



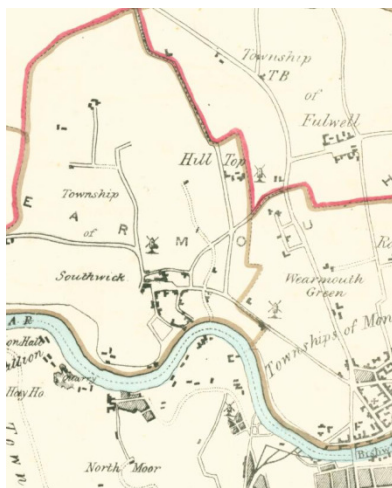
The King's Road, Sunderland

Cultural Heritage Desk-Based Assessment

November 2014

Prepared for:
HB Villages Ltd

UNITED
KINGDOM &
IRELAND



REVISION SCHEDULE

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Summary

This desk-based assessment has been prepared by URS on behalf of HB Villages Ltd to fulfil an archaeological condition associated with planning consent for a site in Southwick, Sunderland. The site is located at the northern edge of the medieval settlement at Southwick and is currently occupied by buildings associated with the former St Hilda's Roman Catholic School. The baseline assessment and modern disturbance review has concluded there is very low potential for archaeological remains to be present within the site and further evaluation is unnecessary.

The former school buildings are not designated but are of local heritage value. A Level 2 photographic survey of the buildings has been undertaken to preserve the structures by record.

1 INTRODUCTION

1.1 Instructions

This desk-based assessment has been prepared by URS on behalf of HB Villages Ltd to fulfil a planning obligation relating to outline consent for residential development of a 0.46 hectare site along The King's Road, Sunderland (Planning Ref: 14/01525/LP4).

1.2 The Proposed Development

The proposed development comprises housing for vulnerable adults within the local community and will entail the construction of four residential blocks, parking facilities and a communal amenity garden. In addition there will be soft and hard landscaping, and cabling to enable connection to the existing national grid network.

1.3 Planning Background and Scope of Work

The proposed development has received outline planning consent and one of the planning conditions relates to a programme of archaeological assessment as recommended by Tyne and Wear Specialist Conservation Team. A specification prepared by the Tyne and Wear Archaeology Officer (reference: MON11789) states that the site lies on the presumed edge of Southwick village and as such buried archaeological remains could be present. The specification also notes that the school buildings within the site are of some historic interest.

The specification states that "in accordance with paragraphs 128 and 141 of the National Planning Policy Framework and UDP policies B11, B13 a Desk Top Assessment is required to appraise the likelihood that important archaeological deposits survive on the site, and assess the impact on those deposits by construction work associated with the proposed development. The buildings within the site need to be photographed inside and out as part of the assessment."

This desk-based assessment reviews existing archaeological and non-archaeological data and assesses the likelihood for archaeological remains to be present within the site. The results of the Level 2 building recording survey carried out in accordance with relevant guidance published by English Heritage (English Heritage 2006) are presented in Appendix 3.

1.4 Site Description and geology

The site is located on the northern edge of the historic core of Southwick village and is bounded to the south by The King's Road, to the north by Goschen Street and to the east and west by Shakespeare Street and St Hilda's Church and presbytery respectively (Appendix 2, Figure 1). The site is centred on NZ 3845 5863 and ground level falls from 43m above Ordnance Datum (aOD) at the north of the site to 42m aOD at the south. The ground profile within the site is consistent with the prevailing topography which also falls gradually from north to south.

The site's ground coverage is predominantly hardstanding, comprising tarmac and concrete areas. The north-east corner of the site is grassed. There are three structures within the site comprising single-storey buildings associated with the former St Hilda's Primary School which closed in 2004. There is also a large storage container within the site.

The underlying solid geology of the area is Roker Formation, Dolostone which is overlain by glacial till (Pelaw Clay) (www.bgs.ac.uk).

2 METHODOLOGY

2.1 Scope and Methodology

The main objectives of the desk-based assessment are:

- to identify designated heritage assets within the proposed development site and study area;
- to gather information on non-designated recorded heritage assets;
- to assess the potential for currently unrecorded heritage assets to be present within the proposed development site; and
- to make recommendations for further evaluation/ mitigation if necessary.

The main objectives of the Level 2 building recording survey are:

- to chart the historical development of the buildings within the site, date phases of development if possible and adequately explain and illustrate what is significant; and
- to record, by photographic record, the internal spaces and external facades of the buildings within the site.

This desk-based assessment and photographic record has been carried out following the guidelines produced by the Institute for Archaeologists (IfA): the *Standard and Guidance for Historic Environment Desk-Based Assessment* (IfA 2012); the *Code of Conduct* (IfA 2013) and *Understanding Historic buildings: a guide to good recording practice* (English Heritage 2006). This assessment is also carried out in accordance with the *Specification for Archaeological Desk-Based Assessment and Photographic Record* issued by Tyne and Wear Specialist Conservation Team (County Archaeologist's Reference Number: MON11789).

2.2 Study Area

The study area for the identification of cultural heritage assets held on the Tyne and Wear Historic Environment Record (HER) is defined as a 500m radius from the site boundary.

The extent of the study area was determined following an initial appraisal of the topography and settlement history of the area and is considered sufficient to allow an understanding of the historical context and archaeological potential of the area. Occasionally assets, or archaeological events, beyond the study areas are referenced in the baseline (Section 4). This is to provide a broader archaeological context for the proposed development site.

