AND CREDITS	43
11. BIBLIOGRAPHY AND SOURCES CONSULTED	44

Appendix A: Catalogue of HER Entries

Appendix B: Photographic Register

Appendix C: Plates

List of Figures

	<i>page</i>	
Figure 1	Site Location	9
Figure 2	Detailed Site Location	10
Figure 3	HER Entries	23
Figure 4	Tithe Map, 1839	24
Figure 5	Ordnance Survey 1st Edition, 1882	25
Figure 6	Ordnance Survey 2nd Edition, 1897	26
Figure 7	Ordnance Survey 3rd Edition, 1920	27
Figure 8	Annotated Floor Plans and Elevations	35
Figure 9	Location/Direction Plan of Photographs (in Appendix C)	36
Figure 10	Proposed Redevelopment Plan	38
Figure 11	Watching Brief: Areas Monitored	39
Figure 12	Northernmost element of new build footings (watching brief photograph)	40
Figure 13	Westernmost element of new build footings adjacent to remaining building (watching brief photograph)	40
Figure 14	Network of new build footings, with north end of remaining buildings (watching brief photograph)	41

1. NON-TECHNICAL SUMMARY

- 1.1 A desk-based heritage assessment and historic building recording were undertaken in December 2010 in association with the re-development of Whitehouse Farm, Greatham. The scheme involved demolition of an existing farmhouse due to structural instability, with new build on the same footprint, and alterations and extensions to existing outbuildings, all to create new dwellings. Archaeological monitoring was undertaken of demolition of the farmhouse in December 2010 and during construction groundworks in January 2011.
- 1.2 The project was commissioned by the Hospital Of God at Greatham and all three elements of the archaeological work were undertaken by Pre-Construct Archaeology Limited. The project was required as a condition of planning permission for the re-development scheme and, since the site lies in the Greatham Conservation Area, as a condition of Conservation Area consent.
- 1.3 Whitehouse Farm is located at the junction of Station Road and Egerton Terrace, on the southern edge of Greatham, a village located immediately south of the urban limit of Hartlepool. The central National Grid Reference for the site is NZ 4940 2748. It is bounded to the north by Station Road, to the west by Egerton Terrace, and to the east and south by residential properties.
- 1.4 The overall re-development site comprises two ranges of buildings, an open courtyard area, with an access road to the south. Of the buildings, the main east-west range comprises the former farmhouse, fronting onto Station Road, while the north-south range, fronting onto Egerton Terrace, comprises outbuildings including a stable block. The group as a whole formed two ranges of a courtyard farmstead typical of the area. The earliest structural fabric of the farm probably dates to the 18th century, although it is possible that there may have been a farmstead at this location earlier than this date, given that the village has a medieval origin.
- 1.5 All buildings to be removed or converted as part of the re-development scheme - that is the farmhouse and adjacent outbuildings - were subject to a programme of historic building recording, including compilation of a photographic record of the structures. A desk-based heritage assessment was required in order to place the property in its historic context.
- 1.6 New-build elements of the development scheme had the potential to disturb sub-surface archaeological remains. Therefore, the desk-based assessment also served to identify the potential for sub-surface archaeological remains at the site. The assessment revealed that although Greatham is believed to have Anglo-Saxon origins, there is no direct archaeological or documentary evidence to support this. The village probably developed in the medieval period, aided by the foundation of the Hospital of God. Later archaeological potential would most likely relate to the post-medieval construction of the farmhouse or associated agricultural activities. Map regression suggested that Whitehouse Farm has occupied the site since at least the early 1800s, with one possible major change to the layout of the buildings between 1838 and c. 1860. The area around the farm has undergone some change, most notably to the south, during the late 20th century.

- 1.7 The potential for archaeological remains of the prehistoric eras, the Romano-British period and the Anglo-Saxon period at the site is considered **low**. The potential for medieval remains is considered **low to moderate**. Standing buildings of post-medieval date were present at the site and the potential for sub-surface archaeological remains related to usage of the site as a farm during the post-medieval period is considered **high**.
- 1.8 No archaeological remains of note were observed during the programme of archaeological monitoring undertaken in January 2011 in association with construction groundworks.

2. INTRODUCTION

2.1 General

- 2.1.1 This report describes the methods and results of a desk-based heritage assessment and programmes of historic building recording and archaeological monitoring and recording ('watching brief') undertaken as part of the planning process in respect of the re-development of Whitehouse Farm, Greatham. The farm comprises two ranges of buildings, to the north and west, and the scheme (Hartlepool Borough Council planning reference numbers H/2010/0585 and H/2010/0591) will create a residential development comprising two flats and two almshouses, with the northern range demolished and entirely replaced by new build.
- 2.1.2 The project was commissioned by the Hospital of God at Greatham (the Client) and undertaken December 2010-January 2011 by Pre-Construct Archaeology Limited (PCA), working to a Brief¹ prepared by Tees Archaeology and a Project Design prepared by PCA.²
- 2.1.3 At the commencement of the project, the northern range of buildings comprised a two storey farmhouse of four bays. The western range comprised a range of single storey outbuildings, the northern end of which formed a lean-to structure against the western gable end of the northern range. These structures were to be recorded to provide an archive record. A desk-based heritage assessment was required in order to place the property in its historic context. Furthermore, since new-build elements of the scheme had the potential to disturb sub-surface archaeological remains, the desk-based assessment was required to address the potential for archaeological remains at the site, followed by archaeological monitoring of construction groundworks to record any archaeological remains of note.
- 2.1.4 The historic building recording was undertaken as a programme of fieldwork, with subsequent report compilation. The desk-based assessment involved a visit to the site and an examination of documentary and cartographic sources in order to establish the archaeological and historical background of the site, and to assess the potential for survival of sub-surface archaeological remains, with any such remains to be recorded by the aforementioned monitoring.
- 2.1.5 The **Online AccesS** to the **Index of Archaeological InvestigationS** (OASIS) reference number for the project is: preconst1-95673.

2.2 Site Location and Description

- 2.2.1 The village of Greatham lies c. 0.9km south of the A689 road between Stockton to Hartlepool, a route which marks the southern limit of urban Hartlepool. The site, Whitehouse Farm, is located at the southern end of the village, at the junction of Station Road and Egerton Terrace.
- 2.2.2 Whitehouse Farm lies to the south of Station Road, and comprises a roughly rectangular area, covering c. 0.13 hectares and centred at National Grid Reference NZ 4940 2747 (Figure 1). It is bounded to the north by Station Road, to the west by Egerton Terrace, and to the east and south by residential properties. The location and layout of all elements of the site at the time of the project herein described are shown on Figure 2. Photographs showing overall views of the site from Egerton Terrace appear as Plates 1 and 2 (in Appendix C).

¹ Tees Archaeology 2010.

² PCA 2010.

2.2.3 At the commencement of the project herein described, the site was occupied by Whitehouse Farm, an 18th-19th century farmhouse and outbuildings. As part of the re-development scheme, the farmhouse was demolished in December 2010, following the historic building recording, while the majority of the western range of outbuildings was retained for refurbishment. Other new build, at the south-eastern side of the western range, was ongoing during the project. South of the farmhouse, much of the area of the former farmyard was occupied by welfare units of the demolition and building contractor during the project. The southernmost portion of the overall re-development site comprised an access road.

2.3 Planning Background

Government Legislation and National Planning Policy

2.3.1 Legislation regarding buildings and areas of special architectural or historic interest is contained in the *Planning (Listed Building and Conservation Areas) Act 1990* (the 1990 Act). Although none of the buildings at Whitehouse Farm are listed, the site lies within 'Greatham Conservation Area', therefore Government legislation, as set out in the 1990 Act, is relevant to the re-development scheme.

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 the *National Heritage Act 2002*. Nationally important sites are listed in a schedule of monuments and details of scheduling are held on the list maintained by the Department for Culture, Media and Sport (DCMS).

2.3.3 In March 2010, UK Government published *Planning Policy Statement 5: 'Planning for the Historic Environment'* (PPS5),³ which sets out national planning policies on the conservation of the historic environment and provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. PPS5 is supported by guidance in the *Historic Environment Planning Practice Guide* (HEPPG), also issued in March 2010.⁴

2.3.4 PPS5 merges Listed Buildings, Conservation Areas, Scheduled Monuments and all designated historic assets into one category of 'designated heritage assets' for the purposes of national policy. The policies in PPS5 are a material consideration, which must be taken into account in development management decisions, where relevant. The policies in PPS5 also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the 1990 Act.

³ Department for Communities and Local Government 2010.

⁴ Department for Communities and Local Government, English Heritage and Department for Culture, Media and Sport, 2010.

2.3.5 PPS5 sets out the Government's objectives in paragraph 7 as being (in summary) to:

- Deliver sustainable development.
- Conserve England's heritage assets in a manner appropriate to their significance.
- Contribute to our knowledge and understanding of our past (this applies in particular to excavation of archaeological sites and to demolition of buildings).

Paragraph 7 of PPS5 recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The same paragraph also ensures that decisions are based on the **significance** of the heritage asset - significance now being a key factor in the assessment of impacts on the historic environment.

2.3.6 Development management is addressed in Policies HE6 to HE12 of PPS5, beginning with the information requirements for applications for consent affecting heritage assets in Policy HE6. Paragraph HE6.1 indicates that in describing the significance of a heritage asset, the level of detail supplied by an applicant should be subject to two considerations:

- i it should be proportionate to the importance of the heritage asset, and
- ii it should be no more than is sufficient to understand the potential impact on the significance of the heritage asset.

2.3.7 **Heritage Assets** are defined in Annex 2 of PPS5 as: *a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.*

Annex 2 defines **Archaeological Interest** as: *an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early human and continues to be created and destroyed.*

A **Designated Heritage Asset** comprises a: *World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.*

Significance is defined as: *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic.*

2.3.8 In sum, UK Government policy provides a framework which:

- Has a presumption in favour of the conservation of designated heritage assets.
- Protects the settings of designated heritage assets.
- Takes into account the desirability of sustaining and enhancing the significance of heritage assets.

- Requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets.
- Accepts that where the loss of whole or part of a heritage asset's significance is justified, provision must be made for the recording of assets and publication of the resulting evidence.

2.3.9 Additionally, specific guidance relating to conversion of farm buildings appears in *Planning Policy Statement 7: 'Sustainable Development in Rural Areas'*.⁵ In general, productive reuse of buildings is considered preferable to buildings being underused, vacant or derelict and the statement stresses that Local Planning Authorities should set out, in Local Development Documents, their policy criteria for permitting the conversion and reuse of buildings in the countryside for economic, residential and any other purposes.

Regional and Local Planning Policy

2.3.10 Various Regional Spatial Strategies were revoked by UK Government in July 2010. However, in addition to Government legislation regarding Conservation Areas and national planning policy regarding the historic environment, as described above, the re-development of Whitehouse Farm is subject to relevant planning policy at a local level, namely that administered by the Local Planning Authority (LPA), Hartlepool Borough Council.

2.3.11 As part of the implementation of a Local Development Framework (LDF) by Hartlepool Borough Council, the *Hartlepool Local Plan 2006* will be superseded in due course by various documents including the Local Development Scheme and a number of different types of Development Plan Documents, including the Core Strategy.⁶ Initially, however, the LDF will include 'saved' policies from the Local Plan. With regard to Conservation Areas, two saved Local Plan policies are relevant:

Policy HE1: Protection and Enhancement of Conservation Areas

PROPOSALS FOR DEVELOPMENT WITHIN A CONSERVATION AREA WILL BE APPROVED ONLY WHERE IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT WILL PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA AND WHERE THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE AMENITIES OF OCCUPIERS OF ADJOINING OR NEARBY PROPERTIES.

ANY APPLICATIONS FOR PLANNING PERMISSION WITHIN CONSERVATION AREAS SHOULD BE SUBMITTED WITH FULL DETAILS.

IN DETERMINING APPLICATIONS, PARTICULAR REGARD WILL BE HAD TO THE NEED FOR THE FOLLOWING:

- i. THE SCALE AND NATURE OF THE DEVELOPMENT TO BE APPROPRIATE TO THE CHARACTER OF THE PARTICULAR CONSERVATION AREA,**
- ii. THE DESIGN, HEIGHT, ORIENTATION, MASSING, MEANS OF ENCLOSURE, MATERIALS, FINISHES, AND DECORATION PROPOSED TO BE SYMPATHETIC WITH THOSE OF THE SURROUNDING PROPERTIES,**
- iii. ASSOCIATED LANDSCAPE IMPROVEMENTS TO BE INCORPORATED,**
- iv. EXISTING TREES, HEDGEROWS AND LANDSCAPE FEATURES ON THE SITE TO BE RETAINED,**

⁵ Office of the Deputy Prime Minister 2004.

⁶ All information regarding the Hartlepool Local Plan and the emerging Local Development Framework from the *Hartlepool Borough Council* website.

v. ALL SUBSTANTIAL AND WORTHWHILE ORIGINAL FEATURES SUCH AS WALLS, GATEWAY ENTRANCES TO BE RETAINED, AND

vi. CAR PARKING, WHERE PROVIDED, TO BE LOCATED, DESIGNED AND LANDSCAPED IN SUCH A WAY AS TO PRESERVE THE CHARACTER OR APPEARANCE OF THE AREA.

DEVELOPMENT IN THE PARK, ELWICK & GREATHAM CONSERVATION AREAS AND IN THE MAIN PART OF THE GRANGE CONSERVATION AREA SHOULD BE APPROPRIATE TO A RESIDENTIAL AREA.

REFERENCE SHOULD BE MADE TO SUPPLEMENTARY NOTE 5 AND TO ADOPTED VILLAGE DESIGN STATEMENTS IN ORDER TO REFLECT LOCAL DISTINCTIVENESS.

