



WALSINGHAM PLANNING

**BOUNDARY WALL OF FORMER CINEMA SITE, SANDGATE,
BERWICK-UPON-TWEED**

ARCHAEOLOGICAL RECORDING REPORT

September 2018

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ARCHAEOLOGICAL RECORDING REPORT

September 2018

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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES

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SUMMARY

Wardell Armstrong was commissioned by Walsingham Planning to undertake an archaeological recording of the north-west boundary wall of the former cinema site, Sandgate, Berwick-upon-Tweed (NT 99853 52699). This was in advance of its demolition as part of the approved and ongoing redevelopment of the site. This report, which summarises the results of the site work, along with the accompanying archive, provides a permanent record of the structure prior to its demolition.

The former cinema site as a whole has already been the subject of an archaeological desk-based assessment and evaluation in 2006 (Claydon 2006a and b), a geoarchaeological assessment (O' Meara 2015) and a heritage impact assessment (Peters 2016). There is presently an archaeological watching brief programme in place to monitor excavations occurring within the wider site boundary as part of the redevelopment of the site. Furthermore, the north-western boundary wall itself, along with an abutting building, has been the subject of a heritage statement (Wardell Armstrong 2018). This was used to inform the planning decision for further mitigation in the form of an archaeological recording of the boundary wall prior to demolition (Planning Reference: 18/02198/FUL).

The boundary wall has been seen to have retained some historic integrity and some architectural features that have helped, along with cartographic analysis, to improve our understanding of the possible origins and evolution of the wall. The earliest fabric may retain evidence for buildings constructed by 1799, and the latest evidence retained in the wall indicates 20th century adaptations. This project has provided an interesting insight into the changing buildings and plots utilising this central area of Berwick through the 18th, 19th and 20th centuries.

This report, along with the archive to be deposited at Northumberland Archives, provides a permanent record of the boundary wall, prior to its permanent demolition as part of the redevelopment of the former cinema site. This is in line with a recording level equivalent to Historic England's Level 2 building assessment, and complies with conditions imposed by the Local Planning Authority Archaeologist to achieve planning permission.

ACKNOWLEDGEMENTS

Wardell Armstrong thanks Helen Binns and Vicky Harper of Walsingham Planning who commissioned the project.

The archaeological recording work was undertaken by Adrian Bailey and Helen Phillips.

The report was written by Cat Peters and the figures were produced by Helen Phillips. The report was edited by Frank Giecco and the project was managed by Frank Giecco and Dave Jackson.

1 INTRODUCTION

1.1 Circumstances of Project

Wardell Armstrong was commissioned by Walsingham Planning to undertake an archaeological recording of the north-west boundary wall of the former cinema site, Sandgate, Berwick-upon-Tweed (Figure 1; NT 99853 52699). This occurred in advance of its demolition as part of the approved and ongoing redevelopment of the site. This work conforms to a planning condition for a level of recording equivalent to Historic England's Level 2 Building Assessment (Historic England 2016), as the wall lies within the Citadel part of the Berwick-upon-Tweed Conservation Area (Wardell Armstrong 2018, 2). This archaeological recording report summarises the results of the site work. The associated archive, to be deposited in a suitable repository, provides a permanent record of the structure prior to its demolition.

1.1.1 The former cinema site as a whole has already been the subject of an archaeological desk-based assessment and evaluation in 2006 (Claydon 2006a and b), a geoarchaeological assessment (O' Meara 2015) and a heritage impact assessment (Peters 2016). There is presently an archaeological watching brief programme in place to monitor excavations occurring within the wider site boundary as part of the redevelopment of the site. Furthermore, the north-western boundary wall itself, along with an abutting outbuilding, has been the subject of a heritage statement (Wardell Armstrong 2018). This was used to inform the planning decision for further mitigation in the form of an archaeological recording of the boundary wall prior to demolition (Planning Reference: 18/02198/FUL).

1.2 The Purpose of the Archaeological Recording

1.2.1 A condition of planning consent for the demolition of the north west boundary wall was that the wall should first be subjected to a programme of archaeological recording, equivalent to Historic England's guidance relating to a Level 2 building assessment (Historic England 2016). The purpose of the archaeological recording of the boundary wall was primarily to provide a permanent record of the structure prior to its demolition ahead of the redevelopment of the wider former cinema site. The primary archive, comprising a photographic record of the wall in digital format and black and white print, will be deposited in a suitable repository to ensure the long-term survival of the wall in the record. This report summarises the photographic record and features noted during the site work and provides a narrative of the wall as surviving.

- 1.2.2 Together, the archive and report comprise the completion of the project, fulfilling the planning condition of a requirement for a programme of archaeological recording, as outlined by the Local Planning Authority Archaeologist.

2 METHODOLOGY

2.1 Introduction

- 2.1.1 This project has been undertaken in line with advice issued by Nick Best, the Local Planning Authority Archaeologist and the condition imposed on the planning application for the demolition of the wall. It has also followed Historic England's guide to good recording practice and has followed their guidance in relation to a Level 2 Building Assessment (Historic England 2016).

- 2.1.2 An Historic England Level 2 Building Assessment is a descriptive record requiring the subject to be examined, described and photographed (Historic England 2016, 25). The subsequent report requires an analysis of its development and use with conclusions to include its form, function, date and sequence of development (Historic England 2016, 22).

- 2.1.3 The historic baseline has drawn heavily on the research undertaken during previous archaeological studies at the former cinema site, and has involved no new archaeological research. These former studies have included an archaeological desk-based assessment and evaluation in 2006 (Claydon 2006a and b), a geoarchaeological assessment (O' Meara 2015), a heritage impact assessment (Peters 2016) and a heritage statement (Wardell Armstrong 2018). Whilst the archaeological recording of the wall was being undertaken, there was also an archaeological watching brief programme in place to monitor excavations occurring within the wider site boundary as part of the redevelopment of the site.

2.2 Site Examination

- 2.2.1 The site was visited to undertake the archaeological recording of the north-west boundary wall on Wednesday 29th August 2018. Access to parts of the south-east elevation was restricted by excavations occurring as part of the wider redevelopment of the site and so measurements and the ability to produce measured sketches was limited. Furthermore, access to much of the north-west elevation was not possible due to the presence of adjacent abutting buildings and a locked compound enclosing the neighbouring pumping station on the adjacent plot to the north-west.