2.3 Data Sources

The preparation of the baseline has been informed by material gathered and collated from various sources, including:

- National Heritage List for England for information relating to designated heritage assets including World Heritage Sites, Scheduled Monuments, Listed Buildings and Registered Battlefields;
- Tyne and Wear Historic Environment Record for datasets relating to non-designated assets including known archaeological sites, findspots, historic buildings and previous archaeological works;
- Tyne and Wear Archives;
- Defence of Britain database;
- National Monuments Record;
- Published and unpublished documentary sources (including development control site reports);

- Historic mapping;
- Site specific geotechnical data plus online sources including British Geological Survey (BGS) Geology of Britain Viewer and borehole viewer;
- Results of Ground Penetrating Radar survey;
- The North East Regional Research Framework for the Historic Environment; and
- Local Planning Authority Local Plan and other relevant local planning information.

In addition to the gathering of comprehensive baseline information, a site visit was undertaken on the 16th October 2014 in order to identify any unrecorded heritage assets that might exist within the proposed development Site, and to assess the current ground conditions and the extent of previous ground disturbance.

2.4 Consultation

The Archaeology Officer for Tyne and Wear has been consulted regarding the appropriate size of the study area for this assessment.

3 LEGISLATION AND PLANNING POLICY

3.1 Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Secretary of State to compile lists of buildings of special architectural or historic interest. In consideration of proposals within the setting of Listed Buildings, the 1990 Act establishes a requirement to have special regard to the desirability of preserving that setting (Section 66).

The Ancient Monuments and Archaeological Areas Act 1979 is the central piece of legislation which protects the archaeological resource. The first section of the Act requires the Secretary of State for National Heritage to maintain a schedule of nationally important sites.

A set of criteria, defined as survival/condition, period, rarity, fragility/vulnerability, diversity, documentation, group value and potential, assist in the decision making process as to whether an asset is deemed of national importance and best managed by scheduling.

3.2 National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF took immediate effect and represents a significant change to the national planning policy landscape. The NPPF is a material consideration in planning decisions and forms a single overarching planning policy for England, replacing all other Planning Policy Statements and Planning Policy Guidelines. It is also the basis for the preparation of local development plans.

The conservation and enhancement of the historic environment is granted an entire section (Section 12) within the NPPF which, in summary, highlights the following issues:

- the Local Plan should set a positive strategy for conservation and enjoyment of the historic environment, recognising that heritage assets are an irreplaceable resource (paragraph 126);
- substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional. Where a development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless there are substantial public benefits (paragraph 132 and paragraph 133);
- in the case of non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset; and
- LPAs should make gathered information about the significance of the historic environment publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost, proportionate to the value of the asset.

3.3 Local Planning Policy

This assessment also takes into account relevant local planning policy including the Local Development Framework and Sunderland City Council's Unitary Development Plan (UDP) which will be replaced by the emerging Local Plan.

UDP policies that seek to safeguard the cultural heritage of the area, and relevant to this assessment, include Policy B11 'Archaeology', and Policy B13 '(Archaeological) Mitigation Measures'.

3.4 Other Relevant Policy, Standards and Guidance

National Planning Policy Guidance

New and online National Planning Policy Guidance (NPPG) was issued by the Department for Communities and Local Government in March 2014 (DCLG 2014). It provides clarity and guidance for the implementation of policies within the NPPF. Planning Policy Statement 5 (PPS5) Practice Guidance (English Heritage) remains in force, but eventually it will be replaced by a good practice guide which will provide clarity/ support on heritage issues for NPPG.

For the historic environment NPPG provides useful guidance particularly with regards to assessing whether a development will cause substantial harm (policy on substantial harm to designated assets is set out in paragraphs 132 and 133 of the NPPF).

Paragraph: 017 of the NPPG states:

"While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."

Planning Policy Statement 5; Planning for the Historic Environment Historic Environment: Planning Practice Guide

The planning practice guide was issued by English Heritage in 2010 (English Heritage 2010) and was published alongside the now defunct PPS5 to provide further clarity to the shortened planning document. Even though the NPPG has been issued, the practice guide is still in use and remains a material consideration in the planning process.

For non-designated assets, the guide states that "the desirability of conserving them and the contribution their setting may make to their significance is a material consideration, but individually less of a priority than for designated assets or their equivalents" (paragraph 83).

For designated assets, the document states "any harmful impact on the significance of designated assets needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm)" (paragraph 85). This is clarified in paragraphs 91 to 95 which set out parameters for establishing the definition of substantial harm. Paragraph 91 states: "where substantial harm to, or total loss of, the asset's significance is proposed a case can be made on the grounds that it is necessary to allow a proposal that offers substantial public benefits."

Conservation Principles

Conservation Principles Practice and Guidance published by English Heritage in 2008 maintains that decisions about the day-to-day management of the heritage values of a place or asset must take into account all the values that contribute to its significance. It summarises these values as ranging from evidential through historical and aesthetic to communal values which derive from people's identification with the asset. The guidance directs that if the cultural heritage values of a place or asset are to be identified, its history, fabric and character must first be understood. Emphasis is placed on gaining an understanding of the contribution that setting makes to the value of a heritage asset.

The Setting of Heritage Assets

The guidance published by English Heritage in 2011 defines setting as 'the surroundings in which a heritage asset is experienced'. Setting in this definition does not have a fixed extent and can change as the asset and its surroundings evolve. Elements of a setting can make positive or negative contributions to the significance of an asset and affect the ways in which it is experienced. The guidance is clear that setting is more extensive than the curtilage of a building and is contributed to by factors other than visual appearance including noise, dust and vibration.

The guidance recommends a five step approach to the assessment of the effect of development on the setting of heritage assets as follows:

- identify which assets and settings are affected;
- assess to what degree these settings make a contribution to the significance of the heritage asset;
- assess the effects of the proposed development;
- explore ways to minimise harm and maximise enhancement; and
- document the decision and monitor outcomes.

4 BASELINE CONDITIONS

4.1 Introduction

This section of the report provides an overview of the archaeological and historical background of the site and study area, in order to better understand the historical context of the site and the potential significance of any heritage assets within it.