Policy HE4: Control of Demolition in Conservation Areas

WHERE THERE ARE CONTROLS ON DEMOLITION IN CONSERVATION AREAS, THE BOROUGH COUNCIL WILL ONLY PERMIT THE DEMOLITION OF THOSE BUILDINGS AND OTHER FEATURES AND STRUCTURES IF IT CAN BE DEMONSTRATED THAT:

i. THE REMOVAL WOULD HELP TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, OR

ii. ITS STRUCTURAL CONDITION IS SUCH THAT IT IS BEYOND REASONABLE ECONOMIC REPAIR.

THE BOROUGH COUNCIL WILL REQUIRE, BY CONDITION OR BY SEEKING A LEGAL AGREEMENT, PROPOSALS FOR THE SATISFACTORY AFTER-USE OF THE SITE TO BE APPROVED AND COMMITTED BEFORE DEMOLITION IS ALLOWED TO TAKE PLACE.

2.3.12 In addition, the site is considered to have potential for sub-surface archaeological remains. With regard to such remains, the following saved Local Plan policy is relevant:

Policy HE14: Protection of Archaeological Sites

THE BOROUGH COUNCIL WILL SEEK TO PROTECT ARCHAEOLOGICAL SITES AND, WHERE APPROPRIATE, THEIR SETTING.

WHERE DEVELOPMENT PROPOSALS AFFECT SITES OF KNOWN OR POSSIBLE ARCHAEOLOGICAL INTEREST THE BOROUGH COUNCIL MAY REQUIRE THAT AN ARCHAEOLOGICAL ASSESSMENT / EVALUATION IS CARRIED OUT PRIOR TO ANY PLANNING APPLICATION BEING DETERMINED. THIS IS INTENDED TO INDICATE WHETHER THE DEVELOPMENT IS LIKELY:

- TO BE SUBJECT TO ARCHAEOLOGICAL RECORDING,
- TO BE SUBJECT TO A REQUIREMENT TO PRESERVE REMAINS IN SITU, OR
- TO BE REFUSED.

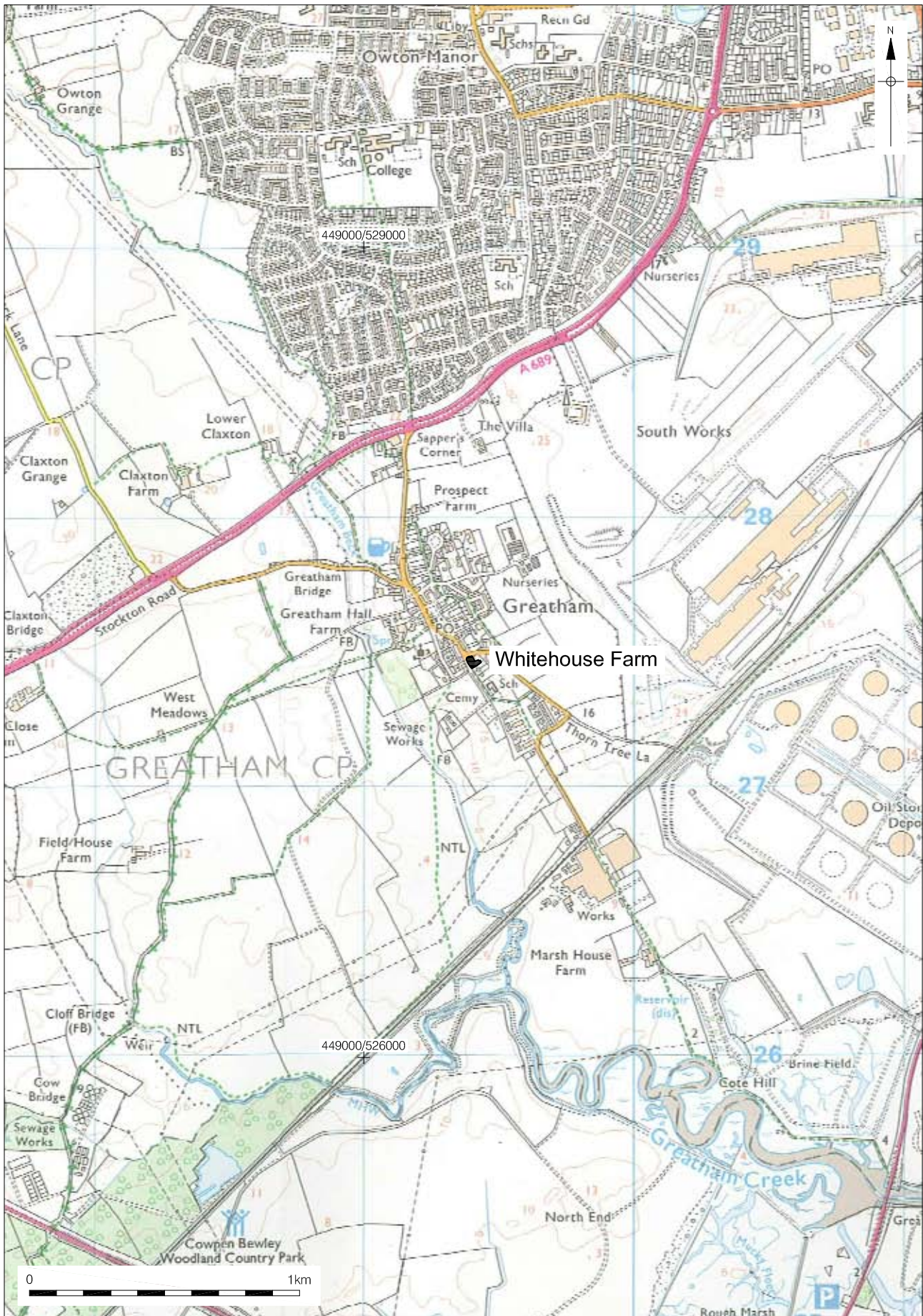
WHERE NATIONALLY IMPORTANT REMAINS ARE FOUND TO EXIST THEN THEIR PRESERVATION IN SITU WILL BE REQUIRED. WHERE THIS CANNOT BE ACHIEVED BY SENSITIVE DESIGN THEN PLANNING PERMISSION MAY ULTIMATELY BE REFUSED.

WHEN PHYSICAL PRESERVATION IS NOT REQUIRED, AND WHERE APPROPRIATE, THE COUNCIL WILL, BY MEANS OF CONDITIONS, REQUIRE THE APPLICANT TO MAKE PROPER PROVISION FOR THE INVESTIGATION OF THE SITE BEFORE AND DURING DEVELOPMENT.

Re-development of Whitehouse Farm

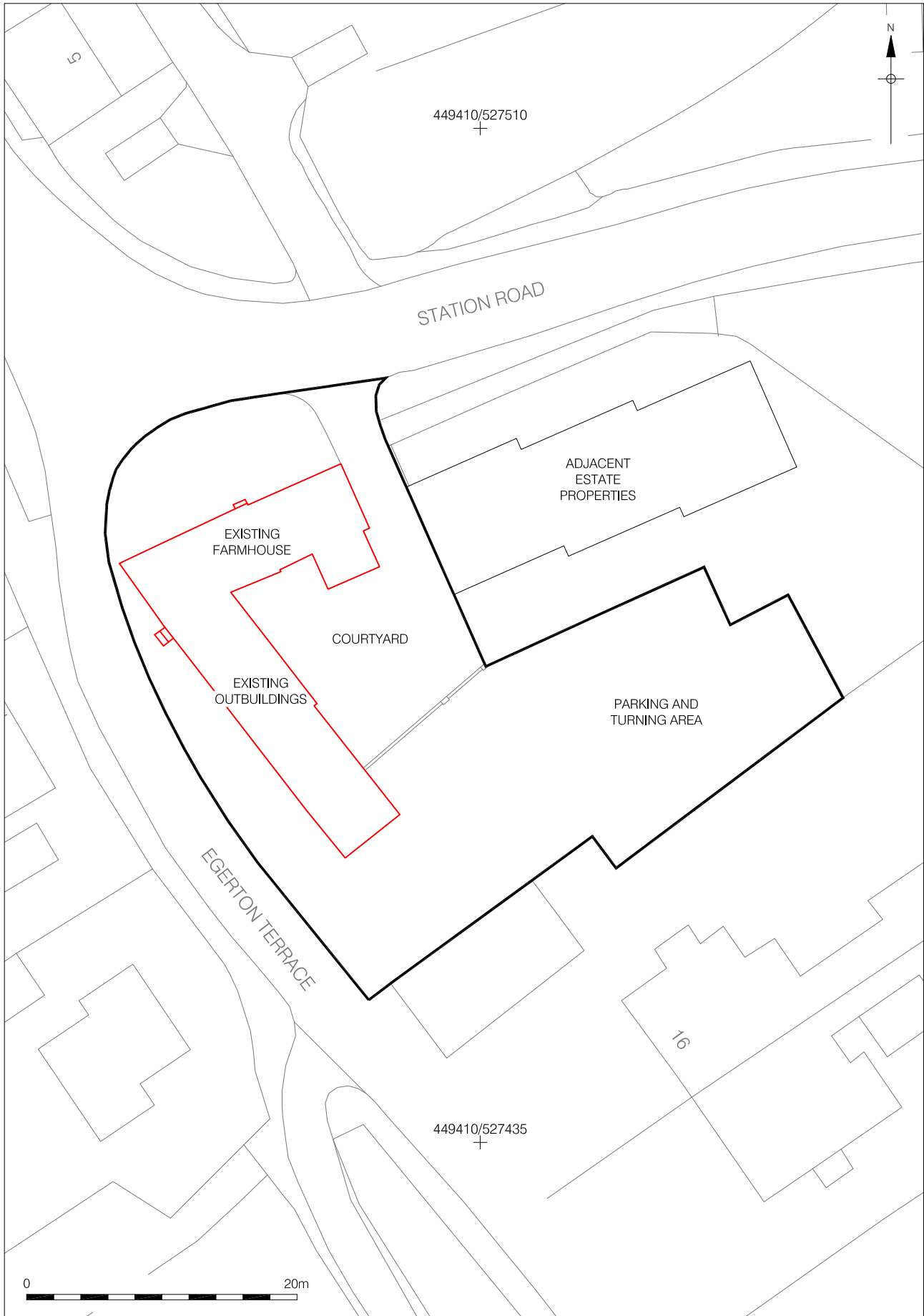
2.3.13 In considering any development proposals, the LPA is mindful of the framework set by UK legislation, national planning policy and the emerging LDF, as set out above.

- 2.3.14 Permission for a re-development scheme proposing alterations and extensions to the farmhouse and outbuildings at Whitehouse Farm to provide two flats and two almshouses was granted in 2009, but not followed through. Planning permission was granted in November 2010 (Hartlepool Borough Council reference number H/2010/0585 - revised application) for demolition and partial rebuild, with alterations and extensions, of the existing farmhouse, to create two flats, and alterations and extensions to the existing outbuildings to create two almshouses (the re-development footprint is shown on Figure 10). The new accommodation is intended for people of more limited financial means who are eligible beneficiaries of the Hospital of God. Also in November 2010, Conservation Area Consent was granted (Hartlepool Borough Council reference number H/2010/0591) for demolition of the farmhouse due to it being structurally unstable and beyond reasonable economic repair, in line with saved Local Plan Policy HE4. All new build is to be in a style sympathetic to the original structures.
- 2.3.15 The LPA has responsibility for development control in relation to the historic environment for the Hartlepool area. In this instance, Tees Archaeology, on behalf of the LPA, made recommendations regarding the potential implications of the Whitehouse Farm re-development scheme with regard to the historic environment, which led to the planning conditions described below being imposed.
- 2.3.16 Both planning permission and Conservation Area Consent contained conditions (numbers 18 and 6 respectively) stating “A) *Unless otherwise agreed in writing with the Local Planning Authority no demolition shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing.....*B) *Unless otherwise agreed in writing with the Local Planning Authority no development shall take place other than in accordance with the Written Scheme of Investigation approved under item (A).* C) *The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under item (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured*”. The justification of the condition in each case was stated as being “*In order to ensure that an appropriate archaeological investigation of the site is undertaken and documented*”.
- 2.3.17 The required programme of archaeological work was outlined in the aforementioned Brief prepared by Tees Archaeology. Because of the archaeological sensitivity of the site, a baseline consideration of its heritage potential was required through the undertaking of a desk-based assessment, ahead of the historic building recording and subsequent archaeological watching brief on construction groundworks.
- 2.3.18 The Brief stated that that document itself should not be considered sufficient to enable the execution of the project and that a ‘method statement’ was required. The aforementioned Project Design compiled by PCA was intended to comprise such a method statement, as well as fulfilling the requirement for a ‘Written Scheme of Investigation’ as described in both the planning condition and the Conservation Area Consent condition.



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Figure 1
 Site Location
 1:20,000 at A4



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Figure 2
Detailed Site Location
1:400 at A4

3. AIMS AND OBJECTIVES

3.1 Desk-Based Assessment and Historic Building Recording

3.1.1 The project was threat-led as the farmhouse was structurally unsound and planning permission had been granted for its demolition ahead of re-development. Therefore, the broad aim of the overall project was to provide a permanent record of the building prior to its demolition primarily by historic building recording, but also through desk-based assessment, to place the building and its site in historical and archaeological context.

3.1.2 Compilation of the permanent record of the building required detailed recording, including photography and measured and drawn floor plans, along with descriptions of each of the rooms and circulation areas. It was intended that this record, and the accompanying analysis, would provide evidence for the phasing of the standing building. In addition, evidence was to be sought to illuminate the history of the building, including the examination of any historic records relating to the occupants of the property at given intervals.