2.3 Reporting and Archive

- 2.3.1 A final bound copy of the report will be deposited with the HER at Northumberland County Council's offices in Morpeth, where viewing will be made available on request. The associated archive will be deposited at Northumberland Archives.
- 2.3.2 Wardell Armstrong support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong as a part of this national scheme.

3 DESCRIPTION

3.1 Location

3.1.1 The wall formed the north-west boundary of the present redevelopment site, the former cinema site, a corner plot at the junction of Sandgate to the south-east and Driver's Lane to the south-west, in Berwick-upon-Tweed (Figure 1; centred on NGR 399853,652699).

3.2 Form and Function

3.2.1 The wall was angled in nature consisting of the western part being orientated north-west south-east, the adjacent section north-east to south-west and the final section, comprising the largest proportion of the boundary wall, being north-west to south-east. To ease the narrative, these sections will be described west to east, and will be referred to as the 'western part' (the western north-west south-east orientated section), the 'central part' (the adjacent section, orientated north-east to south-west) and the 'eastern part' (the remainder of the wall and the largest portion, orientated north-west to south-east). The locations of features noted during the archaeological recording work are illustrated in Figure 2.

3.2.2 **Western part of wall:** the extreme western part of the wall was of modern build, with hard Portland cement mortar, forming the boundary of the neighbouring Pumping Station, not part of the historic fabric highlighted as requiring archaeological recording (Plate 1). The remainder of the western part of the wall was of red sandstone with limestone mortar and survived to a maximum height of 2.5m. At the boundary between the modern section of the wall and the pink sandstone part of the wall were the remains of the north-western extent of a former wall, once extending from the boundary wall and heading south-westwards (Figure 2; Plates 1, 2 and 3). This wall was also of red sandstone and appeared to have been constructed against the boundary wall. A further abutment, signifying the presence of a second perpendicular wall, was noted at the eastern extent of this western part of the wall (Plate 4). Some parts of the western part of the wall were obscured by timber fittings, and an appreciation of the north-east facing elevation, outside the redevelopment site, was limited by lack of access and a fenced compound enclosing the adjacent pumping station (Plate 5).



Plate 1: Modern wall forming north-western extent of western part of wall



Plate 2: Remains of former abutting walls (left and right) and timber fixtures on south-west elevation of western part of wall

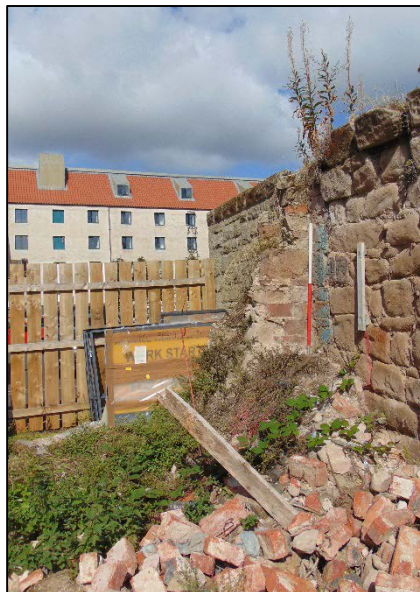


Plate 3: Detail of north-western abutting wall, facing north-west

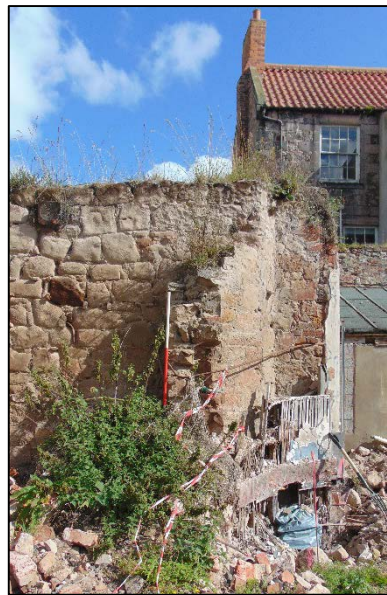


Plate 4: Detail of south-east abutting wall, facing north-east



Plate 5: Restricted view of north-east facing elevation of western part of wall

3.2.3 **Central part of wall:** the central part of the wall comprised the perpendicular continuation of the wall from the western part on a north-east trajectory for a distance of c. 6.4m. Timber cladding obscured much of the south-western part of the central part of the wall and a modern breezeblock outbuilding abutting the wall made access to much of the north-eastern part of the south-east facing elevation impossible (Plate 6). Despite this, it was noted that this part of the wall was also constructed from red sandstone, and survived to a maximum height of 2.5m and that there was once an extending wall from the centre running south-eastwards from the wall immediately adjacent to the cladding (Plate 6). A former window was also noted, blocked in red-brick, to the north-east of this former abutting wall, with four square holes above suggestive of a former floor level (Plate 7). A second former

window was also noted through the fenced enclosure of the adjacent pumping station to the north-west, but a clear view of this was not possible (Plate 8).



Plate 6: Central part of boundary wall, south-east facing elevation, facing north-west



Plate 7: South-western blocked window in central part of wall, facing north-west



Plate 8: South-western blocked window with second former window (at left extent of image), in north-west facing elevation of central part of wall

3.2.4 **Eastern part of wall:** the eastern part of the wall comprised continuation of the wall from the central part on a south-east alignment for a distance of c. 24.8m to reach Sandgate. The modern breezeblock outbuilding abutting the wall made access to the north-western extent impossible (Plate 9). In addition, the rendering of parts of the south-west facing elevation of the wall across much of the central (Plate 10) and south-western extent of the wall (Plate 11) obscured any detail in those areas. Although access within the outbuilding was not possible, a former doorway was noted in the wall, blocked by narrow bricks (Plate 12). In addition, despite the rendering, it appears that the area of wall obscured by the north-west area of rendering was constructed of red brick in stretcher bond (Plate 10), suggestive of a more modern construct than the adjacent pink sandstone sections. The wall to the north-west of this survived to a height of c. 3.1m, far higher than the rest of the wall to the south-east, and was more irregular than the remainder (Plates 9 and 10).