There are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens or Battlefields within the study area.

There are nine designated heritage assets, all comprising Grade II listed buildings, and 31 non-designated heritage assets in the study area. All heritage assets are listed in Appendix 1 and are located on Figure 2 (Appendix 2).

A description of each designated asset and its setting is set out in Section 4.2 below. Designated assets are identified in bold by their National Heritage List unique number.

Non-designated assets are referenced by their Historic Environment Record (HER) and are also identified in **bold** within the text.

Non-designated assets beyond the study area are referred to in order to provide a broader archaeological context for the assessment. These assets are identified by their unique National Monuments Record (NMR) number, but are not shown in bold within the text.

4.2 Designated Assets

1207066: Church of the Holy Trinity and listing **1207966** which comprises the church's walls, gates and railings. Both assets are Grade II listed and located approximately 250m west of the development site.

Description: Parish church built in 1842; architect George L Jackson. Coursed squared sandstone with ashlar dressings and Welsh slate roof. Nave with west tower, chancel with north vestry. Built in early English style, with lancets and clasping buttresses. The chancel has 3 south lights; stepped east lights with cinquefoils in spandrels. The building has a 4-bay nave with head and ballflower stops to hoodmould of paired lancets on sill string. The tower, with buttresses reducing to angle buttresses on upper stages, has ballflower-stopped hoodmould over pointed-arched west door; lancet in second stage; roundel in third; arcaded triple lancets in fourth, the outer arches blind, under parapet with corner pinnacles. The vestry roof has hipped east end.

The churchyard walls are around north, south and east sides of the church with the gates, piers and railings on the eastern edge. The wall is built of limestone rubble with sandstone ashlar coping; ashlar piers; wrought-iron railings. The gates have square piers have plinths and stepped gabled coping; the gates have pierced roundel finials to frame uprights, bud and spike dog bar finials; most gate finials damaged. The setting of the church is defined by its position within the enclosed space of the churchyard. The setting of the church and boundary wall will not be affected by the proposed development.

1207951: Boiler House, walls and piers to the south of Church of the Holy Trinity. Grade II listed, located approximately 270m west of the development site.

Description: Boiler house retaining and parapet walls to the south-east of Church of Holy Trinity and contemporary with the church. Constructed of coursed squared sandstone with ashlar dressings. There is an elliptical-headed moulded surround to the door in the high wall with

flanking quadrant parapet walls; 4 square piers terminate quadrant walls and have roll-moulded stepped gabled coping; roll-moulded gabled coping on walls.

1208179: Church of St Columba. Located 450m to the east of the site. Grade II listed.

Description: Parish church built 1888-90 by C. Hodgson Fowler. Constructed of brick with red sandstone dressings; graduated Lakeland slate roof. The setting of the church is defined by its position within the community it serves and this will not be changed by the development.

1279874: 51 The Green, The Tramcar Inn. Located 165m south-west of the development site, Grade II listed.

Description: Public house. Built 1906 by architect HTD Hedley in a Jacobean style. Glazed brown and yellow tile ground floor, bright red brick of varying tones above with sandstone ashlar dressings; Welsh slate roof with stone gable copings. The gable to street has two storeys and an attic with one wide window. The ground floor has doors flanking 3 windows, in an arcade with attached plain Corinthian columns on high plinths forming doorcases. Entablature has a pulvinated frieze with Art Nouveau style "TRAM CAR INN" in low-relief letters. The first floor mullion and transom 5-light window has irregular block jambs to a flush stone surround; a similar style 3-light mullion window above rises into the shaped gable with a ball-and-cushion finial. There is a late 20th century "WHITBREAD" and "TRAMCAR INN" sign attached to the front of the pub. The setting of the pub is defined primarily by its position fronting the Green within the historic settlement core of the village; this setting will not be affected by the development.

1207139: Thompson Memorial, Located 100m south of the development site, Grade II listed.

Description: This comprises a lamp standard memorial to Robert Thompson with posts, dating to c. 1912. The memorial is cast iron and comprises a fluted Corinthian column on a base with a low relief portrait panel, which holds an inscription commemorating Robert Thompson, J.P., who for 25 years was Chairman of the local committee which restored the Green. The setting of the memorial is defined by its position in the Green, and this will not be affected by the development.

1207140: War Memorial Located 98m south-east of development site, Grade II listed.

Description: War memorial. c. 1920. White granite with dark granite panels. 4 steps lead to a stepped base of rusticated square column with pedimented cornice; concave sides to flat-topped coping. Labelled panels on each side have raised centres with bronze letters and decoration: laurel wreath and "1914 * 1918" on eastern face, over "LEST WE FORGET" applied to white granite. There is a plain cross on the western face and "1939 * 1945" on the north face. The setting of the memorial is defined by its position within the core of the community that it is commemorating and its setting will not be affected by the proposed development.

1207100: 76-92 James Armitage Street. Located 230m north-east of the development site, Grade II listed.

Description: Row of 9 cottages. c. 1870. Originally brick, Nos 80, 82 and 84 are now pebble-dash rendered, with painted ashlar dressings and Welsh slate roofs. The buildings are one storey, with one window except Nos 90 and 92, which have 2 windows. Round brick arches over renewed doors and overlights paired between single window houses and central in others. Segment headed gauged brick flat arches over renewed windows with projecting stone sills. Brick eaves gutter brackets and moulded brick cornice. Low pitched roof has transverse ridge

chimneys. The setting of the cottages is defined by their position fronting James Armitage Street and will not be affected by the development.

1279895: 65-95 James Armitage Street. Located 240m north-east of the development site, Grade II listed.