3.1.3 As well as these specific aims, the project has been undertaken with reference to the research framework set out in *Shared Visions: The North-East Regional Research Framework for the Historic Environment* (NERRF),⁷ which highlights the importance of research as a vital element of development-led archaeological work. By 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.

3.1.4 The NERRF identifies the following key research theme within the research agenda for the medieval (MD) period and key research priority within the research agenda for the post-medieval (PM) period which were considered to be of possible relevance to these elements of the project:

- MD3. Medieval vernacular architecture. “...*particular priority should be given to the chronological development of building types, including evidence for the origins of building forms*”.
- PMiv. Chronology. “...*there are still gaps in our chronological understanding of the period, particularly in the dating of buildings*”.

3.2 Watching Brief

3.2.1 In broad terms, the aim of the watching brief was to record the nature and extent of any archaeological remains exposed as a result of construction groundworks for the new-build elements of the re-development scheme. The site-specific aim of the watching brief was to identify archaeological deposits or features that would provide dating evidence for the primary construction phase of Whitehouse Farm.

⁷ Petts and Gerrard 2006.

3.2.2 The NERRF identifies the following key research priorities within the research agenda for the medieval (MD) period and the post-medieval (PM) period which were considered to be of possible relevance to this element of the project:

- MDi. Settlement. *“Although little upstanding vernacular architecture survives. There is potential to find out more about local building traditions through archaeology.”*
- MDvii. Medieval ceramics and other artefacts. *“Ceramic evidence is crucially important, it can be used as a chronological indicator and tells us about patterns of economic exchange and consumption”.*
- PMiv. Chronology. *“...there are still gaps in our chronological understanding of the period, particularly in the dating of buildings”.*

4. METHODOLOGIES

4.1 Desk-Based Assessment Research and Data Collection

4.1.1 The desk-based assessment was undertaken in accordance with the relevant standard and guidance document of the Institute for Archaeologists'.⁸

4.1.2 A 'wider study area' was defined as an approximate 0.5km area around the study site.

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

4.1.4 Listed below are the main sources consulted in December 2010 as part of the compilation of the desk-based assessment:

- Teesside HER, maintained by Tees Archaeology, at Sir William Gray House, Clarence Road, Hartlepool (visited by appointment).
- Teesside Archives, Exchange House, Marton Road, Middlesbrough.
- Middlesbrough Central Library, Victoria Square, Middlesbrough.
- Durham County Record Office, County Hall, Durham (visited by appointment).
- Archives and Special Collections, Durham University Library, Palace Green, Durham (visited by appointment).

4.1.5 Full details of all the material examined for the assessment are set out in Section 12.

4.2 Historic Building Recording

4.2.1 A site visit was undertaken on 9 December 2010 in order to carry out a visual inspection of the study site as part of the desk-based assessment and to undertake the historic building recording.

4.2.2 Building recording was undertaken in accordance with the relevant standard and guidance document of the Institute for Archaeologists⁹ and the English Heritage guidance document *Understanding Historic Buildings: A guide to good practice*.¹⁰ The Brief required a photographic, written and drawn record of the property. However, because the interiors of the buildings could not be accessed for Health and Safety reasons, the photographic record was limited to exterior coverage, to be used in conjunction with existing architectural drawings of the existing buildings, a variation agreed with Tees Archaeology in advance of the work.

⁸ IfA 2008a.

⁹ IfA 2008b.

¹⁰ English Heritage 2006a.

4.2.3 Existing architectural drawings were supplied in CAD format by the scheme architect and these were used for the compilation of 'phased' plans and elevations of the buildings (Figure 8).

4.2.4 A detailed photographic record of the exterior of the farmhouse and adjacent outbuildings building was compiled, using SLR cameras with 35mm film to provide a black and white print and colour slide record. Digital photography was also undertaken, using the JPEG (Joint Photographic Experts Group) setting, with the camera set for the largest image size with least compression. Photographs included a legible graduated metric scale where possible. Photographs were also supplied by the Client showing the interior of the farmhouse, to which access was not possible during the project herein described for Health and Safety reasons, as described. Appendix 3 contains reproductions of all digital photographs which comprise the Site Archive. The location at which each photograph was taken, and direction of view in each case, is depicted on Figure 9.

4.3 Watching Brief

4.3.1 The archaeological watching brief was undertaken in accordance with relevant standard and guidance document of the Institute for Archaeologists.¹¹

4.3.2 Archaeological monitoring took place 20 December 2010 and 4, 11 and 18 January 2011. The work in December covered demolition of the existing farmhouse, while that in January covered excavation - using a JCB 8060 excavator - of footings for the main new-build element of the re-development scheme.

¹¹ IfA 2008c.

5. GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The site lies on the South Durham/Cleveland Coastal Plain, the area between the Pennines and the North Sea coast, on the north side of the Tees estuary. The underlying solid geology of the area is formed by the Triassic Sherwood Sandstone Group (formerly Bunter Sandstone).¹²

5.1.2 The majority of the underlying drift geology of the South Durham/Cleveland Coastal Plain (particularly in low-lying areas) is covered by a thick layer of sediment deposited during the Ice Age. Most of these deposits are tills (or boulder clay), with small areas of sands and gravels centred around existing rivers and small patches of clay deposited in glacial lakes.¹³ The drift geology of the spine of the village of Greatham comprises glaciofluvial material, predominantly sand and gravel of Devensian age, while, to the east of the village, the aforementioned till is present.¹⁴

5.2 Topography

5.2.1 The site is situated north of the Tees estuary on fairly level ground, c. 4.5km to the west of Tees Mouth. The nearest watercourse is Greatham Beck, which lies immediately to the west of the village, flowing north to south. Because of this overall topographical setting, the study site is relatively low-lying, having an elevation of c. 17m OD.

¹² Information from the British Geological Survey website.

¹³ Information from the Natural England website.

¹⁴ Information from the British Geological Survey website.

6. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

6.1.1 In order to assess the heritage potential of the study site, a programme of research was undertaken. The starting point for this research was the Historic Environment Record (HER) maintained by Tees Archaeology. As previously mentioned, a 'wider study area' of radius 0.5km from the study site was established for the research.

6.1.2 All HER entries within the wider search area were examined and mapped (Figure 3); this illustration uses a numerical sequence of reference numbers for clarity, cross-referenced to the following text. Appendix A comprises a catalogue of the entries with full details of each.

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 1900
Modern	AD 1900–present

6.2 Designated Heritage Assets

6.2.1 There are no Listed Buildings within the study site. However the extant farmhouse was deemed of historical significance and as such required historic building recording prior to demolition.

6.2.2 Beyond the study site but within the wider study area there are an additional 13 Grade II Listed Buildings (Figure 3, Refs. 13–23, 26 and 27). A further property was listed in 1985, but de-listed in 1987 (Figure 3, Ref. 24). Full details of these designated heritage assets appear in Appendix A.

6.2.3 There are no Registered Historic Parks and Gardens or Registered Historic Battlefields within the site or wider study area.

6.2.4 There are no Scheduled Ancient Monuments recorded on the Tees Archaeology HER within the wider study area.

6.2.5 The site lies within Greatham Conservation Area.

6.3 Undesignated Heritage Assets

- 6.3.1 There are 27 undesignated heritage assets recorded by the HER within or immediately adjacent to the wider study area. The relevant 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.
- 6.3.2 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.
- 6.3.3 HER information has been supplemented by data gathered from a variety of other sources, including consideration of the results of nearby archaeological investigations, incorporation of relevant published and unpublished material relevant to potential heritage issues, and charting historic context and land-use through a map regression exercise. For a full list of relevant previous archaeological investigations the bibliography should be consulted, with pertinent findings summarised included in the following sub-sections.

6.4 Prehistoric

- 6.4.1 There are no HER entries relating to any of the prehistoric eras within the study site or wider study area.
- 6.4.2 Slightly further afield, along the coastal region of the Lower Tees Valley, there have been several Mesolithic discoveries, including surface scatter of lithic assemblages on the east bank of the River Tees, between Thornaby and Yarm and the submerged forest at Hartlepool. The Tees estuary has provided no confirmed Mesolithic deposits.¹⁵
- 6.4.3 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**.

6.5 Roman

- 6.5.1 There are no HER entries relating to the Roman period within the study site or wider study area.
- 6.5.2 Further afield, within the Lower Tees Valley, there are only a few sites of archaeological significance dated to the Roman period, these include evidence of Salt production at Coatham, a collection of objects from Seaton Carew and several agricultural sites.
- 6.5.3 In summary, the site lies in an area with limited evidence for Roman land use beyond agricultural purposes. Thus it is concluded that the potential for Roman remains within the study site is **low**.

¹⁵ Petts and Gerard 2006.

6.6 Anglo-Saxon

- 6.6.1 No HER entries relating to Anglo-Saxon or early medieval activity are present for the study site or for the wider study area. However place name evidence suggests Anglo-Saxon origins for Greatham; its name in Old English is *great Ham*, meaning 'homestead on gravel'.¹⁶ During works on the Church of John the Baptist in 1908¹⁷ or 1909¹⁸, several pieces of carved stone of Anglo-Saxon type were found, including part of a cross head of 8th century date, and a fragment of a cross arm dating to the late 10th/early 11th century. Additionally it is reported that during restoration of the church in 1855¹⁹ or 1860²⁰ the remains of a smaller church were observed within the present building, although these remains are no longer visible. Therefore, although there is no direct evidence of an Anglo-Saxon church in Greatham, there is some suggestion that the original church was an Anglo-Saxon foundation, possibly dating to as early as the 8th century.
- 6.6.2 No previous archaeological work has provided evidence for Anglo-Saxon activity within the wider study area.
- 6.6.3 In summary, the potential for remains from the Anglo-Saxon period at the study site is considered **low**.

6.7 Medieval

- 6.7.1 There are no records in the HER for the medieval period within the limits of the study site. Seven HER entries for this period were recorded within the wider study area (Figure 3, Refs. 1-7).
- 6.7.2 Greatham village comprises a medieval layout of two rows of housing with a village green (Figure 3, Ref. 2) and is first mentioned in documentary sources in 1196 when a William Bertram paid 32s for the tallage of Greatham. Greatham remained in the Bertram family until 1265 when the estate was forfeited to the crown in the aftermath of the Battle of Evesham. The manor was granted first to Thomas de Clare, but this was revoked almost immediately in favour of the Bishop of Durham, Robert Stichill, who assigned it to a Hospital he established in 1273 in the village.²¹
- 6.7.3 The Hospital of God (Figure 3, Ref. 3) was founded on 'the Morrow of the Epiphany' 1273 and was dedicated to the Honour of God, the Blessed Virgin Mary and St. Cuthbert. The first hospital was a place of shelter and hospitality for five brethren, two clerks and forty poor laymen, overseen by a Master. Later grants to the hospital included 17 acres of waste in Weardale Forest, granted by Bishop Kellaw in 1313.²²

¹⁶ Watts 2002.

¹⁷ Page 1968.

¹⁸ Pevsner and Williamson 1983.

¹⁹ *ibid.*

²⁰ Page, *op. cit.*

²¹ *ibid.*

²² *ibid.*

- 6.7.4 The Almshouse chapel (Figure 3, Ref. 7) was most likely built sometime in the 13th century; the original medieval building was demolished in 1788. During the works, two effigies dated to the medieval period, one wood and one stone, were found (Figure 3, Ref. 6); the location of the effigies is not known. Below the wooden effigy, a medieval burial and chalice were discovered. The burial is believed to be that of the first Master of the Hospital, Andrew de Stanley (Figure 3, Ref. 5).
- 6.7.5 The original parish Church of St. John the Baptist (Figure 3, Ref. 4) is dated to c. 1180-1190, based on the existing four western bays of the nave arcade, the only part of the church retained during a major rebuild in 1792-3. A description referenced in the Victoria County History and written prior to the extensive rebuild in 1792, describes the church consisting of a nave with north and south aisles, arcades of three pillars supporting light pointed arches, and a chancel opening under a wide round arch springing from hexagonal pilasters.²³
- 6.7.6 To the west of the village, an area of ridge and furrow, potentially representing medieval ploughing, is recorded in the HER (Figure 3, Ref. 1). However, the feature is no longer visible.
- 6.7.7 It is probable that the study site lay beyond the core of the medieval village and as such was likely utilised as 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**.

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

- 6.8.1 There are 21 HER entries for the post-medieval and early modern periods within the wider study area (Figure 3, Refs. 8-28), including 13 Listed Buildings.
- 6.8.2 In 1535 the Hospital of God was valued at £97 6s. 3d. Being a lay foundation, it escaped the dissolution and continued to provide alms for poor laymen. In 1594 it was reported by the Royal Commission that the possessions of the hospital included the township of Greatham, the tithe corn of Greatham and Claxton, as well as a large quantity of stock and household items. There were then only thirteen brethren, whilst four persons were awaiting admission when a vacancy should occur, and were meanwhile in receipt of a small annual sum. The Hospital retained the following staff of servants and officials: porter, clerk of the chapel, bailiff of the liberties, cook, under-cook, butler, baker, brewer, horsekeeper, laundress, four women servants, shepherd, neatherd, slaughterer, swineherd, sixteen labourers, steward, and two serving men.²⁴ In 1610, the charity was refounded by King James I, settling the number of inmates to 13. By 1724 the buildings were reported, in the return to a Writ of Inspection issued by Bishop Talbot, to be extremely ruinous and dilapidated.²⁵ This was the reason for the construction, in 1725, of Greatham Hall, a new house for the Master of the Hospital, built under the *aegis* of the then Master, Dormer Parkhurst (Figure 3, Ref. 10).

²³ Hutchinson 1785.

²⁴ Page, *op. cit.*

²⁵ Surtees 1823.