Plate 9: Breezeblock outbuilding abutting north-western extent of eastern part of wall, facing north-east



Plate 10: Rendering obscuring detail of north-western part of central area of eastern part of wall



Plate 11: Rendering obscuring detail of south-eastern extent of eastern part of wall



Plate 12: Former doorway noted within outbuilding in south-west elevation of eastern part of wall

3.2.5 The area between the two areas of rendering survived to a height of c. 2.3m in height and was of red sandstone. A low former window or doorway was noted, adjacent to Number 10, blocked and rendered on the north-east facing elevation (Plate 13). It had been bricked-up with yellow machine-made brick from the north-east side. The timber window frame, covered by a metal grid, was still visible on the

south-west facing elevation (Plate 14).



Plate 13: Blocked former opening towards south-eastern extent of wall, north-east facing elevation, facing south-east



Plate 14: Former opening in south-west elevation of eastern part of wall, facing north-east

3.3 Origins and Evolution

3.3.1 Cartographic evidence shows that buildings had been constructed in the vicinity of the boundary wall, the subject of this archaeological recording, between 1799 and 1822 (Figures 3 and 4). The western and central parts of the present boundary wall represent the south-western and the southern part of the south-eastern elevations of a larger north-east south-west aligned building to the north of the present

redevelopment site. The eastern part of the boundary wall, that comprising the main north-west south-east orientated section, appears to have formerly been the north-eastern exterior walls of three buildings occupying the plot in 1855 (Figure 5). On the north-east side of these buildings was an alley. Two of these three buildings, the western and the eastern one, the largest, appear to have been in existence by 1822 (Figure 4), the eastern one perhaps even forming part of the L-shaped building shown in the vicinity on the earlier plan of 1799 (Figure 3). The central one seems to not be shown on Wood's plan of 1822 (Figure 4), so must have dated to between 1822 (Figure 4) and 1855 (Figure 5). The presence of red-brick in stretcher bond at this location suggests this 1855 building had since been demolished, and by 1924, when the former Palace Cinema had been constructed, all three buildings had been removed (Figure 6). Traces may have survived at the north-western and south-eastern extent, with just the central part not containing any wall in 1924 (Figure 6). The adjacent building, to the north-west, survived until at least 1924, though was demolished by 1989, by which date the pumping station had been built (Peters 2016, Figure 9).

- 3.3.2 It is possible that the south-eastern extent of the boundary wall, the rendered section presently forming the south-western extent of No. 10 Sandgate, retains the earliest fabric, potentially predating 1799. This cannot be confirmed, as detail was obscured by the rendering, and this part of the wall will not be demolished as part of the redevelopment of the former cinema site.
- 3.3.3 The western and central portions of the wall, as termed in this report, forming the north-western part of the wall where it forms the boundary with the adjacent pumping station, may retain evidence for the building for which it formed the exterior walls. This building was constructed between 1799 (Figure 4) and 1822 (Figure 5). It is not known what purpose this building formed, but the abutting wall remnants observed heading south-westwards are likely to have been associated with the granary shown on the 1855 map (Figure 6), or perhaps even the earlier adjacent building shown on the 1822 map (Figure 5), although this is less likely. The abutting wall remnant surviving in the south-east facing elevation may relate to the edge of the adjacent building shown on the 1855 map (Figure 5). The two blocked windows noted in this elevation may be part of the original design of the pre-1822 building (Figure 4), or may have been a later insertion, once adjacent buildings had been demolished and the cinema had been built, to allow light in (Figure 6).

- 3.3.4 The north-western extent of the eastern part of the boundary wall, may also have had its origins in buildings shown in this area on the 1822 map (Figure 4). If so, the blocked door noted on the south-west facing elevation in this area may also have early origins.
- 3.3.5 The area to the south-east of this, including the rendered area, and up to the wall of No. 10 Sandgate, from cartographic analysis, appears to date to between 1924 (Figure 6) and 1989 (Peters 2016, Figure 9), meaning that even the former window in this part of the elevation had 20th century origins. The stretcher brick and rendered section must have been rebuilt when No. 10 Sandgate was extended, at some time between 1924 and 1989.

4 DISCUSSION

4.1 Summary of Results

- 4.1.1 The boundary wall has been seen to have retained some historic integrity and some architectural features that have helped, along with cartographic analysis, to improve our understanding of the possible origins and evolution of the wall. The earliest fabric may retain evidence for buildings constructed by 1799, and the latest evidence retained within the fabric of the wall indicates 20th century adaption. This project has provided an interesting insight into the changing buildings and plots utilising this central area of Berwick through the 18th, 19th and 20th centuries.
- 4.1.2 This report, along with the archive to be deposited at Northumberland Archives, provides a permanent record of the boundary wall, prior to its permanent demolition as part of the redevelopment of the former cinema site. This is in line with a recording level equivalent to Historic England's Level 2 building assessment, and complies with conditions imposed by the Local Planning Authority Archaeologist to achieve planning permission.

5 BIBLIOGRAPHY

5.1 Primary Sources

Scott's Plan of Berwick, 1799 (Claydon 2006a)

Wood's Plan of Berwick, 1822 (Claydon 2006a)

First Edition Ordnance Survey Mapping, 1855 (10' to mile scale) (Peters 2016)

Third Edition Ordnance Survey Map, 1924 (25" to mile scale) (Peters 2016)

5.2 Secondary Sources

Berwick-upon-Tweed Borough Council 2008, *Berwick-upon-Tweed Conservation Area*, Berwick-upon-Tweed Borough Council Planning Unit, North of England Civic Trust: Berwick-upon-Tweed

Claydon, M. 2006a, *Former Cinema, Sandgate, and 55 Hide Hill, Berwick-upon-Tweed: archaeological desk-based assessment*, unpublished grey literature report: Archaeological Services Durham University