Description: Terrace of 15 cottages. No.95 at left end, facing Fulwell Road, is dated 1874; main terrace perhaps slightly earlier. Constructed of brick, some painted and No.91 pebble-dash rendered, with painted ashlar dressings and roofs originally Welsh slate but some renewed in synthetic composition slates. No.95 is symmetrical with quoins to projecting gabled end bays; central renewed door in architrave with "MILL VIEW COTTAGE" inscribed in stone plaque above cornice; flat stone lintels and projecting stone sills to flanking renewed sashes; pointed arched heads to renewed end windows with date 18 and 74 in quatrefoil panels in gable peaks. The cottages have low pitched roofs with transverse ridge chimneys. The setting of the cottages is defined by their position fronting James Armitage Street and will not be affected by the development.

4.3 Non-designated Assets

There are 31 non-designated heritage assets within the study area that are listed in the Tyne and Wear Historic Environment Record (HER). The assets within the study area are identified in **bold** within the report and are referenced by their unique HER number. The assets are listed in Appendix 1 and are located on Figure 2.

Non-designated assets beyond the study area are also referred to in order to provide a broader archaeological context for the assessment; these assets are identified by their unique National Monuments Record (NMR) number, but are not shown in bold within the text.

Early to late prehistoric (4,000 BC – AD 43)

From around 4,000 BC there were slow changes in life in north-east England. As well as hunting and gathering it appears that people began to plant crops and to domesticate animals. The slow growth of farming led to forests being cleared more permanently to allow animals to graze and crops to be planted. It is likely that settlement patterns shifted with the seasons, with warmer months spent on higher ground to graze herds and winter months spent on the less exposed lower ground (Wiggins 2013). A Neolithic polished stone axe-head was found 30 feet below the waterline at Austin and Pickersgill Shipyard, Sunderland approximately 1.4km south-west of the site (NMR 26278), but there are no finds from this date within the study area.

During the Early Bronze Age period farming became more important, and pollen evidence confirms the disappearance of woodland and the increase in grassland and moorland. In upland areas land was cleared of large stone to enable ploughing and for the first time and field boundaries were established. There are no known assets of this date within the study area, although prehistoric activity is well documented in the wider area.

Settlement patterns did not change significantly during the Iron Age period, although Iron Age settlements were often defined by ditches and palisades making them more visible to archaeological surveying techniques than the earlier Bronze Age settlements which were largely unenclosed. There is no evidence for activity from this period within the study area, although a circular cropmark noted from aerial photographs near Southwick Cemetery, approximately 1.1km north-west of the site, could be associated with early prehistoric activity or later prehistoric settlement (NMR 762396).

The likelihood of encountering remains associated with this period is assessed to be very low.

Roman (AD 43 – AD 410)

The Roman invasion of Britain was followed by a rapid implementation of centralised administration based on towns and cities, supported by a network of forts and a new network of well-constructed Roman roads. There is no firm evidence of significant Roman settlement in Sunderland. The principal Roman centres have traditionally been seen as the forts at Newcastle, South Shields and Chester-le-Street, but there is documented activity beyond these centres.

Possible Roman activity is recorded at Southwick Hills approximately 1.2km north-west of the site on the edge of Fulwell Quarry Nature Reserve. The site comprised two, possibly three, skeletons each surrounded by a circle of limpet shells (NMR 762386). In addition, a bronze figurine of Jupiter Dolichenus has also been found in the Sunderland area (<http://www.victoriacountyhistory.ac.uk/explore/items/romans-sunderland-area>).

Roman remains were recorded during road construction in the centre of Sunderland during the 1980s. Cobbles associated with a Roman road were uncovered in the cellar of the Old Hat and Feather pub in Low Row, the remains of a Roman mosaic were discovered in the cellar of Bell's Cycle Shop on Low Row and a section of another Roman road was identified opposite the Minster during gas works. The Roman road in Low Row is purported to be heading towards Galley's Gill and the River Wear, at the site of the former Vaux Breweries which is to the south of Southwick. On the other side of the River, Roman stones, including an altar stone, are incorporated into the fabric of St Peter's Church in Monkwearmouth. An old path leading from St Peter's north along Dene Lane towards Fulwell is purported to have been used by monks but may have had earlier origins (Sunderland Antiquarian Society 2012).

Fragments of Roman pottery are reported to have been unearthed during recent construction works on Sunderland's City Square (<http://www.sunderlandecho.com/history-nostalgia/roman-remains-unearthed-at-site-of-new-sunderland-square-1-6788403>).

There are no records of Roman activity within the study area; however the number of recorded Roman findspots in the wider area suggests that Roman remains may have been poorly documented in the past and activity is perhaps more prevalent than the archaeological record suggests. The likelihood of encountering Roman remains within the site is however assessed to be very low. The site is inland from potential river edge activity and although there may have been a river crossing to the south of Southwick at this time, there are no potential routes of movement or settlement areas within the vicinity.

Early Medieval (AD 410 – AD 1066)

The Church of St Peter (with St Cuthbert), at Monkwearmouth dates from the late 7th century and is one of the oldest churches in England. In the 8th and 9th centuries the monastery was one of the greatest in England, nurtured the scholar and historian Bede, and influenced much of England and parts of Europe. The Anglo-Saxon Wearmouth monastery flourished for two hundred years after its foundation in AD 674 by St Biscop and later in AD 681 Bishop Biscop founded the church and monastery at Jarrow.

The likelihood of encountering remains from this period within the proposed development Site is assessed to be very low.