- 6.8.3 In 1761-2, towards the end of his tenure as Master of the Hospital, Parkhurst built six almshouses for poor women. These are still extant and bear the inscription '*This hospital for six widows or unmarried women above 50 years of age was founded by Dormer Parkhurst Esq., Master of Greatham Hospital in 1761*' (Figure 3, Ref. 21). The endowment of land was set at 27 acres.²⁶
- 6.8.4 There was a widespread programme of rebuilding in Greatham in the late 18th/early 19th century, under the auspices of John William Egerton, Master of the Hospital, who became Earl of Bridgewater in 1803. The medieval chapel was demolished and rebuilt in 1788, the Church of John the Baptist was substantially rebuilt in 1791-2 and the buildings of the Hospital replaced in 1803-4, including the provision of a new large hall, which was constructed of limestone ashlar (Figure 3, Refs. 9, 20). Further alterations to the buildings associated with the Hospital were carried out throughout the 19th/early 20th century, including alterations in 1820 and additions in 1857 to the Master's house; extension of the nave of the church in 1855, necessitating the construction of a new chancel; addition of the clerestory to the church in 1869 and the vestry and organ chamber in 1881; the restoration of the interior of the chapel in 1899 and the demolition and rebuilding of the west tower of the church in 1908-9.
- 6.8.5 The Tithe map of 1839 for the township of Greatham indicates that Whitehouse Farm, although not referred to as such, was occupied by a Margaret Wilson, the lessee of the property from the Master and Brethren of the Hospital, who owned the freehold. The record shows that the study site comprised '*grass, house and garth of 1 reed and 25 perches*', for which a sum of 7s 6d was payable to the vicar of Greatham, who was also presumably Master of the Hospital. This represents the earliest evidence of ownership of the farm, which has remained in the possession of the Hospital from this date.
- 6.8.6 The depiction of the buildings of Whitehouse Farm on the 1839 Tithe map shows two parallel north-south aligned L-shaped blocks, forming a loose courtyard plan (Figure 4). The western block probably represents the ranges of buildings presently surviving. Having said that, the block as shown on the Tithe map appears to comprise a much more substantial north-south range than that currently existing. It is possible that the map shows a more extensive, presumably stone-built, farmhouse, later demolished and replaced with the less substantial range of brick outbuildings that now form the west range. However, it must be noted that the Tithe map was likely not surveyed to an exacting standard of accuracy, therefore the range of buildings represented may in fact be substantially equivalent to the surviving structures. The map shows agricultural land to the south and east of the farm, and residential properties of Greatham village to the north and west.
- 6.8.7 On the Ordnance Survey 1st edition map of 1882 (surveyed 1856-7) (Figure 5) Whitehouse Farm shows a similar layout to that of the Tithe map, with the possible exception of the change in alignment and scale of the western range of the western block noted above. Additionally, the eastern block has lost the projecting wing at its north end, and a narrow east-west aligned building has been added on the south side of the courtyard.

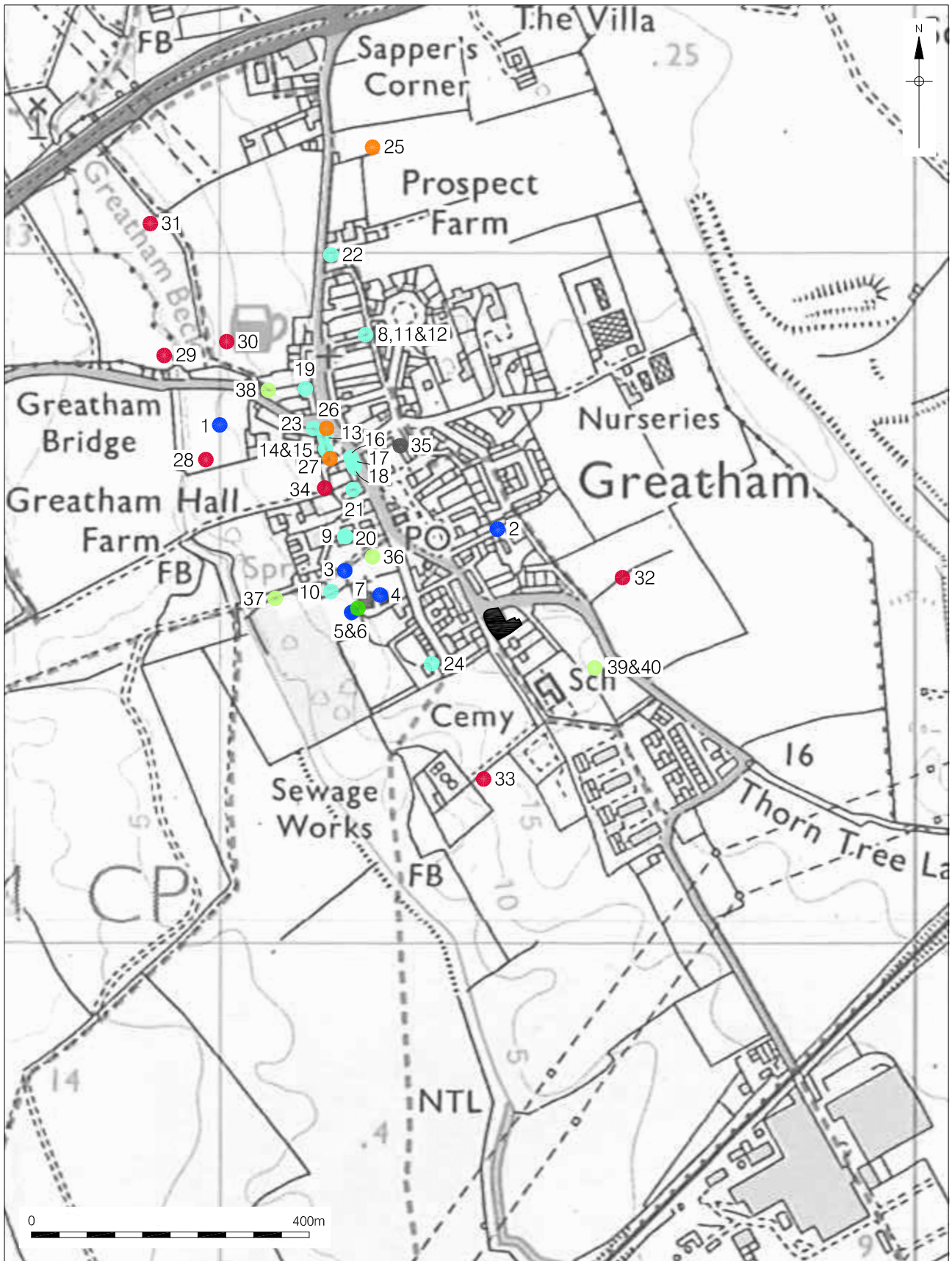
²⁶ *ibid.*

- 6.8.8 The north and west ranges of the farm, *i.e.* the surviving structures, show a virtually identical layout to the present one, with the west range divided into two outbuildings. The surrounding areas remain agricultural fields and housing. The most notable change in the immediate area is the addition of 'The Cottage' at the south end of West Row. Actually a substantial house, it was later the residence of Sir William Gray, the celebrated Hartlepool shipbuilder.
- 6.8.9 The Ordnance Survey 2nd edition map of 1897 (1896 revision) (Figure 6) shows that the layout of the study site and surrounding areas remains largely unaltered from the previous edition. The basic plan of Whitehouse Farm is unchanged, although the additional southern range is larger, having been extended or rebuilt, and is attached to the southern ends of the eastern and western blocks, so that the only entrance to the courtyard is from the north, off Station Road. Additionally, an external wall or fence has been added to the south of the north range of the western block, and a pump installed in the courtyard. The village has undergone very minor alterations, and the land to the south and east remains farmland.
- 6.8.10 The Ordnance Survey 3rd edition map of 1920 (1914 revision) (Figure 7) shows the layout of the study site and surrounding areas basically unaltered from the previous edition. The wall or fence to the south of the north range of the western block has gone, and a very small structure, possibly a drain, is depicted in the south-west internal angle of the courtyard. The pump is no longer indicated, and indeed most of the pumps shown in the village on the previous edition are not, suggesting that a mains water supply had been installed. The map shows a southward extension of Egerton Terrace, with a pair of semi-detached properties immediately south-east of the farm. Other than this there is little change to the village.
- 6.8.11 Whitehouse Farm is not labelled as such on any of the Ordnance Survey mapping. In the historical documents consulted, the farm was only named in Whellan and Co.'s Directory of 1894, which names the tenant as John Wood. Kelly's Post Office Directory of 1873 lists a farmer in Greatham called Thomas Wood, but does not name the farm. Ward's Directory of 1898-9 lists a Thomas Ward Wood, farmer, in the village but again does not name the farm. It is likely that all three were related and were possible all tenants, at different times, of Whitehouse Farm.
- 6.8.12 In summary, the study site contains standing buildings of post-medieval date, which are discussed in detail in Section 7. The wider area of Greatham shows remarkably little change during the post-medieval and early modern periods, with the village essentially remaining a small agricultural settlement. Given that the site has seen little change since the 1820's, the potential for sub-surface archaeological features of post-medieval and early modern date is considered **high**.

6.9 Modern

- 6.9.1 There are no modern era HER entries for the study site and just seven within the wider study area. These comprise a series of Second World War pillboxes, a tank trap and an air raid shelter (Figure 3, Refs. 29-35). These are located outside the village and are recorded as evidence of the impact of the Second World War on this part of Teesside. The pillboxes and tank traps represent elements of the coastal defence system, whilst the air-raid shelter may be domestic.

6.9.2 The HER identifies five archaeological interventions within the wider study area. The closest of these to the study site comprised a geophysical survey (Figure 3, Ref. 39) and an archaeological evaluation (Figure 3, Ref. 40) undertaken in 2007 on land off Station Road, to the south-east of Whitehouse Farm. Other interventions comprised an evaluation c. 300m to the west of the study site (Figure 3, Ref. 37); an archaeological watching brief c. 200m north-west of the site (Figure 3, Ref. 36) and another watching brief at 13 High Street, at the opposite end of the village (Figure 3, Ref. 38). None of these interventions recorded archaeologically significant deposits or features.