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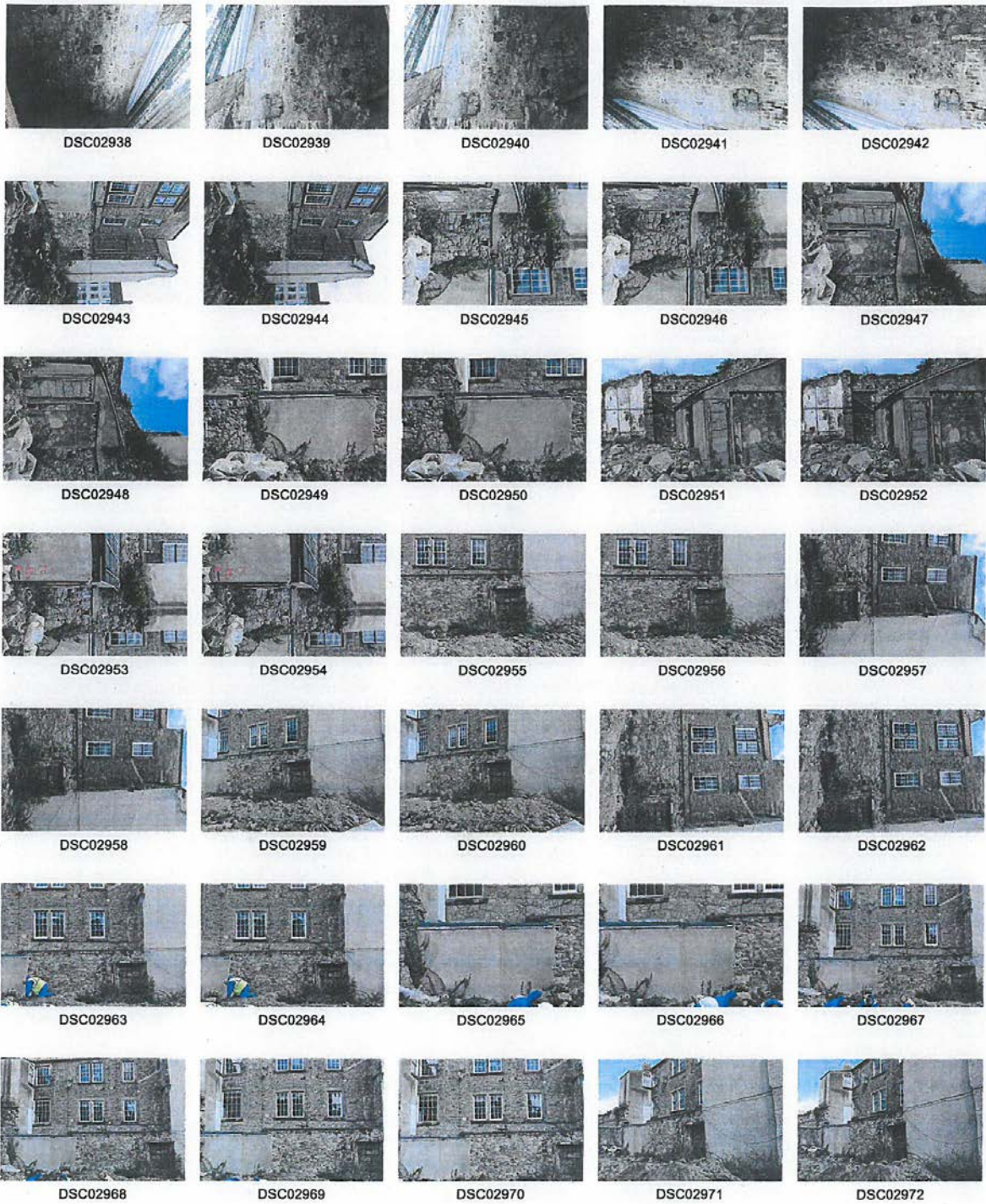
Peters, C, 2016, *Former Cinema Site, Sandgate, Berwick-upon-Tweed: Heritage Impact Assessment*, unpublished grey literature report: Wardell Armstrong Archaeology

Wardell Armstrong, 2018, *Boundary Wall and Outbuilding, Former Playhouse Cinema Site: Heritage Statement*, unpublished grey literature report: Wardell Armstrong

APPENDIX 1: DIGITAL PHOTOGRAPHIC REGISTER AND CONTACT PRINTS

<i>Photo ID</i>	<i>Description</i>	<i>Direction Facing</i>
DSC0456-0457	NW extent of wall- modern boundary to Pumping Station	NE
DSC0458-0459	Detail of rendering on wall	NW
DSC0460-0466	Fence and enclosure to Pumping Station with wall beyond	SE
DSC02915-02916	Western part of wall – SW facing elevation	NE
DSC02917-02918	Former wall abutment, western part of wall	NW
DSC02919-02920	Former wall abutment, north-western, western part of wall	NE
DSC02921-02922	Western part of wall – SW facing elevation	NE
DSC02923-02926	Former wall abutment, south-eastern, western part of wall	NE
DSC02927-02928	Central part of wall – SE facing elevation, south-western extent	NW
DSC02929-02930	Central part of wall – SE facing elevation, central part	NW
DSC02931-02934	Outbuilding adjacent to NW extent of eastern part of wall	NE
DSC02935-02936	Detail of former doorway in eastern part of wall, within outbuilding	NE
DSC02937-02942	Details of wall within outbuilding	NNE
DSC02943-02944	Oblique view of eastern part of wall, SW facing elevation	ESE
DSC02945-02946	Central portion of eastern part of wall, SW facing elevation	NE
DSC02947-02948	Central portion and western extent of eastern part of wall	N
DSC02949-02950	Central portion of eastern part of wall, SW facing elevation	NE
DSC02951-02952	Outbuilding adjacent to NW extent of eastern part of wall	N
DSC02953-02954	Central portion of eastern part of wall, west, SW facing elevation	NE
DSC02955-02964	Central portion of eastern part of wall, east, SW facing elevation	NE
DSC02965-02970	Central portion of eastern part of wall, centre, SW facing elevation	NE
DSC02971-02974	Oblique view of eastern part of wall, SW facing elevation	N
DSC02975-02976	South-eastern extent of eastern part of wall, SW facing elevation	NE
DSC02977-02980	Views in alleyway to north of wall, NE facing elevation	NW
DSC02981-02982	Views in alleyway to north of wall, NE facing elevation	SE
DSC02983-02984	Views in alleyway to north of wall, NE facing elevation	NW
DSC02985-02992	Views in alleyway to north of wall, NE facing elevation	SE
DSC02993-02996	Views in alleyway to north of wall, NE facing elevation	NW
DSC02997-02998	Views in alleyway to north of wall, NE facing elevation	SE
DSC02999-03002	Views in alleyway to north of wall, NE facing elevation	NE
DSC03003-03004	Views in alleyway to north of wall, NE facing elevation	NNW
DSC03005-03012	Eastern part of wall, SW facing elevation	NE
DSC03013-03014	Central part of wall, SE facing elevation	NW
DSC03015-03018	Eastern part of wall and corner of outbuilding	NE
DSC03019-03020	Oblique view of SW facing elevation of eastern part of wall	E
DSC03021-03022	Blocked former opening in eastern part of wall	NE
DSC03023-03024	Outbuilding	NW
DSC03025-03026	Blocked former opening in eastern part of wall	NE
DSC03027-03030	Central part of wall, SE facing elevation	NW
DSC03031-03034	Outbuilding and central part of wall	N
DSC03035-03042	South-eastern extent of western part of wall	NE
DSC03043-03044	North-western extent of western part of wall	NNW
DSC03045-03048	Detail of north-western abutting wall in western part of wall	NE