Medieval (AD 1066 – 1539)

Local people still refer to Southwick as 'Suddick' and the name Suddick, Suthewyk, or other variations, is believed to derive from 'the south farm', presumably associated with a farm of the Jarrow-Wearmouth monastic estate. The village (HER 52) stands above a long-established

river crossing to Deptford on the south bank of the Wear. The vill of Southwick, like Monkwearmouth and Fulwell, was settled on the revived cell of Wearmouth monastery in the late 11th century, when it had six free tenants and seven who owed labour services. An appraisal of Durham Priory possessions in c. 1230 placed Southwick as most valuable of the three vill, with its free and customary rents totalling £6 9s. 2d. *per annum*, and Southwick mill (HER 53) worth a further 100s (Victoria County History (VCH), forthcoming).

In 1349, there were five freeholdings, of 100, 48, 24, 18 and 15 acres, two encroachments, and 10 bondlands comprising an area of 48 acres. Some of the vill's resources, including corn tithes normally paid to the cathedral, were assigned for a time to support Wearmouth monastery during an economic downturn in 1425 when Southwick contributed a third of the cell's income. The Hedworths of Hedworth, free tenants of the Priory in Southwick, held the largest of the freehold lands by about 1300, after marrying relatives of John de Southwick. John de Southwick's heiresses sold his Southwick possessions to John, son of Peter, lord of Hedworth. The freeholdings were over time consolidated into two large estates, and the bondlands leased by 1383. The Hedworths subsequently moved their main seat to Harraton after inter-marrying with the Darcy family but retained their Southwick properties until the mid-17th century when these passed to the Grey family (*ibid*).

The principal land-use is agriculture related, and the site of Southwick Mill (HER 53) is located to the north-west of the site. The tenants of Durham priory (i.e. Monkwearmouth, Fulwell and Southwick) were obliged to grind their corn at Southwick mill, and the tenants of the mill itself were responsible for its upkeep. It is likely that the site was part of an agricultural landscape and was utilized by the vill's tenants during this period. However the site is set back from the settlement's historic core and the likelihood of encountering features associated with this period within the site is assessed to be low.

Post-medieval to modern (AD 1539 – present)

Enclosure of the open arable fields around Southwick was carried out by agreement in 1622, and an area of moor and hills and low pasture covering 353 acres was divided in 1633 between three freeholders and three tenants of the dean and chapter. Place-name evidence suggests that meadows lay on the eastern end of Southwick's river frontage, and that other old fields lay near the river on the later Grey estate, while new land had been taken for cultivation from the moor to the north-west of the village (Victoria County History (VCH), forthcoming).

Southwick had an agriculture-based industry as early as the 14th century. In 1580 the mill at Southwick was specifically described as a windmill, and a windmill is shown in the "Mill Field", north-west of the village centre near the present Byron Road, on a map of 1777. Thomas Whitehead's mill 'in Suddicke field', repaired in 1573, was valued at £12 in 1579 (*ibid*). The site of Monkwearmouth windmill is located to the east of the site (HER 2699) and the last Southwick windmill (HER 2755) appears on the first edition Ordnance Survey map and was photographed in 1865, but appears to have been demolished soon afterwards.

Southwick's agricultural heritage continued into the 19th century, but this century also witnessed the growth of various other industries. Growth was facilitated by the construction of new roads and wagonways across previously open ground. Carley Hill (HER 2682) and Fulwell (HER 2676) wagonways, both located to the east of the site, connected the emerging docks along the Wear to Carley Hill Quarry and the Wear Lime Works to the north of the site. Sunderland, the only exporter of lime between Humber and Forth, enjoyed a virtual monopoly on this trade in north-eastern England. Much lime-burning took place on the riverside using stone brought down from the quarries by the wagonways and kilns around Southwick include Ballast Hill on the north banks of the Wear to the south of the site (HER 2760), including several kilns (HER 2765), and Southwick Quarry and kilns to the north-west of the site (HER 2756).

In the early to mid-19th century, wooden shipbuilding commenced on the riverside, and Sunderland overtook Newcastle to become the nation's largest shipbuilder by 1814. The older technologies, building in wood and launching from the sands, continued for many decades alongside the production of iron ships from the 1850s. But as iron and steel largely superseded wood, the sizes of ships and shipyards increased significantly. New shipbuilding facilities were created in the South Docks at Pallion and at Southwick (HER **2763**).

Glassmaking, potteries and engineering companies were established in Southwick, resulting in a growth in exports and increasing the work in the shipyards. The pottery industry grew rapidly after white earthenware was introduced into County Durham in the 18th century. The Wear Pottery (HER **2759**) is located to the south of the site and is also known as Southwick Union (HER **8492**) or Moore's Pottery. It was founded by Brinton in 1789 and taken over in 1803 by Samuel Moore. Other notable firms included Scott's of Southwick (HER **2764**), established in 1788, which produced a highly successful Haddon Hall pattern; and John Dawson's Low Ford Pottery at South Hylton which produced earthenware (VCH, forthcoming).

During the early years of the 19th century, road and housebuilding filled much of the open ground near the bridge approaches, both north and south of the river. The needs of commerce grew and as a consequence the number of houses in Sunderland doubled between 1841, when there were fewer than 8,000, and 1871; and then almost doubled again by 1901, to 29,000 (taken from census information) (*ibid*).

A new industry, coal-mining, and an expanding older one, ship-building, meant a flourishing demand for workers' housing from the mid-19th century, to the extent that house-building had itself become the second largest local employer in 1901 (Johnson, 2008). The legacy of this period is all around the inner suburbs of Hendon, Southwick, Millfield, Deptford, and Pallion, where open land lay close to the main workplaces.

These streets were composed almost entirely of Sunderland cottages, examples such as 65-95 James Armitage Street (**1279895**) and 76-92 James Armitage Street (**1207100**) to the north-east of the site. This distinctive style was a low-cost, single-storey terrace bungalow with its own entrance and backyard, and sometimes with a front garden, which afforded a certain amount of privacy, and the back lanes allowed easy access to night soil men and refuse collectors.