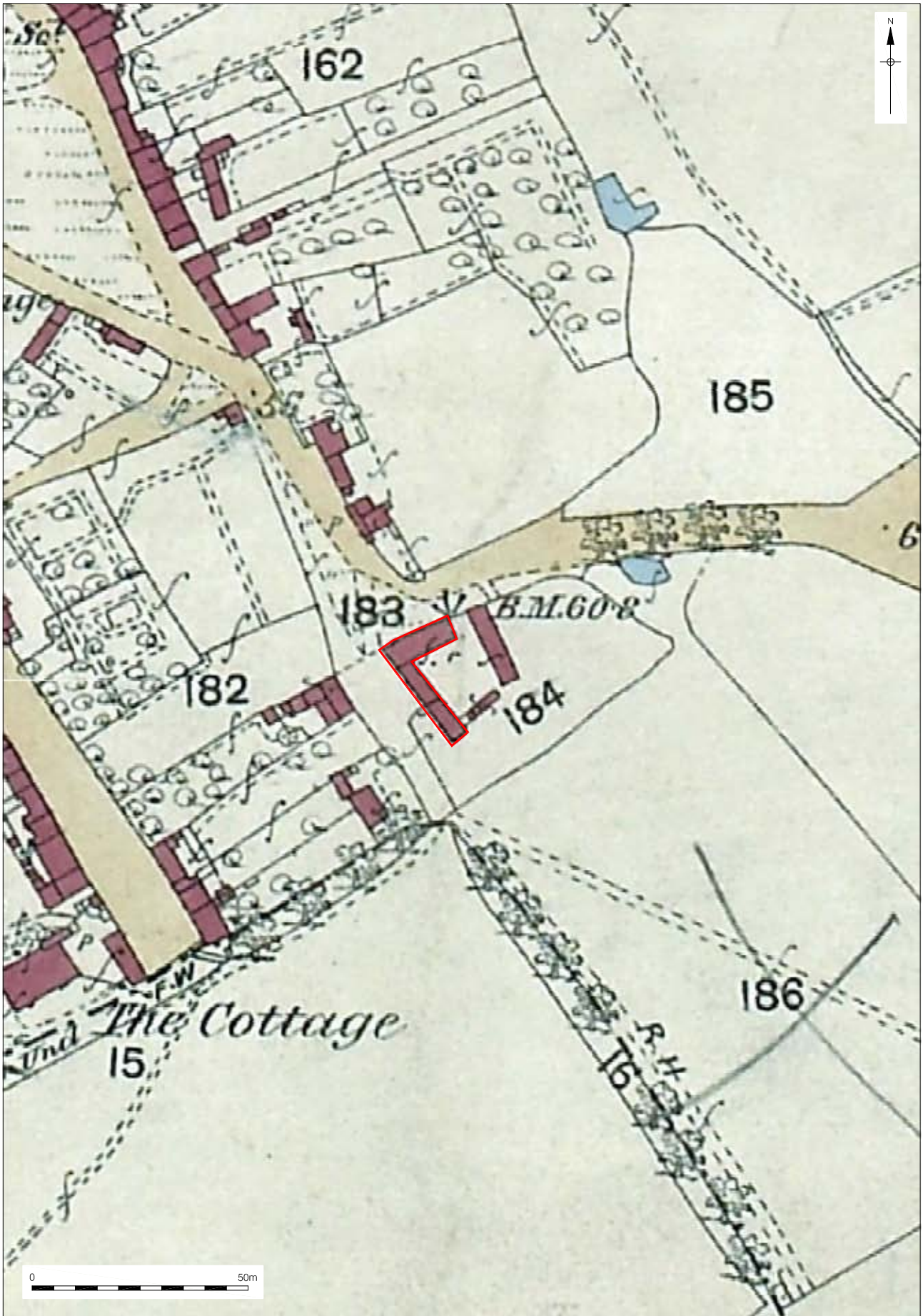


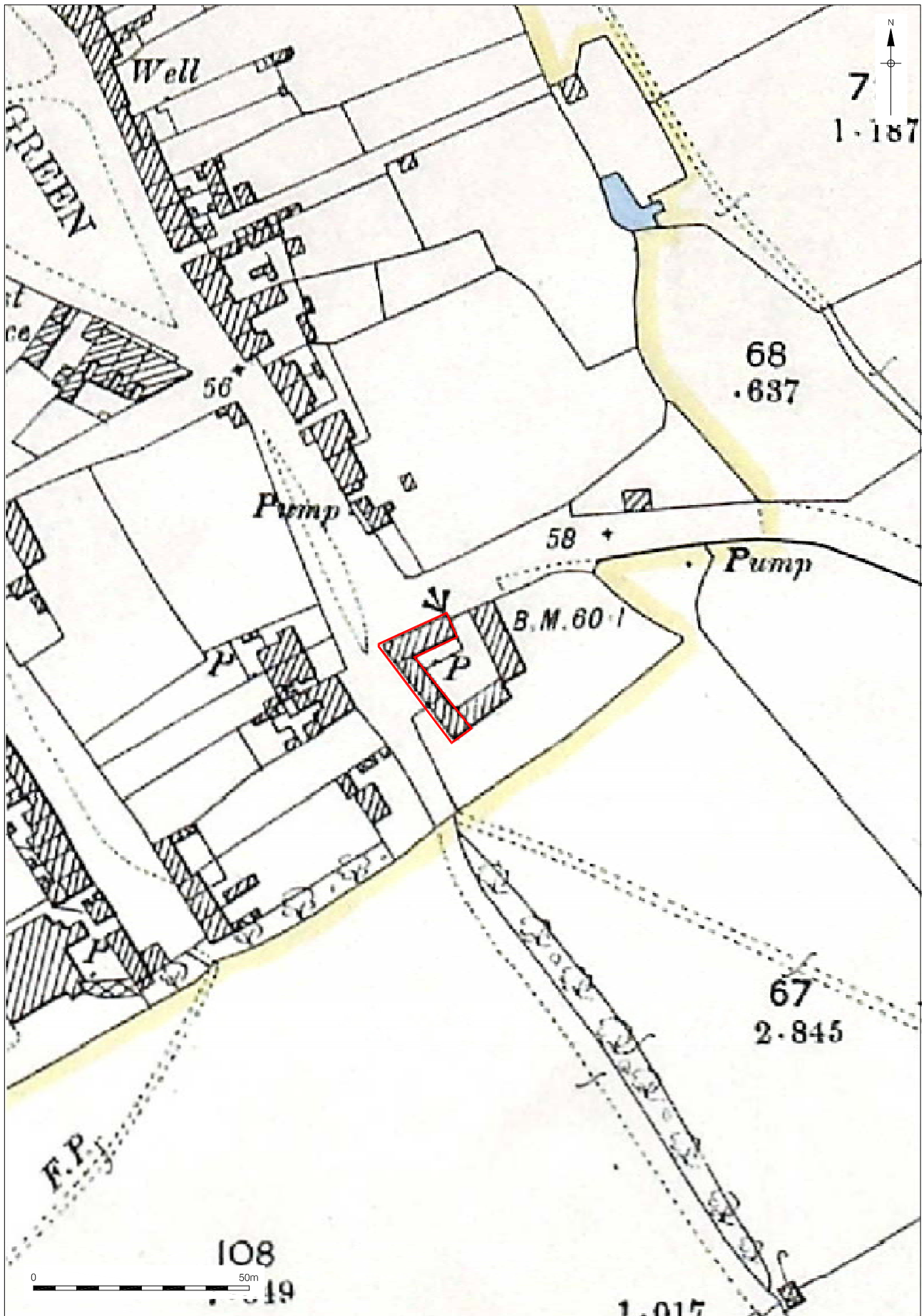
- Medieval
- Medieval to Post-Medieval
- Post-Medieval
- Early Modern
- Modern
- Unknown date
- Archaeological Interventions

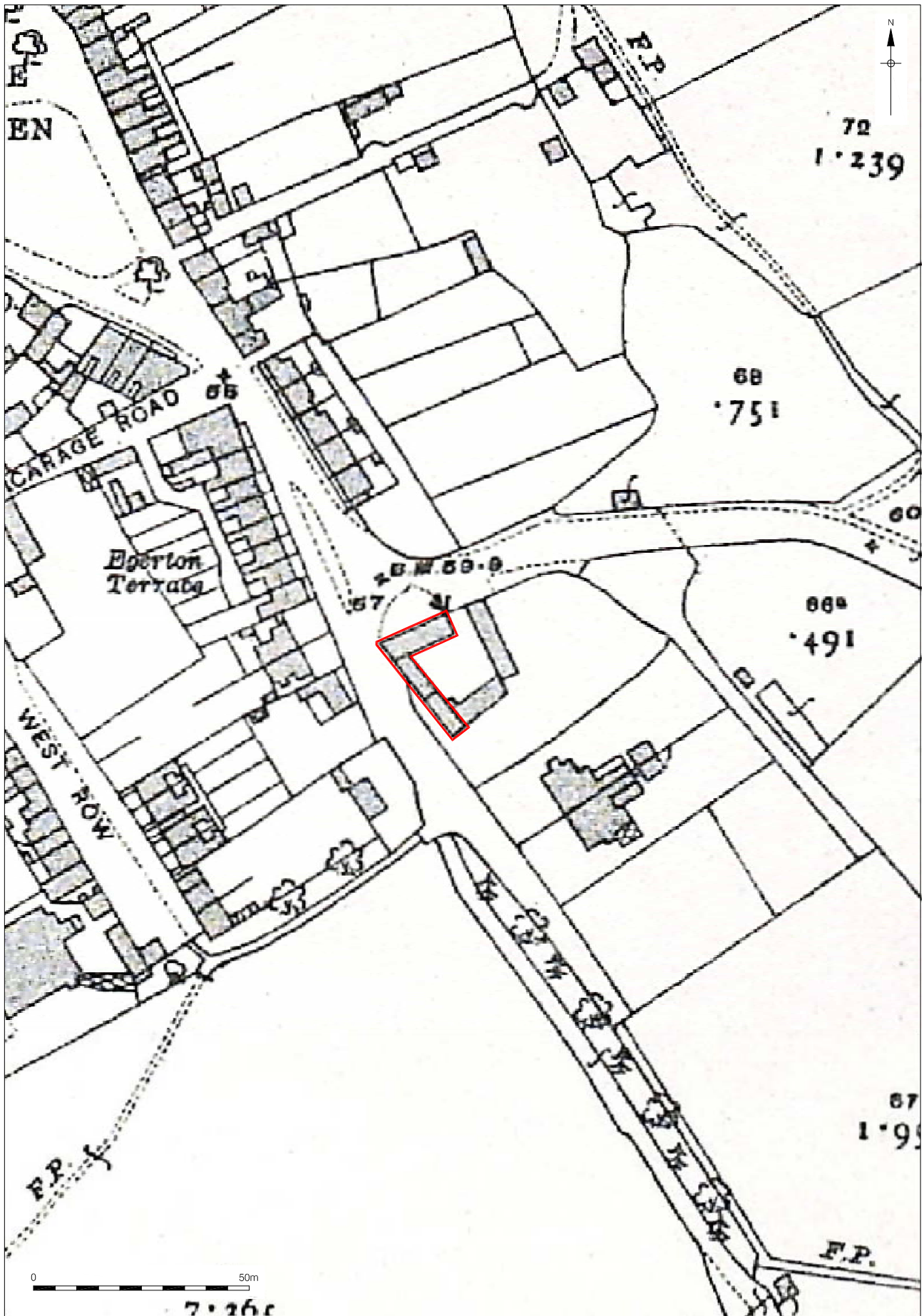
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Figure 3
 HER Entries
 1:8,000 at A4









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Figure 7
Ordnance Survey 3rd Edition, 1920
1:1,250 at A4

7. HISTORIC BUILDING RECORDING

7.1 Overview

- 7.1.1 At the time of the building recording, the farmhouse of Whitehouse Farm was unoccupied. All floor structures, including throughout the ground floor, had been removed, leaving the standing structure essentially a shell. With large cracks in its load bearing walls, the building had been deemed unsafe to enter due to structural instability. Various supporting measures had been implemented, including external propping of the north and east walls and installing a system of ties, with external steel joists, at first floor level (see Plates 4-8). Therefore, due to the instability of the structure, recording was restricted to the exterior of the building, this being an approved variation to the project Brief.
- 7.1.2 The structures to be recorded comprised a main east-west range of buildings, primarily comprising the two storey main farmhouse dwelling, fronting onto Station Road (Plate 3). The sandstone built core of the main range can be dated broadly to the 18th century or earlier, and map regression indicates that the farmstead has altered little since the mid 19th century. It was basically of linear form, and possibly represents the north wing of a much larger, north-south orientated, earlier house, although this is far from certain. The buildings fronting onto Egerton Terrace comprised two end-on single storey outbuildings forming a main north-south range, as well as two rooms that join this north-south range to the western end of the farmhouse (Plates 9 and 11).
- 7.1.3 As noted above, historic mapping depicts eastern and southern ranges around a central courtyard, as part of Whitehouse Farm, additional to the surviving buildings. This loose courtyard arrangement appears to be evolved from a parallel plan shown on the 1839 Tithe map, which may itself have developed from an earlier, linear plan. Although linear plans were ultimately derived from the medieval longhouse, the plan form continued in north-eastern England until the 19th century, and so the plan of the farm is not in itself of practical use in dating the construction of the earliest farm buildings.

7.2 The Outbuildings

Garage (Figure 8 and Plate 11)

- 7.2.1 The garage forms the southernmost element of the north-south range, fronting onto Egerton Terrace. It is a single-storey building of brick construction, in 5:1 English Garden Wall bond, above a foundation of grey sandstone slabs. The brick was hand pressed, and had measurements of e.g. 220mm x 105mm x 70mm (2¾"), indicating a date in the first half of the 19th century, assuming that the brick was not re-used old stock. The building has a pitched roof (at a c. 45° angle) with a covering of red pantiles with half-round ridge tiles.

- 7.2.2 At the time of the building recording, work had begun on an eastern extension to the building, and both the eastern and southern gable end wall had been removed. Existing architectural drawings show that the gable end previously had a single opening, comprising a double garage-type door reflecting the most recent use of the building as a garage. A photograph shows that the eastern wall was built of handmade brick to eaves level, whereas the gable itself was of machine made brick, also in 5:1 English Garden Wall bond. The rebuild of the gable may be contemporary with the replacement of the roof. The double door also represented a later alteration to the building. This door comprised the only access to the garage from the outside.
- 7.2.3 There are three openings in the western elevation of the garage, comprising a central square window with vents to either side. The window had four small lights arranged horizontally above the main light. The sill consisted of edge-laid bull-nose bricks similar to those used in the adjoining stable block, suggesting that the window was a later alteration to the building, probably contemporary with the construction of the stable. To either side of the central window were two rectangular vents, with vertical long axes.
- 7.2.4 The eastern elevation has a single small window of four lights at the northern end of the building. Blocking, using machine pressed brick, to the north of and below this window indicates that the window represents the alteration of an earlier doorway. A projecting concrete threshold slab survives below the blocking. To the south of this a flat arch of end-set gauged brick represented the lintel of another blocked door, probably blocked after the demolition of the former southern range of farm buildings. The north wall of the building, where it adjoins the stable, had been removed and replaced with a concrete blockwork wall at the time of the recording.
- 7.2.5 The interior of the building, as far as it could be observed without being able to enter, retained no original features relating to function. This is consistent with the latest use of the building as a garage. On the interior of the west and east walls four evenly spaced brick pilasters formed the supports for the ends of two roof trusses. The trusses, although they could not be examined, appeared to be relatively modern, and were probably inserted during the re-roofing of both ranges of buildings that accounts for the consistent pantile roof in place at the time of the recording.

Stable Block (Figure 8 and Plates 9 & 21)

- 7.2.6 Between the garage and the western end of the farmhouse there was a single storey stable block, again of brick construction in 5:1 English Garden Wall bond. The bricks used in the construction of the stable were machine made, wirecut bricks measuring e.g. 220mm x 110mm x 74mm, indicating a date in the late 19th or 20th century. The roof was of identical pantile construction to that of the garage, at a slightly lower level, indicating that the roofs of both outbuildings had been replaced, possibly at the same time as the re-roofing of the main house.

- 7.2.7 The western elevation of the stable has no doors or windows, the only openings in the wall being four small square vents at eaves level, evenly spaced across the elevation, with two course high air bricks ventilated by five vertical slots. The eastern elevation has a doorway located centrally, hung with a stable door. The doorway is surmounted by a lintel in the form of a segmental arch of edge-set brick. On either side of the door are rectangular windows with sills of edge-set bullnose bricks. Bullnose bricks were also used for the closers on the southern end of the east wall, where it adjoins the garage. The stable is wider than the garage, with the southern wall projecting slightly further east than the wall of the garage.
- 7.2.8 The interior of the stable could not be examined. Existing architectural plans of the building show that the floor level of the stable is lower than that of the garage, with a short stair of three steps between the two. The plans also show that the stable is partitioned into four stalls to the west, accessed from a corridor running the length of the building to the east.