DSC03008



DSC03009



DSC03010



DSC03011



DSC03012



DSC03013



DSC03014



DSC03015



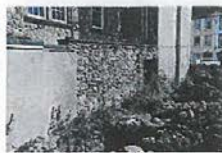
DSC03016



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DSC03021



DSC03022



DSC03023



DSC03024



DSC03025



DSC03026



DSC03027



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DSC03037



DSC03038



DSC03039



DSC03040



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DSC03042



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DSC03045



DSC03046



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DSC03048

APPENDIX 2: FIGURES






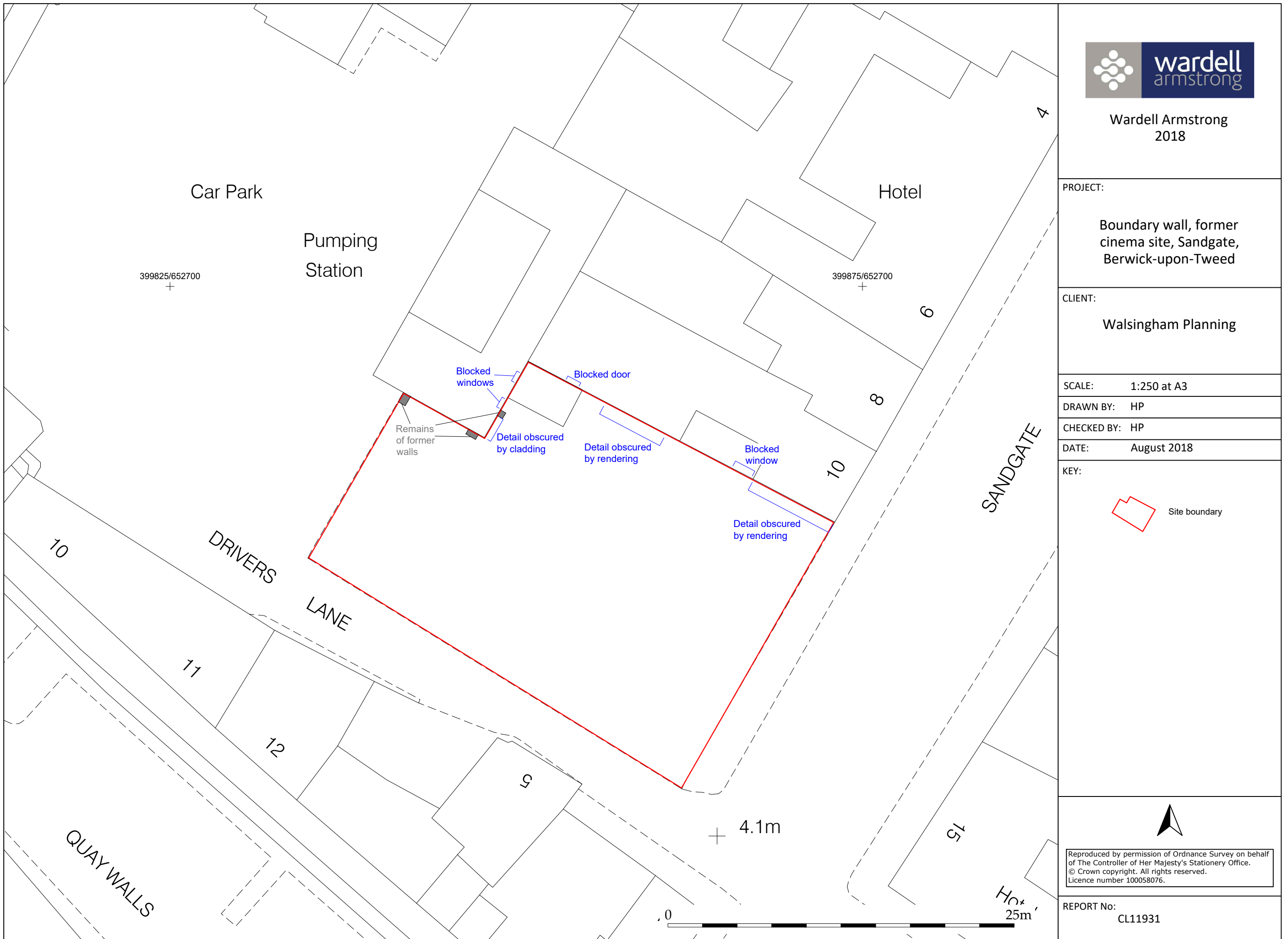
 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Boundary wall, former cinema site, Sandgate, Berwick-upon-Tweed</p> <p>CLIENT: Walsingham Planning</p> <p>SCALE: 1:25,000 at A4</p> <p>DRAWN BY: AB/HP</p> <p>CHECKED BY: AB/DJ</p> <p>DATE: August 2018</p> <p>REPORT No: CL11931</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.</p>
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Figure 1: Site location.