The expanding population required additional resources to be built, including additional educational facilities. St Hilda's Roman Catholic school opened on King's Road on 1st of June 1903, and High Southwick Board School was constructed on the opposite side of Shakespeare Street to the east. St Hilda's school was attended by many families within the area and closed shortly after its centenary on 30th July 2004.

4.4 Previous archaeological works in the study area

No previous archaeological works have taken place within the development site, and only one archaeological event has taken place so far within the study area. An archaeological evaluation was undertaken at Southwick Primary School after human remains were identified during landscaping works. The site is located approximately 380m west of the development site and is to the west of Church of the Holy Trinity. The evaluation was located within the churchyard's boundary and it was believed that the cemetery had been cleared previously during the 1960s; however the archaeological evaluation identified 10 intact or partially disturbed burials dating to the 19th century (Tyne and Wear Museums 2002). The archaeological remains are related directly to the Church of the Holy Trinity and are not relevant in the context of the proposed development.

4.5 Historic Landscape features in the study area

The historic landscape is “*the settlement patterns, field systems, woodland, industry and communications systems etc. that make up our present countryside*” (Rippon 2004, 8). The study of the historic landscape allows an understanding of the time-depth of the landscape, and is studied through the use of ‘Historic Landscape Characterisation.’ This enables an understanding of how a landscape has changed over time, and helps us recognise historic elements within the landscape.

The road layout to the south of the site, namely The King's Road (formerly Back Lane), Sunderland Road and The Green, are all clearly set out on early mapping. These routes are part of the original medieval village layout and represent the earliest routes of movement associated with medieval settlement. Even after the intensity of later residential and industrial development, Southwick's early plan is clearly visible. The Green survives as an open space, now embellished with iron railings, a war memorial and other furnishings. The rows of a medieval village, north and south of the green, are still prominent, and the alignment of Back Lane and its characteristic ‘hump’ has changed in name only, and this was a relatively recent occurrence. There are no other historic landscape features within the site and the historic landscape character and medieval settlement layout will not be directly impacted by the development.

5 MAP REGRESSION

5.1 Overview

The following review of historic maps looks specifically at the land-use within the development site and its immediate environs in order to assess the potential for features of archaeological or historical interest to be present, and to also assess the extent of modern disturbance.

The map from 1737 (Plate 1) shows a single row of buildings along the southern edge of Southwick Green, whilst a track at the east end of The Green, known as Scots Bank (HER **10887**), leads down through Southwick and heads south to the River Wear. On 24th March 1644, Alexander Leslie 1st Earl of Leven mustered the Scottish troops to Southwick Hill and it is believed that the bank got its name from the army, which is said to have marched down the bank to the ferry landing. The troops then crossed the river where they established a camp near Bishopwearmouth Church (SAS 2012).

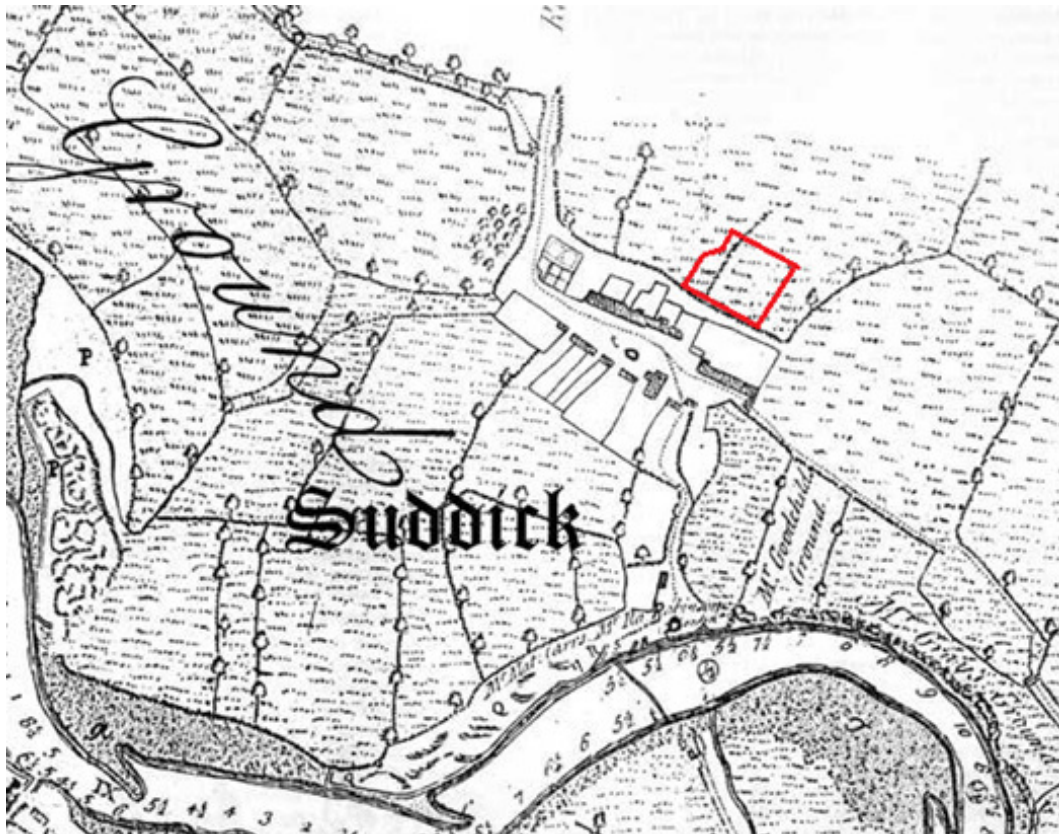


Plate 1: Extract from map dated 1737 taken from Southwick History and Preservation Society (<http://freepages.family.rootsweb.ancestry.com/~brycefam/censusindex.htm>)

There is a row of properties to the north of the Green and their rear plots extend as far as the line of the current King's Road which was annotated as Back Lane in later mapping. A field boundary defines the rear of Back Lane and beyond this is the development site. The site appears to be pasture or rough grazing and has a north-south aligned boundary running through its western edge. There are no other features within the site.