Rooms adjoining the Main House (Figure 8 and Plates 9, 13 & 21)

- 7.2.9 Between the northern end of the north-south range of buildings and the western end of the main house there was a single storey room marked on existing architectural plans as a 'store'. To the north of this, a 'utility room' comprised the westernmost part of the east-west range was also single storey, and more satisfactorily represents a northerly continuation of the north-south range. Where visible, the brickwork was of wirecut brick in 5:1 English Garden Wall bond identical to that of the stable, suggesting that these elements of the structure are contemporary with the construction of the stable. The roof of the store was a pitched pantile roof at a slightly lower level than that of the stable. The roof of the utility room was a lean-to roof abutting the western gable end of the main house, continuing from the west facing slope of the gable roof of the store, and covered with the same pantiles.
- 7.2.10 The west facing elevation of this part of the building had a doorway immediately to the south of the line of the south wall of the main house. The doorway had a substantial, painted lintel. To the south of the door, in the west wall of the storeroom, was a rectangular window with a sill of edge-set bullnose bricks and a lintel of end-set gauged brick forming a shallow segmental arch. To the north of the door, in the west wall of the utility room, there was a square window with two lights, divided vertically. The lintel may be composed of a soldier course of end-set bricks, although a limewash covering of the wall made this unclear. The window did not have a sill of bullnose bricks, and it is therefore possible that the south and west walls of the utility room represent an earlier phase of the structure than the stable to the south. The north wall of the utility room was blank and rendered.

7.3 The Main House (Figure 8 and Plates 3-8, 10, 12-20 & 22-24)

- 7.3.1 The main east-west aligned range of buildings fronting onto Station Road comprised a two storey, four bay farmhouse (Plate 3). In the north elevation the building materials could not be determined, as the façade was rendered. The westernmost two bays had thicker walls than the eastern part of the building, and it is likely that this part of the structure is substantially of sandstone masonry, representing the oldest surviving part of the house (Plate 22).

- 7.3.2 The south elevation of the western bays was largely rendered. However, where the lead flashing had been removed above the roofline of the outbuildings, it could be observed that the wall was of sandstone construction to a point approximately half way up the east facing slope of the roof of the north-south range (Plate 18). West of this, the wall was of brick construction. The bricks were possibly hand pressed, although they could not be closely inspected. This break between the sandstone masonry and the brickwork was clearer internally (Plate 23). This showed that the south-western corner of the farmhouse has been rebuilt in hand pressed brick, with the doorway leading to the utility room probably added during this rebuild. The extent of the rebuild suggests that it could have been the result of the demolition of a stone built western range of the farmhouse, although this is not certain.
- 7.3.3 The uppermost sections of the walls of the western part of the farmhouse were of brick, suggesting that the walls had been heightened, probably when the roof was replaced. The gable roof of the western part had a pantile covering, similar to the roofs of the outbuildings. The ridgeline of the roof of the western bays was slightly lower than that of the eastern part of the farmhouse. The western gable end, above the single pitch roof of the utility room, was of brick construction (Plate 10). The bricks appeared to be hand pressed, but were observed only from ground level. To the north and south, the bricks were laid in 4:1 English Garden Wall bond. In the central part of the western gable, the brickwork was in stretcher bond, as was the chimneystack, suggesting that the chimney was a later addition, or that an earlier chimney had been replaced. The chimneystack was rectangular, with two cylindrical ceramic chimney pots.
- 7.3.4 The eastern bays of the main house had walls of the same thickness as those of the western half of the house at the base of the walls only (Plate 4). On the south elevation, where no render was present, it was observed that the thicker part of the wall was of sandstone construction, comprising random coursed blocks of quarry faced yellow and green sandstone, measuring e.g. 300mm x 230mm (Plate 20). The sandstone masonry constituted the lower 0.75m (visible) of the wall, and it is probable that the walls of the eastern half of the house were originally of sandstone construction to their full height, and have been partially rebuilt at a later date.
- 7.3.5 At the eastern end of the south elevation of the main house, where a modern lean-to extension had been removed at the time of the recording, the wall above the sandstone courses was brick built, in random bond (Plate 16). The bricks were hand pressed, and measured e.g. 240mm x 110mm x 60mm^{3/4}(2), suggesting an 18th century date. The handmade brick masonry comprised 1.87m (c. 24 courses) above the lower, sandstone masonry. Above this, the wall was of machine made brickwork to eaves level (Plate 14). The eastern gable end of the farmhouse was rendered, so details of the construction could not be discerned (Plate 8). The gable end contained a chimney stack. Again the gable roof had a pantile covering and, as mentioned, the ridgeline of the roof of the eastern part was slightly higher than that of the western part.

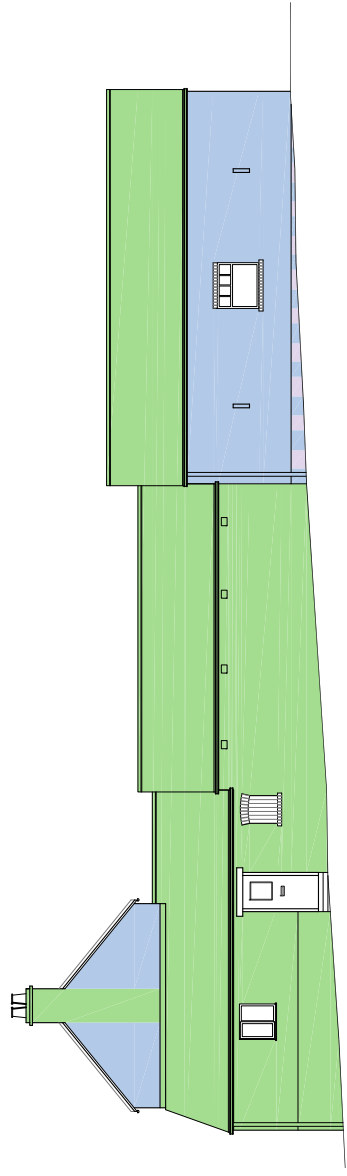
- 7.3.6 The western part of the north elevation had four windows, two on the ground floor and two on the first (Plate 5). The first floor windows and the southern ground floor window were rectangular sash windows with four lights. The eastern ground floor window, to the west of the main door, was a much smaller rectangular window, again with four lights, reflecting the fact that it was the window of a small ground floor storage cupboard. It is likely that this window had been altered. All of the windows had projecting timber sills. The windows were set fairly deeply into the thick walls, and the soffits and reveals were finished with render. The main doorway to the property was slightly off centre, and located at the eastern end of the two western bays of the house. The door comprised a wooden doorleaf of five vertical staves, set within a timber frame below a projecting timber lintel. The south elevation of the western part of the house had a single opening, comprising a rectangular sash window at first floor level (Plate 17). To the west of this window, the wall was abutted by the north-south range of outbuildings.
- 7.3.7 The north elevation of the eastern bays of the farmhouse had a similar arrangement of windows to the western half of the building, with three large rectangular sash windows, and one small window on the ground floor adjacent to the door (Plate 4). There was a misalignment between the ground and first floor windows to the east, which possibly indicates that the ground floor window was in its original position from the stone phase of the house, whereas the first floor window was part of the later rebuild of the upper part of the building.
- 7.3.8 The south elevation of the eastern half of the house had previously had a single storey kitchen extension attached at the eastern end. This was of modern date, and had been demolished at the time of the recording. The resulting elevation had three openings, comprising a doorway and two windows (Plate 19). The doorway is likely to have been a late alteration associated with the construction of the extension, to which it provided access from the main house. To the east of the upper part of the doorway there was a straight joint in the brickwork, suggesting that a window had been modified and partially blocked to form the doorway (Plate 16). This interpretation is supported by the fact that the timber lintel above the door extended eastwards over the blocking. A row of edge-set handmade brick above the door possibly indicated the position of an earlier opening, although the extensive alteration adjacent to this brickwork made interpretation problematic. One possibility is that it represents the sill of an earlier first floor window. The existing windows in this part of the elevation comprised, to the west, a small, rectangular two light window on the ground floor and a narrow sash window with a stone sill and a stone lintel on the upper floor.

7.4 Discussion

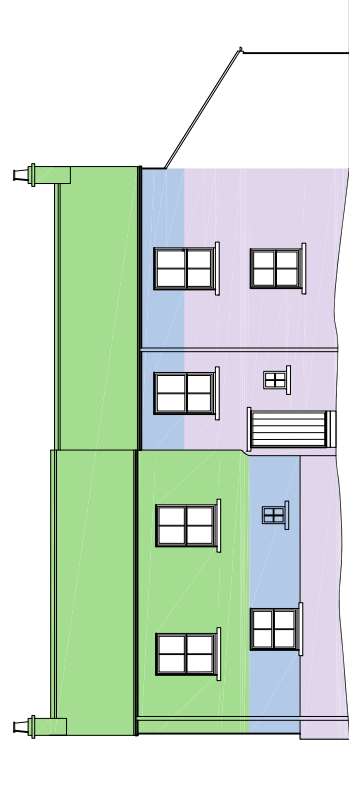
- 7.4.1 The earliest fabric recorded during the building recording comprised the sandstone masonry that constitutes part of the external walls of the main house, the farmhouse of Whitehouse Farm. The western part of the house is substantially of stone construction, although the western gable end, the south-western corner and the upper parts of the walls had been rebuilt in brick. The eastern part of the farmhouse had also evidently been originally of stone construction, although sandstone masonry survived only at the very base of the walls.

- 7.4.2 This sandstone core of the farmhouse could not be closely dated, but certainly predates the earliest alterations to the structure, which are dated broadly to the 18th or early 19th century. The character of the masonry is similar to that seen in No. 50 High Street (Figure 3, Ref. 22), a Grade II Listed Building, which is dated to the 18th century. Town Farm barn (Figure 3, Ref. 23), also a Grade II Listed Building, is of random rubble construction, but generally employs larger stone blocks and dates to the 17th century. The stone elements of the farmhouse are therefore likely to be of early 18th century date, although conceivably earlier.
- 7.4.3 The first major phase of alteration includes partial rebuilding of the western end and much of the eastern part of the main house. The bricks used for this rebuild suggest a date in the 18th or very early 19th century, and it is possible that the work was part of the general repair of the Hospital buildings carried out between c. 1788 and 1804. The nature of the work, with the original sandstone masonry left *in situ* where possible, suggests that the activity constitutes renovation of a derelict building, rather than a planned rebuild of a sound structure. If this were the case, it would suggest that the farm was in the possession of the Hospital of God by this time.
- 7.4.4 Further alterations to the main house included the addition or replacement of the western (and probably the eastern) chimneystack, and further rebuilding of the upper storey of the eastern part of the building. These alterations were carried out in the later 19th century or later. The roofs of the farm buildings were replaced with a uniform pantile roof. The replacement of the roof may also have involved the upward extension or rebuilding of the upper parts of the walls of the farmhouse. A final, late alteration to the main house was the addition of a lean-to kitchen extension, post-dating 1920. This was the only part of the surviving farm buildings to have different roofing material, suggesting its construction post-dated the re-roofing of the main ranges.
- 7.4.5 The outbuilding latterly used as a garage is of hand pressed brick construction, and is likely to have been added in the first half of the 19th century. At a later date, the original doorway, which accessed the building from the courtyard, was blocked, possibly when the large double doors at the southern end of the building were inserted, in the 20th century.
- 7.4.6 The stable between the garage and the main house is of machine pressed brick construction, and is later than the buildings to the north and south, dating from the latter part of the 19th century or later. As the form of the existing buildings appears to be unchanged since the 1850s, it is possible that the stable had been added by this date, although it could represent a later rebuild on the same wall lines.
- 7.4.7 The roofs of both ranges of buildings were of identical character and construction, suggesting that the entire structure has been re-roofed at the same time, in the 20th century.
- 7.4.8 As the interiors of the buildings were not accessible it was not possible to assess the phasing of interior features. A review of internal photographs provided by the Client suggests that changes in use of the main house had led to extensive alteration of the interiors relatively recently, reflecting the range of residential and commercial uses the property has been put to in the recent past.

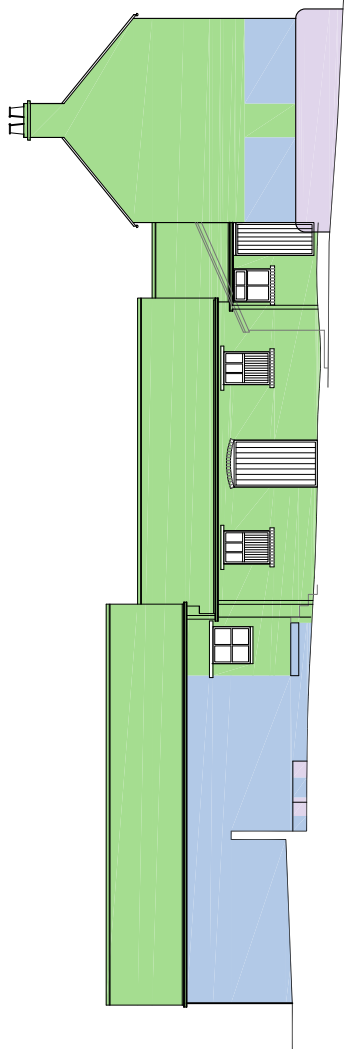
7.4.9 In summary, the main farmhouse of the northern range seemed to be based on a stone core representing part of a structure dating to, or possibly pre-dating, the 18th century. This structure was then renovated in the 18th to early 19th century, with further alterations and additions in the later 19th and 20th centuries. The western range of buildings dates to the 19th century, the southern end probably to the first half, and the northern end to the latter half.