Wardell Armstrong
2018

PROJECT:
Boundary wall, former cinema site, Sandgate, Berwick-upon-Tweed

CLIENT:
Walsingham Planning

SCALE: 1:250 at A3

DRAWN BY: HP

CHECKED BY: HP

DATE: August 2018

KEY:



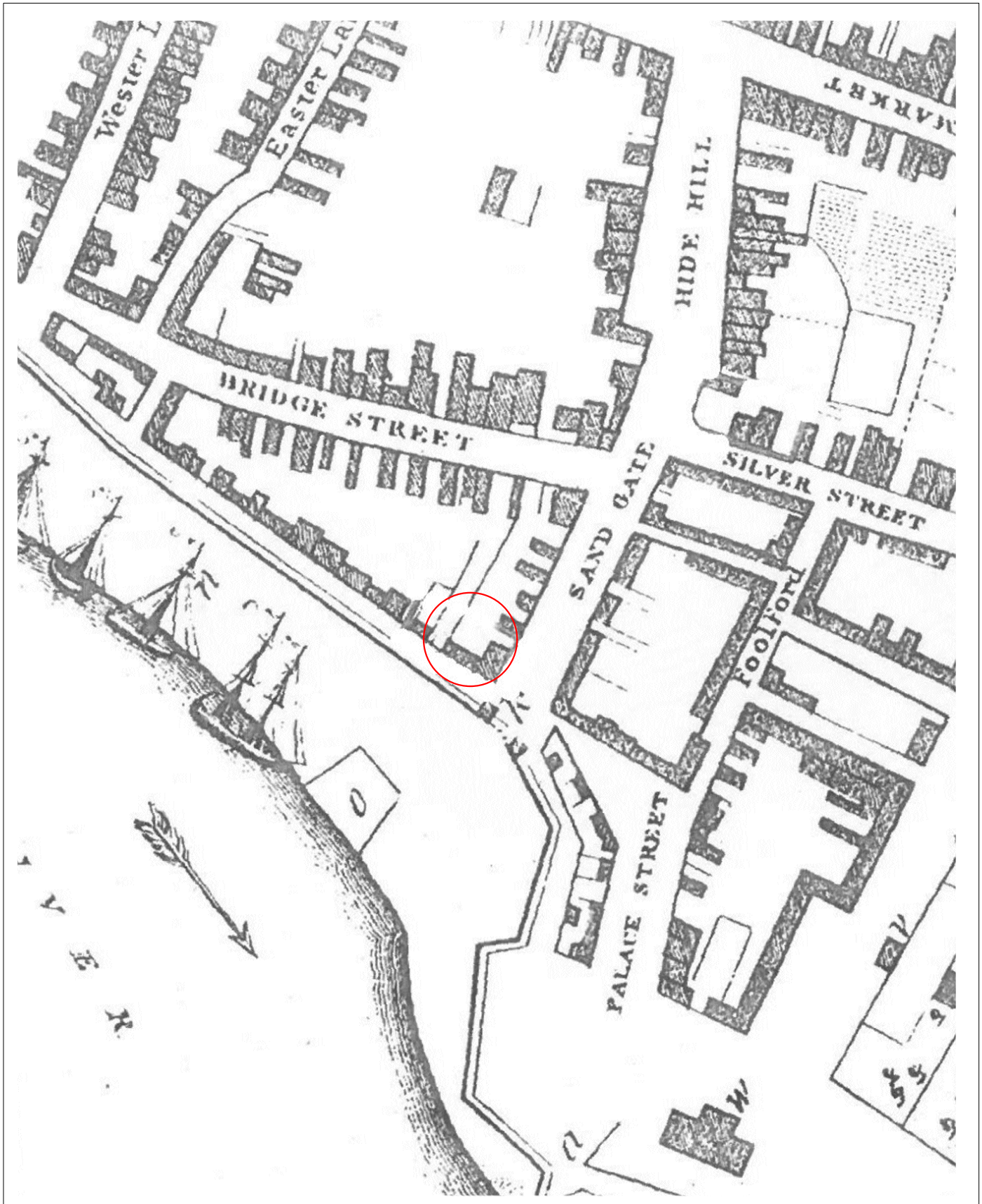
Site boundary



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REPORT No:
CL11931

Figure 2: Detailed site location and results of archaeological recording.