Plate 2: Extract from HMSO map dated 1832 showing village layout and corn mill.

A corn windmill to the north of Southwick is recorded on the HER (HER **2755**) and early 19th century mapping shows the general arrangement around the village and the location of the mill to the north-east of the development site (not illustrated) (Plate 2). A track leading from the north to river's edge is annotated on the map and is likely to depict the wagonways built between 1790-1800 (HER **2676** and **2682**).

In the Ordnance Survey (OS) map surveyed in 1855 (Plate 3) the development site was occupied by fields to the rear of Back Lane (latterly named The King's Road). A tree-lined field boundary, aligned north-south and noted on 18th century mapping, is still present through the western half of the site. The field boundary is consistent with the prevailing north-south and east-west alignments visible in the wider landscape and likely derives from Parliamentary Inclosure.

The windmill noted on earlier mapping (HER **2755**); a limestone quarry and a row of limekilns (HER **2756**) are visible to the north-west of the site. Landscaped gardens are located to the east and south of the site, beyond Back Lane.



Plate 3: Extract from OS map surveyed 1855, published 1862, scale 1:10,560

St Hilda's school opened on 1st June 1903 and on the OS map surveyed 1913-1914 the building layout is clearly annotated (Plate 4). Four separate buildings occupy the four corners of the site and a pathway bisects the site north-south. To the west, adjacent to the school is the Roman Catholic Church of St Hilda and the presbytery building.

To the east, on the opposite side of Shakespeare Street, are more school buildings associated with High Southwick Board School.



Plate 4: Extract from OS map surveyed 1913-1914 Durham Sheet VIII SW, published 1921, scale 1:10,560

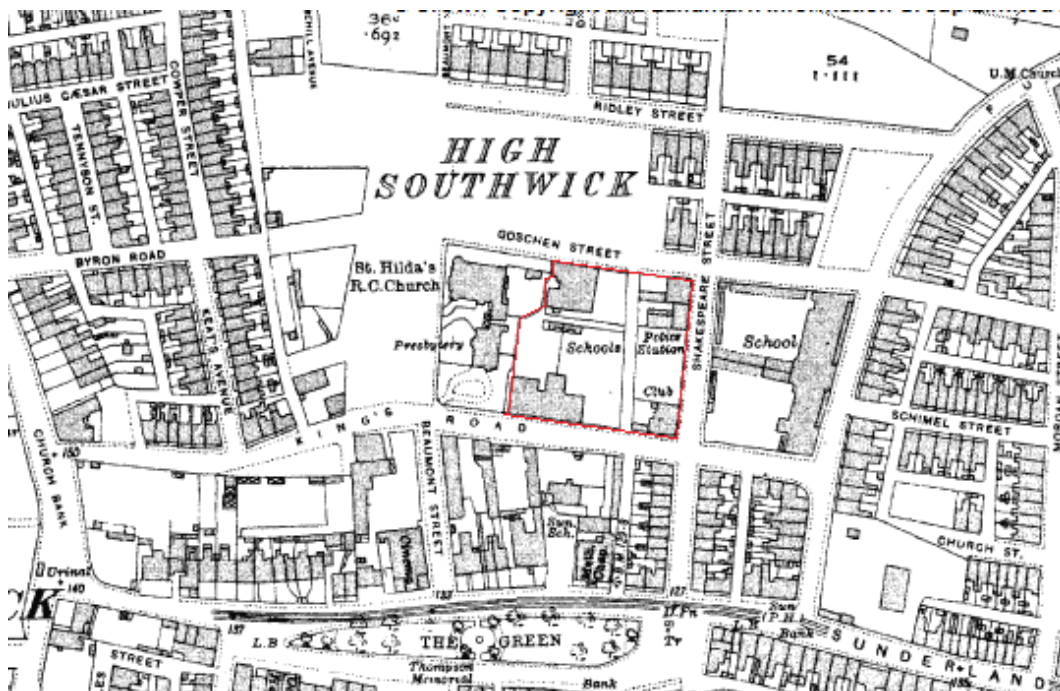


Plate 5: Extract from 1919 OS map, scale 1:2,500 – no change to layout within the site

There is no change in the building layout or footprint from the 1913-1914 map and the OS map published in 1919 (Plate 5), however the buildings' function is annotated more clearly and are identified as school buildings in the south-west and north-west corner of the site, a police station

in the northeastern corner and a club building in the south-east corner of the site. The club building is purported to have been cellared (pers comm.).

A pre-World War II (WWII) map (Plate 6) shows an extension at the eastern gable-end of the school building fronting The King's Road in the south-west corner of the site. No other changes are noted within the site.



Plate 6: Pre-WWII OS map scale 1:2,500

Post-WWII mapping shows an additional building has been constructed to the east of the school building fronting The King's Road. The new building is detached and is set back from the road. A small detached building has also been added at the northwestern edge of the club building which is in the southeastern corner of the site (Plate 7).



Plate 7: Post-WWII map shows additional buildings constructed within the site.