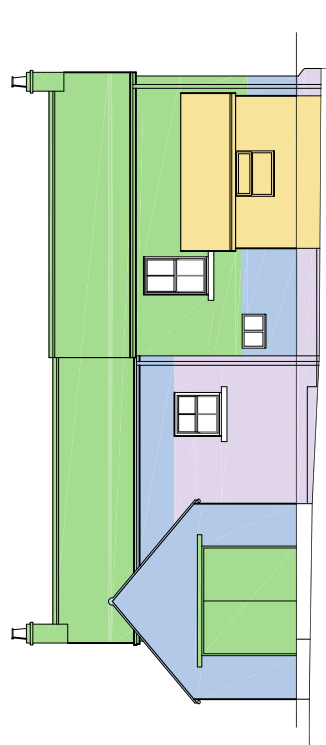
ELEVATION A



ELEVATION B

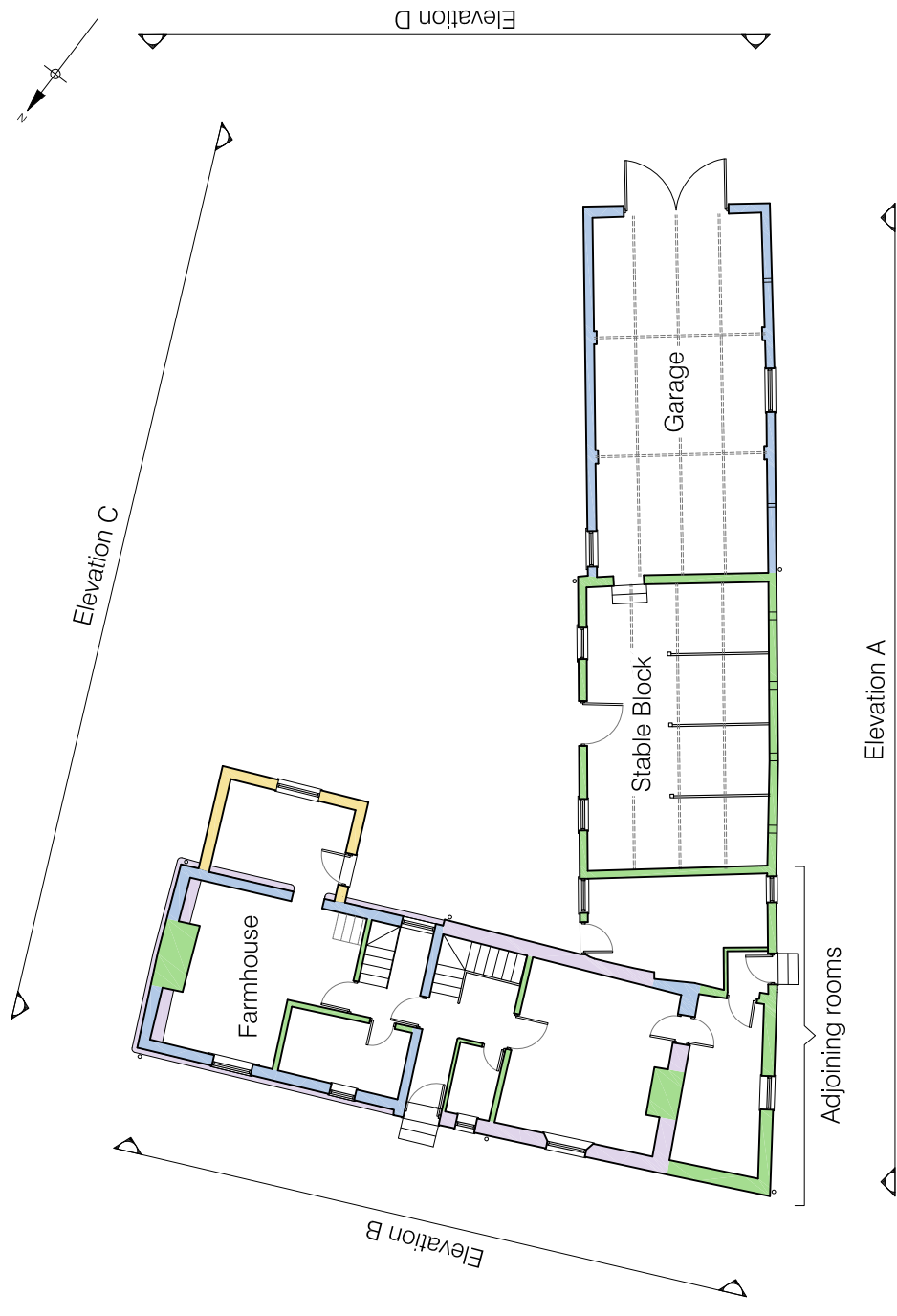


COURTYARD ELEVATION OF OUTBUILDINGS
ELEVATION C



ELEVATION D

- C18th
- late C18th - early C19th
- Late C19th - C20th
- Late C20th

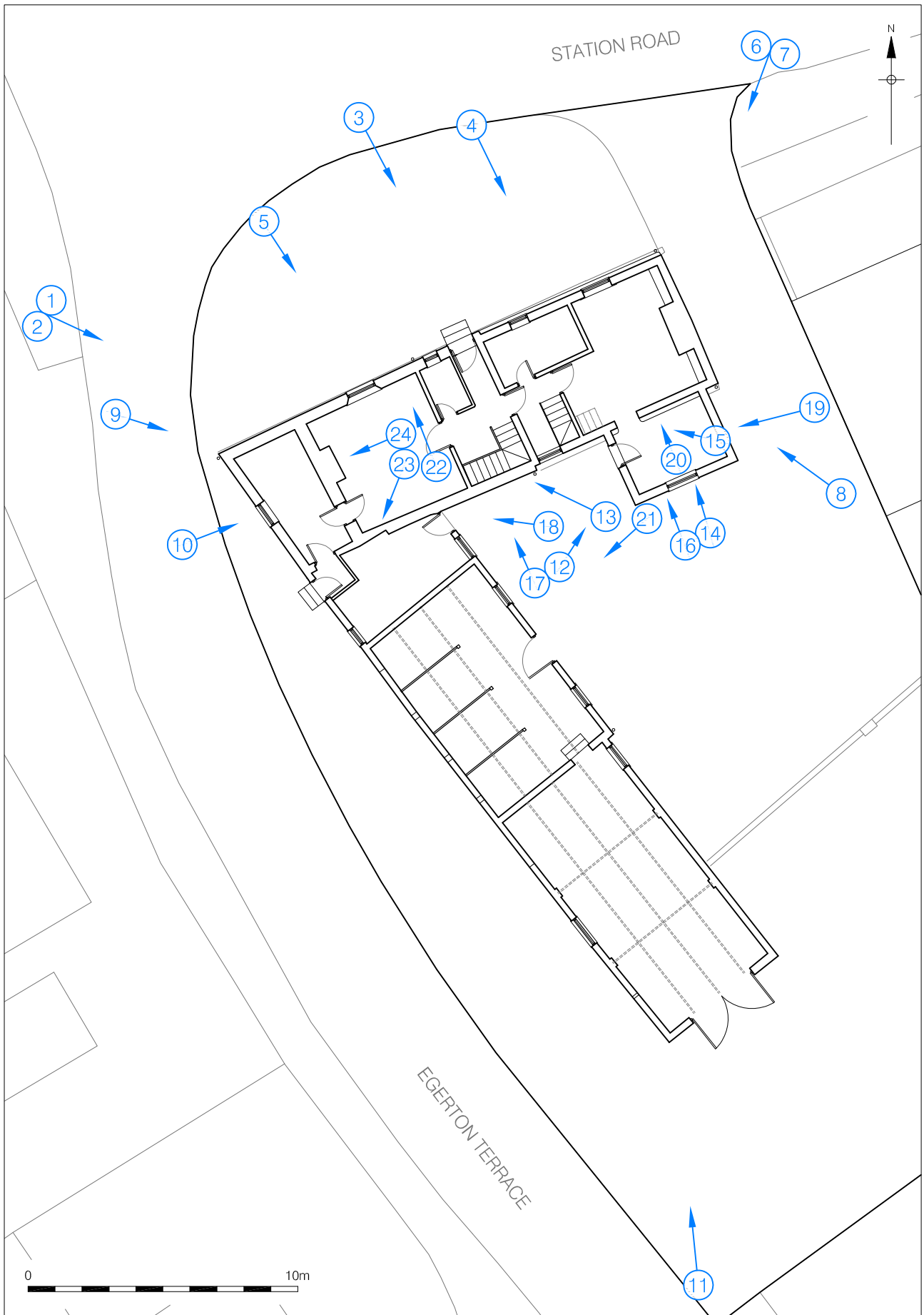


GROUND FLOOR PLAN



FIRST FLOOR PLAN





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 © Pre-Construct Archaeology Ltd 2011

Figure 9
 Location/Direction Plan of Photographs
 1:200 at A4

8. ARCHAEOLOGICAL WATCHING BRIEF

- 8.1 Visits were made to the site on 20 December 2010 and 4, 11 and 18 January 2011 for the purposes of archaeological monitoring. The work in December monitored demolition of the existing farmhouse, while that in January covered machine excavation of the footings required for the main new-build element of the re-development scheme.
- 8.2 The demolition programme involved demolition of the entire north range of farm buildings and the utility room adjacent to its western gable end. The work included grubbing out the shallow stone foundations of the farmhouse, which were set into the loose light yellowish brown natural sand sub-stratum to a maximum depth of only c. 0.40m. All existing internal floor surfaces had been previously removed.
- 8.3 As the network of footings for the main new-build was machine-excavated, it was observed that no horizontal stratigraphy survived across the entire new build footprint, with the natural sand sub-stratum being the uppermost deposit to survive, with just occasional areas of modern disturbance (Figures 12-14). A modern drain, running roughly north-south, was noted adjacent to the eastern end of the new build footprint. Adjacent to the western end of the new build footprint, a small area of dark grey topsoil and turf, c. 0.25m thick, survived overlying the natural sand (Figure 13). Of modern date, it occupied a narrow area defined to the west by the eastern kerb of Egerton Terrace.
- 8.4 No archaeological remains of significant were encountered during the watching brief.



Figure 12 Northernmost element of new build footings, looking WSW



Figure 13 Westernmost element of new build footings adjacent to remaining building, looking south-east



Figure 14 Network of new build footings, with north end of remaining buildings, looking north-west

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 Conclusions

Historic Buildings

- 9.1.1 The project has compiled a permanent record of the historic buildings being demolished or adapted by the re-development scheme. It has also assessed the character and significance of the farmstead and its landscape setting and attempted to understand both the methods of construction and developmental sequence of the buildings.
- 9.1.2 The oldest surviving fabric of the farm buildings likely dates to the 18th century, although there is some potential for it to be earlier. Material of this date comprised masonry of the external walls only. The remainder of the fabric, and all internal features of the buildings, date to the 19th century or later.

Archaeological Remains

- 9.1.3 Assessment of the known archaeological resource for the wider study area indicated low potential at the site for sub-surface remains from the various prehistoric eras and the Romano-British and Anglo-Saxon periods and indeed no deposits or features dating to these eras/periods were recorded during the watching brief.
- 9.1.4 The existing village of Greatham stands on the site of a medieval village that first appears in documentary records in the late 12th century. Although Whitehouse Farm is located to the south of the original village core, the parish church and the Hospital of God are located close to the farm, suggesting slightly higher potential for medieval activity, with remains relating to use of the land for agricultural purposes perhaps most likely. However, no deposits or features dating to the medieval period were recorded during the watching brief.
- 9.1.5 Despite what was considered high potential for post-medieval remains at the site, the watching brief found no evidence for deposits or features pre-dating the foundations of the existing buildings. No artefactual evidence potentially providing a secure date for the construction of the farm was recovered.

9.2 Recommendations

Historic Buildings

- 9.2.1 The Site Archive, including this report, comprises the required permanent record of the historic buildings and its deposition with Tees Archaeology is recommended.
- 9.2.2 In line with English Heritage guidelines, which set out good practice for the conversion of traditional farm buildings,²⁷ materials recovered from the original buildings during demolition should be re-used wherever possible.

Archaeological Remains

- 9.2.3 No further work is required on the information recovered during the watching brief, with the Site Archive, including this report, forming the permanent record of the strata encountered.

²⁷ English Heritage 2006b.

10. ACKNOWLEDGEMENTS AND CREDITS

Acknowledgements

Pre-Construct Archaeology Limited would like to thank the Hospital of God at Greatham Limited for commissioning and funding this project. The liaison role of John Quinn, Property Manager at the Estate Office is acknowledged.

DKS Architects, particularly Dave Knudsen and Andrew Arthur, are thanked for supplying electronic data and other information. Site personnel of T. Manners and Sons Limited are thanked for their assistance on site.

The assistance of Tees Archaeology, in particular Peter Rowe, HER Officer, is acknowledged.

PCA Credits

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Building Recording: Alan Telford

Watching Brief: Robin Taylor-Wilson

Report: Robin Taylor-Wilson, Alan Telford and Ailsa Westgarth

Project Manager: Robin Taylor-Wilson

Graphics: Mark Roughley

11. BIBLIOGRAPHY AND SOURCES CONSULTED

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Maps, Documents and Other Sources

Archives and Special Collections, Durham University Library, Palace Green, Durham

The computer database of material held at the Archives and Special Collections was searched for relevant maps, documents and photographs. Paper copies of the following historical documents were examined during the visit:

Plan of the Township of Greatham in the Parish of Greatham in the County of Durham, 1839 ('the Tithe map'); the accompanying apportionment tables ('*Apportionment of the Rent Charge in lieu of Tithes....*') were also examined for information relating to land use, ownership and occupancy.

Directory and Topography of the County of Durham with Newcastle upon Tyne and other neighbouring towns, Whellan and Company, 1865.

History, Topography and Directory of Durham, Whellan and Company, 1894.

Kelly's Post Office Directory of the County of Durham and the principal towns and adjacent places in Northumberland, 1873.

Ward's Directory of Darlington, Hartlepool, West Hartlepool, Stockton, Thornaby, Middlesbrough and their surrounding villages, 1898-99.

Teesside Historic Environment Record, Tees Archaeology, Sir William Gray House, Clarence Road, Hartlepool

The HER takes the form of digital and paper mapping cross-referenced with indexed files and a computer database. Information from relevant entries was copied during a pre-arranged appointment with Peter Rowe, the HER Officer.