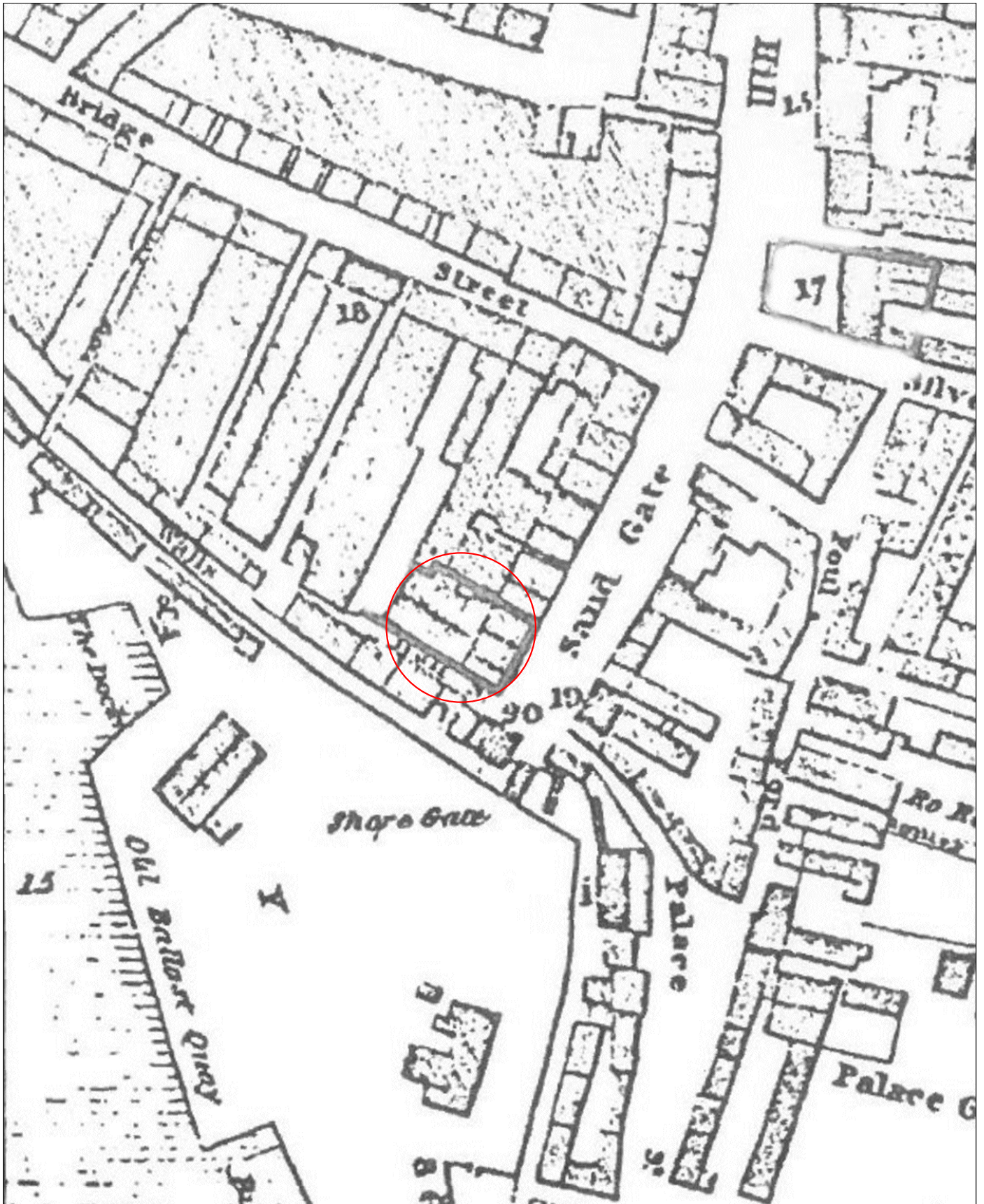
 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Boundary wall, former cinema site, Sandgate, Berwick-upon-Tweed</p> <p>CLIENT: Walsingham Planning</p> <p>SCALE: Not to scale</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: August 2018</p> <p>REPORT No: CL11931</p>	<p>KEY:</p>  Site location	
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Figure 3: Scott's Plan of Berwick, 1799.






 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Boundary wall, former cinema site, Sandgate, Berwick-upon-Tweed</p> <p>CLIENT: Walsingham Planning</p> <p>SCALE: Not to scale</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: August 2018</p> <p>REPORT No: CL11931</p>	<p>KEY:</p>  Site location	
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Figure 4: Wood's Plan of Berwick, 1822.



Wardell Armstrong
2018

PROJECT:
Boundary wall, former cinema site, Sandgate, Berwick-upon-Tweed

CLIENT:
Walsingham Planning

SCALE: 1:750 at A4


DRAWN BY: HP

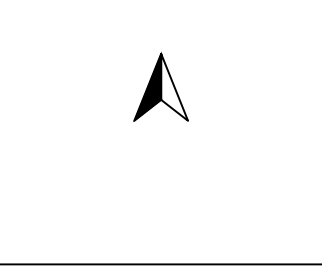
CHECKED BY: HP

DATE: August 2018



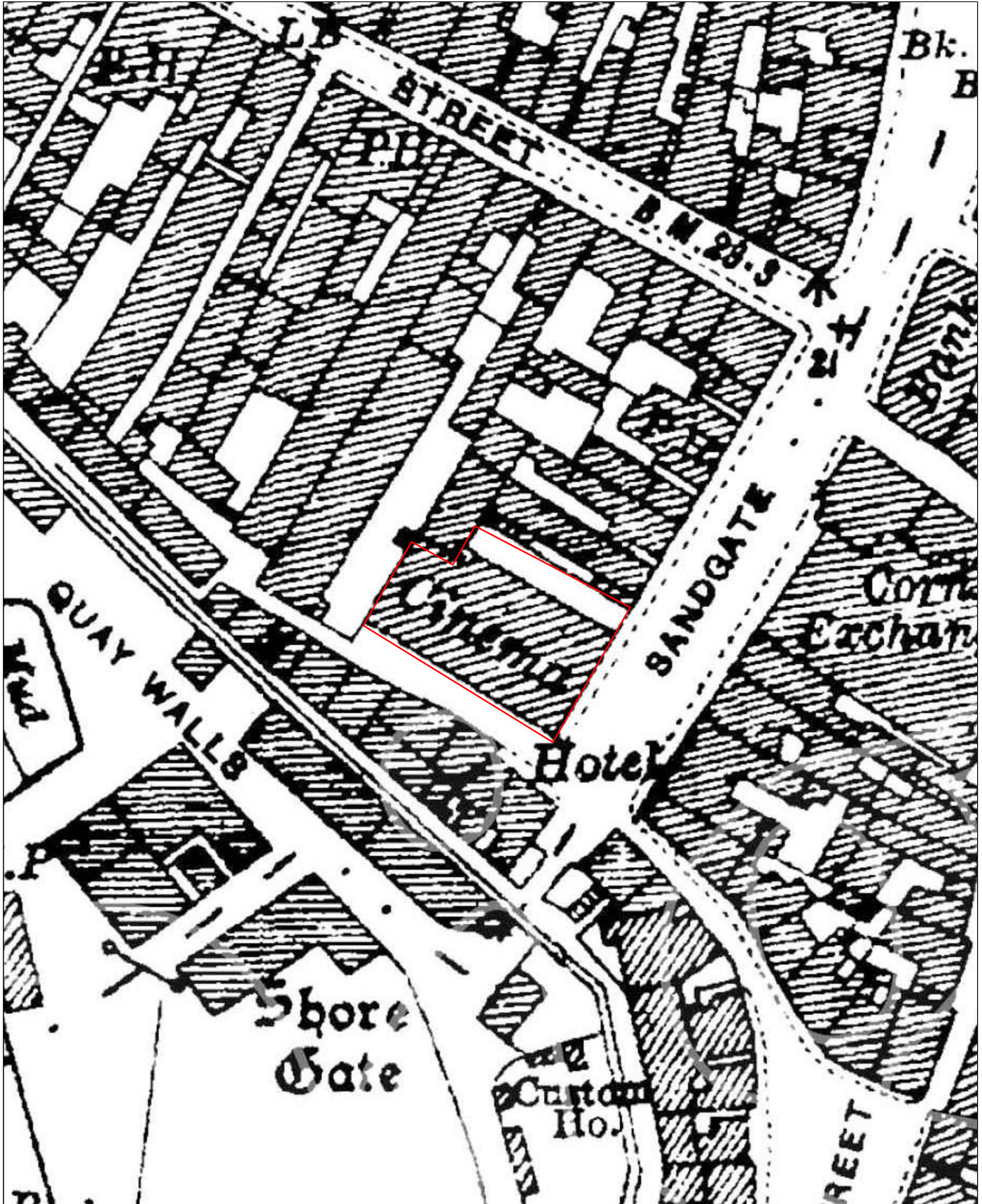
KEY:

 Site boundary



REPORT No:
CL11931

Figure 5: First Edition Ordnance Survey Map, 1855 (10 feet to 1 mile scale).






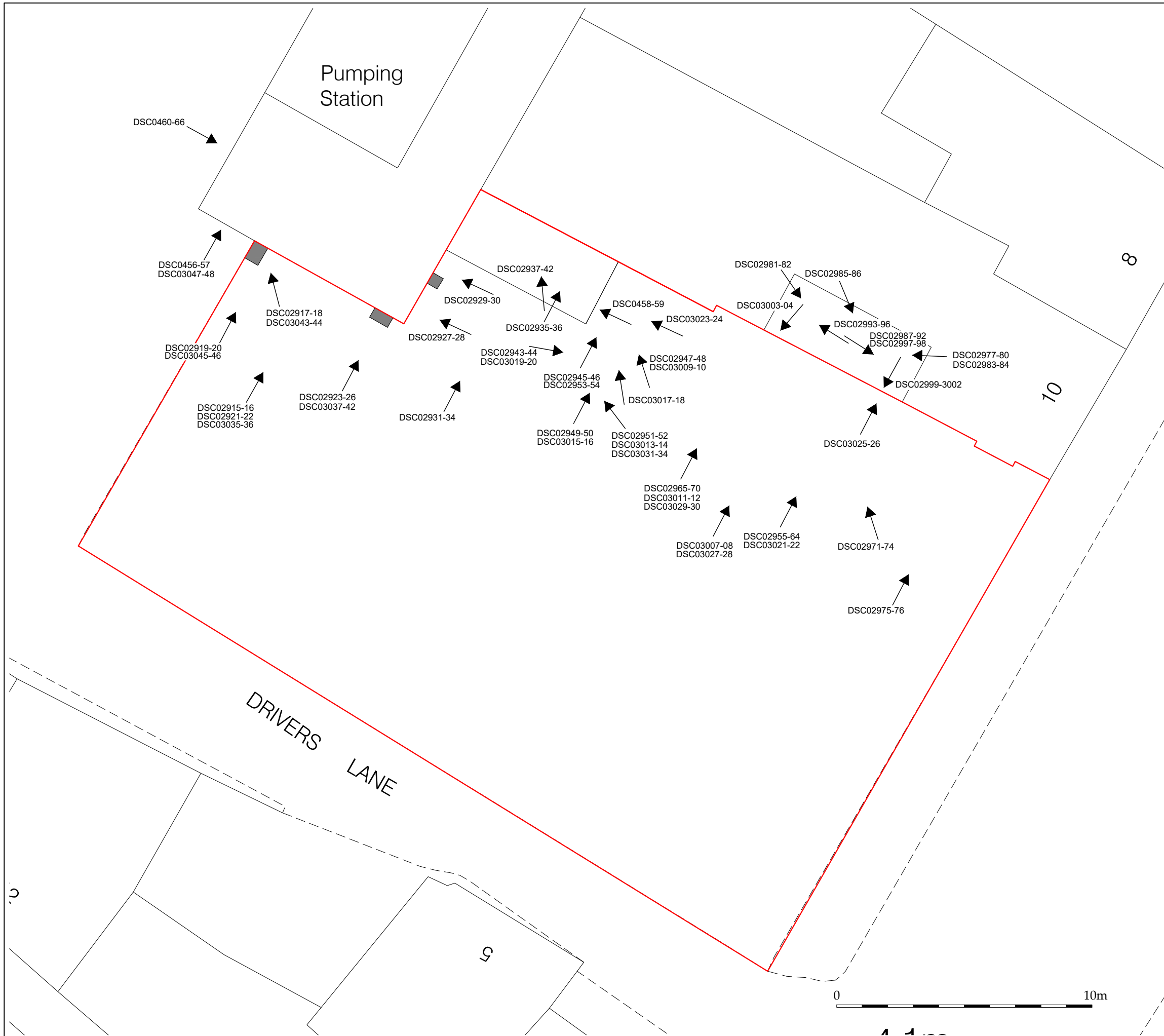
 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Boundary wall, former cinema site, Sandgate, Berwick-upon-Tweed</p> <p>CLIENT: Walsingham Planning</p> <p>SCALE: 1:750 at A4</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: August 2018</p> <p>REPORT No: CL11931</p>	<p>KEY:</p>  <p>Site boundary</p>	
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Figure 6: Third Edition Ordnance Survey Map, 1924 (25 inches to 1 mile scale).



Wardell Armstrong
2018

PROJECT:
**Boundary Wall of Former
Cinema Site,
Sandgate,
Berwick-upon-Tweed**

CLIENT:
Walsingham Planning



SCALE: 1:150 at A3

DRAWN BY: HP

CHECKED BY: AB

DATE: August 2018

KEY:

-  Site boundary
-  Location and number of photograph referenced in text



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REPORT No:
CL11931

Figure 7: Location and directions of photographs.

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