Middlesbrough Central Library, Victoria Square, Middlesbrough

The Local Studies section of the library was visited. Extracts from the 1st, 2nd and 3rd editions of the Ordnance Survey map were photocopied, although these were superseded by the digital copies available from the Teesside Archives.

Teesside Archives, Exchange House, Marton Road, Middlesbrough

Paper copies of the following historical maps were examined during the visit and digital copies (supplied on CD) of relevant extracts were requested:

The Ordnance Survey 1st edition map (25" to 1 mile), published 1882 (surveyed 1856-7);

The Ordnance Survey 2nd edition map (25" to 1 mile), published 1897 (surveyed 1896);

The Ordnance Survey 3rd edition map (25" to 1 mile), published 1920 (surveyed 1914).

Online Sources

The **British Geological Survey** website at: www.bgs.ac.uk. This was consulted for information regarding the geology of the study area.

The **Hartlepool Borough Council** website at: www.hartlepool.gov.uk/. This was consulted for information regarding relevant planning policies.

The **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.

The **Natural England** website at: www.naturalengland.org.uk/. This was consulted for information regarding the topography and geology of the study area.

APPENDIX A
CATALOGUE OF HER ENTRIES

Ref No. (Fig. 3)	HER No.	National Grid Reference	Period or Date of Intervention	Site Name	Description
1	499	NZ 4900 2775	Medieval	Ridge and furrow	Ridge and furrow earthworks. North-south aligned , but no longer visible.
2	602	NZ 4940 2760	Medieval	Greatham Village	Greatham Village. Medieval village, most likely the administrative core of an Anglo-Saxon estate, the original village layout comprised a 'two row' layout with village green.
3	643	NZ 4918 2754	Medieval	The Hospital of God, Greatham	The Hospital of God. Founded in 1273 by Bishop Stichill, for poor relief. The buildings of the Hospital were reported to be in an extremely poor state of repair by the late 18th century and were largely rebuilt.
4	645	NZ 49231 27505	Medieval	Greatham Parish Church	Church of John the Baptist. The oldest surviving fabric is of late 12th century date, although re-used masonry and reports of the remains of an earlier church seen during refurbishment suggest a possible Anglo-Saxon foundation.
5	4714	NZ 4919 2748	Medieval	Greatham Chapel	Burial. Medieval burial found during the refurbishment of Greatham Chapel in 1788. The burial was below a wooden effigy, most likely that of First Master Andrew Stanley. A chalice was also found.
6	4716	NZ 4919 2748	Medieval	Greatham Chapel	Greatham Chapel. Two effigies were found during the 1788 refurbishment. One wooden and one 'fine, recumbent effigy, delicately cut in stone' were found. Their locations are not known.
7	644	NZ 49199 27486	Medieval to Post-medieval	Greatham Chapel	Greatham Chapel. Almshouse chapel, sits to the west of the parish church. Rebuilt in 1788 and refurbished in 1899.
8	4587	NZ 4921 2788	Post-medieval	Greatham Mill	18th century mill building shown on the Ordnance Survey 1st edition. Archive photos show the mill building to be six storeys high, prior to demolition in 1948. Contains HERs 4729 and 4730 (millstones).
9	4712	NZ 4918 2759	Post-medieval	The Hospital of God, Greatham	Greatham Hospital. In 1803 the medieval Hospital of God buildings were demolished due to their dilapidated condition and replaced with a large stucco and ashlar one storey building.
10	4715	NZ 4916 2751	Post-medieval	Greatham Hall	Greatham Hall. Built in 1725 by Dormer Parkhurst, Master of Greatham Hospital. Comprised a three storey building built of stone and was stuccoed in 1820. In 1962 the existing 1725 building was demolished and replaced with a Neo-Georgian building by Francis Johnson.
11	4729	NZ 4921 2788	Post-medieval	Millstone	Millstone. Large 18th century millstone, partially buried; measures approximately 1.45m diameter and is overlain by HER 4730 (another millstone).
12	4730	NZ 4921 2788	Post-medieval	Millstone	Millstone. Smaller millstone, on top of HER 4729 ; measures 0.60m diameter and 0.30m high. It is most likely the top runner stone, however the size of the stones is not typical of flour milling, and stones perhaps provide evidence of other industries such as grinding snuff or other fine powders.
13	6420	NZ 49151 27734	Post-medieval	No. 2 Front Street	Grade II Listed Building. Terraced brick house, listed for group value.
14	6422	NZ 49156 27709	Post-medieval	No. 4 Front Street	Grade II Listed Building. Terraced brick house, listed for group value.
15	6423	NZ 49156 27709	Post-medieval	No. 6 Front Street	Grade II Listed Building. Terraced brick house, listed for group value.
16	6425	NZ 49189 27703	Post-medieval	Nos. 10 and 12 Front Street	Grade II Listed Building. Corner terrace of brick houses, originally two properties now one, listed for group value.
17	6426	NZ 49192 27695	Post-medieval	No. 16 Front Street	Grade II Listed Building. Terraced brick house, listed for group value, incorporates No. 14.
18	6427	NZ 49194 27689	Post-medieval	No. 18 Front Street	Grade II Listed Building. Brick built house, c. 1800; rendered and scored to represent ashlar with a late 20th century roof.
19	6429	NZ 4919 2766	Post-medieval	No. 5 High Street	Grade II Listed Building. Late 18th century brick building with clay pantile roof.
20	4713	NZ 49181 27589	Post-medieval	The Hospital of God, Greatham	Grade II Listed Building. Greatham Hospital built 1803-4 by Jeffrey Wyatt (later Wyatville) in Tudor-Gothic style.
21	6428	NZ 49192 27657	Post-medieval	Dormer Parkhurst's Hospital	Grade II Listed Building. Six almshouses, remodelled to provide four almshouses; a plaque on the building reads ' <i>This hospital for six widows or unmarried women above 50 years of age was founded by Dormer Parkhurst Esq., Master of Greatham Hospital, in 1761</i> '.
22	6436	NZ 49160 27995	Post-medieval	No. 50 High Street	Grade II Listed Building. Late 18th century limestone rubble barn, originally in use as a house, now in use as farm storage.
23	6437	NZ 49135 27745	Post-medieval	Town Farm Barn	Grade II Listed Building. Late 17th century barn constructed of limestone rubble, with later brick repairs.
24	6438	NZ 49305 27406	Post-medieval	Nos. 2, 4 and 6 West Row	Row of cottages listed in 1985, but de-listed in 1987. Originally one domestic property, 'The Cottage', now split into three. Built in rough-cast orange brick with Welsh slate roof.
25	4588	NZ 49220 28150	Early Modern	Greatham Windmill	19th century windmill, shown on the Ordnance Survey 1st and 2nd editions; building is square on 1st edition and round on 2nd edition. No longer extant.
26	6421	NZ 49154 27745	Early Modern	Boundary wall of No. 2 Front Street	Grade II Listed Building. Brick boundary wall of No. 2 Front Street; built in the mid-late 19th century, listed for group value

27	6424	NZ 49156 27709	Early Modern	Boundary wall of No. 6 Front Street	Grade II Listed Building. Brick boundary wall of No. 6 Front Street; built in the mid-late 19th century, listed for group value
28	964	NZ 4898 2770	Modern	Pill Box	World War II concrete pill box.
29	965	NZ 4892 2785	Modern	Tank traps	World War II tank traps.
30	966	NZ 4901 2787	Modern	Pill Box	World War II concrete pill box.
31	968	NZ 4890 2804	Modern	Pill Box	World War II concrete pill box.
32	971	NZ 4958 2753	Modern	Pill Box	World War II concrete pill box.
33	995	NZ 4938 2724	Modern	Pill Box	World War II concrete pill box.
34	6226	NZ 49151 27659	Modern	Air Raid Shelter	World War II air raid shelter, partially buried.
35	648	NZ 4926 2772	Unknown		Large stone drain measuring 0.75m diameter, now destroyed; its purpose is unknown.
36	287	NZ 4922 2756	2006	West Row, Greatham	Watching brief on service trench; no archaeologically significant remains observed.
37	319	NZ 4908 2750	2004	West of West Row, Greatham	Evaluation comprising two trial trenches; no archaeologically significant remains recorded
38	430	NZ 4907 2780	2000	No. 13 High Street, Greatham	Watching brief; no archaeologically significant remains observed.
39	478	NZ 4954 2740	2007	Station Road, Greatham	Geophysical survey.
40	479	NZ 4954 2740	2007	Station Road, Greatham	Evaluation subsequent to geophysical survey, comprising four trial trenches; no archaeologically significant remains recorded

APPENDIX B
PHOTOGRAPHIC REGISTER

PRE-CONSTRUCT ARCHAEOLOGY LIMITED

Photographic Register

Site Name	Site Code	Film Types	Film Numbers
Whitehouse Farm, Greatham, Hartlepool	SRG 10	Digital/B&W Print/Colour Slide	D/1/2

Plate Number	Digital Ref.	B&W Print Ref.	Colour Slide Ref	Date	Direction of View	Scale	Description
1	D1	1/1	2/1	09/12/10	SE	-	Overall view of Whitehouse Farm from Egerton Terrace
2	D2	1/2	2/2	09/12/10	SE	-	Overall view of the farmhouse at Whitehouse Farm from Egerton Terrace
3	D3	1/3	2/3	09/12/10	S	-	North facing elevation of farmhouse
4	D4	1/4	2/4	09/12/10	S	-	North facing elevation of eastern part of farmhouse
5	D5	1/5	2/5	09/12/10	S	-	North facing elevation of western part of farmhouse
6	D6	1/6	2/6	09/12/10	SW	-	Overall view of farmhouse from Station Road
7	D7	1/7	2/7	09/12/10	SW	-	East facing elevation (oblique) of farmhouse
8	D8	1/8	2/8	09/12/10	NW	2m	East facing elevation (oblique) of farmhouse
9	D9	1/9	2/9	09/12/10	SE	-	West facing elevation (oblique) of farmhouse and outbuildings
10	D10	1/10	2/10	09/12/10	E	-	West facing elevation of upper part of gable end of farmhouse
11	D11	1/11	2/11	09/12/10	NE	-	General view of Whitehouse Farm from Station Road
12	D12	1/12	2/12	09/12/10	NE	2m	South facing elevation (oblique) of eastern part of farmhouse
13	D13	1/13	2/13	09/12/10	NW	2m	South facing elevation (oblique) of western part of farmhouse
14	D14	1/14	2/14	09/12/10	N	2m	South facing elevation of eastern part of farmhouse
15	D15	1/15	2/15	09/12/10	NW	2m	Detail of lower part of south facing elevation (oblique) of eastern part of farmhouse
16	D16	1/16	2/16	09/12/10	N	2m	Detail of lower part of south facing elevation of eastern part of farmhouse
17	D17	1/17	2/17	09/12/10	N	2m	South facing elevation of western part of farmhouse
18	D18	1/18	2/18	09/12/10	NW	-	Detail of upper part of south facing elevation (oblique) of western part of farmhouse
19	D19	1/19	2/19	09/12/10	NW	2m	South facing elevation (oblique) of farmhouse
20	D20	1/20	2/20	09/12/10	N	1m	Detail of lower part of south facing elevation of eastern part of farmhouse
21	D21	1/21	2/21	09/12/10	W	2m	East facing elevation stable block
22	D22	N/A	N/A	13/09/10	N	-	Detail of interior, wall in western part of farmhouse (supplied by Client)
23	D23	N/A	N/A	10/09/10	SW	-	Detail of interior, brick rebuild in south-western corner of farmhouse (supplied by Client)
24	D24	N/A	N/A	10/09/10	W	-	Detail of interior, chimney breast in western gable end of farmhouse (supplied by Client)

**APPENDIX C
PLATES**



Plate 1. Overall view of Whitehouse Farm from Egerton Terrace. No scale.



Plate 2. Overall view of the farmhouse at Whitehouse Farm from Egerton Terrace. No scale.



Plate 3. North facing elevation of farmhouse. No scale.



Plate 4. North facing elevation of eastern part of farmhouse. No scale.



Plate 5. North facing elevation of western part of farmhouse. No scale.



Plate 6. Overall view of farmhouse from Station Road. No scale.



Plate 7. East facing elevation (oblique) of farmhouse. No scale.



Plate 8. East facing elevation (oblique) of farmhouse. 2m scale.



Plate 9. West facing elevation (oblique) of farmhouse and outbuildings. No scale.



Plate 10. West facing elevation of upper part of gable end of farmhouse. No scale



Plate 11. General view of Whitehouse Farm from Station Road. No scale.



Plate 12. South facing elevation (oblique) of eastern part of farmhouse. 2m scale



Plate 13. South facing elevation (oblique) of western part of farmhouse. 2m scale.



Plate 14. South facing elevation of eastern part of farmhouse. 2m scale



Plate 15. Detail of lower part of south facing elevation (oblique) of eastern part of farmhouse. 2m scale.



Plate 16. Detail of lower part of south facing elevation of eastern part of farmhouse. 2m scale.



Plate 17. South facing elevation of western part of farmhouse. 2m scale.



Plate 18. Detail of upper part of south facing elevation (oblique) of western part of farmhouse. No scale.



Plate 19. South facing elevation (oblique) of farmhouse. 2m scale.



Plate 20. Detail of lower part of south facing elevation of eastern part of farmhouse. 1m scale.



Plate 21. East facing elevation stable block. 2m scale.



Plate 22. Detail of interior, wall in western part of farmhouse. No scale



Plate 23. Detail of interior, brick rebuild in south-western corner of farmhouse. No scale.



Plate 24. Detail of interior, chimney breast in western gable end of farmhouse. No scale.