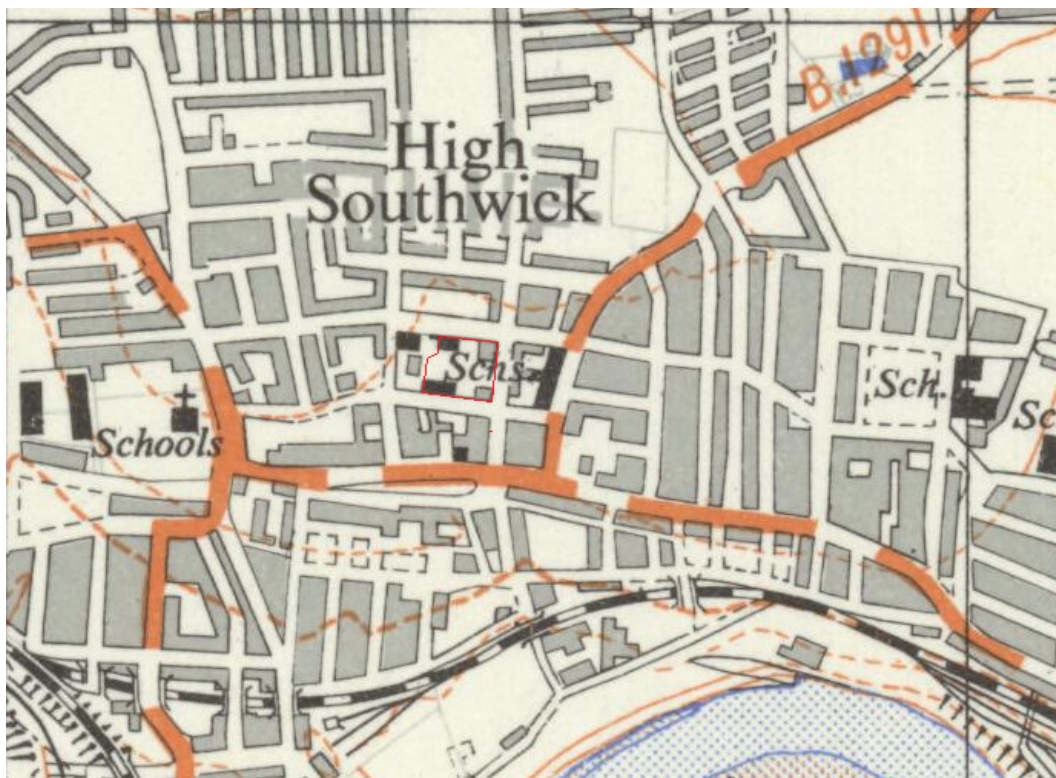


Plate 8: Extract from OS map published 1951, scale 1:25,000

The OS map published in 1951 shows a simplified building layout and merely shows the presence of buildings within the four corners of the site (Plate 8).

The layout has changed by the map published in 1965 (Plate 9). The original school buildings that occupy the north-west and south-west corners of the site are still present. The detached building that was set back from the eastern gable end of the school building fronting The King's Road is not shown, but the area between the building and the road has been in-filled, suggesting a later phase of construction.

The buildings associated with the police station and the club in the northeastern and southeastern corners of the site respectively are no longer present. This layout does not change from 1965 to present day.

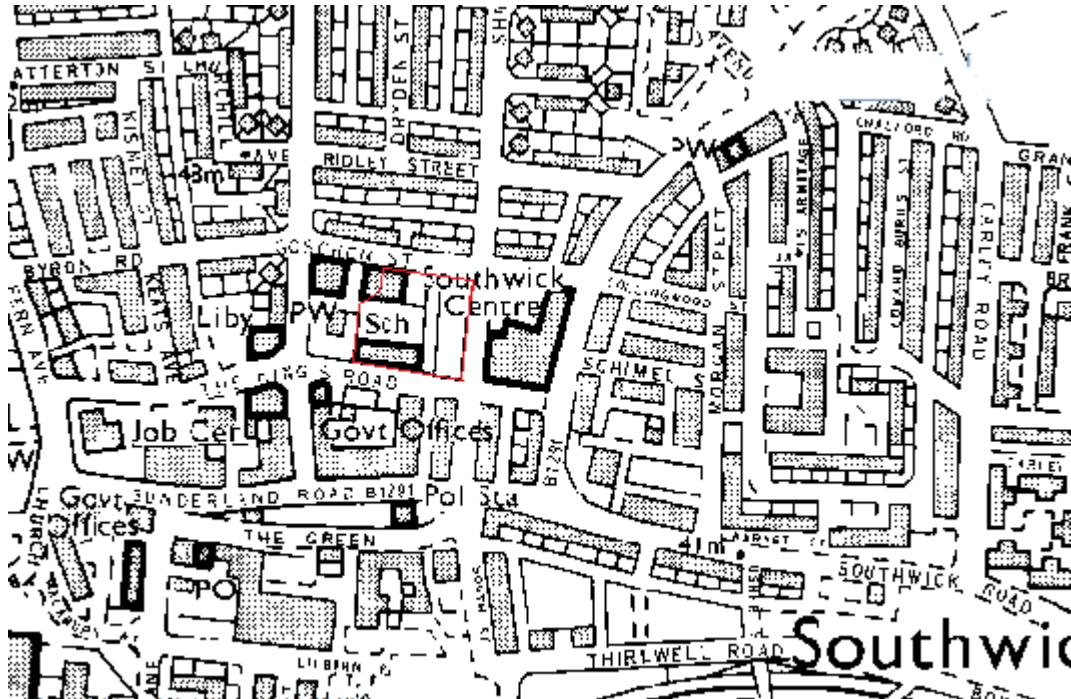


Plate 9: Extract from OS map dated 1965

6 MODERN DISTURBANCE

Buildings have been constructed at the site since the early 20th century. A review of existing non-archaeological data has been undertaken in order to assess the extent of ground disturbance arising from the buildings and the extent to which this has affected the preservation of buried archaeological remains.

6.1 Geotechnical data

A geotechnical ground investigation survey was undertaken in June 2014 by Powers & Titman Limited. The survey comprised the excavation of two test pits and seven window samples (Plate 10) and the logs provide information relating to the character of the underlying sedimentary sequence.

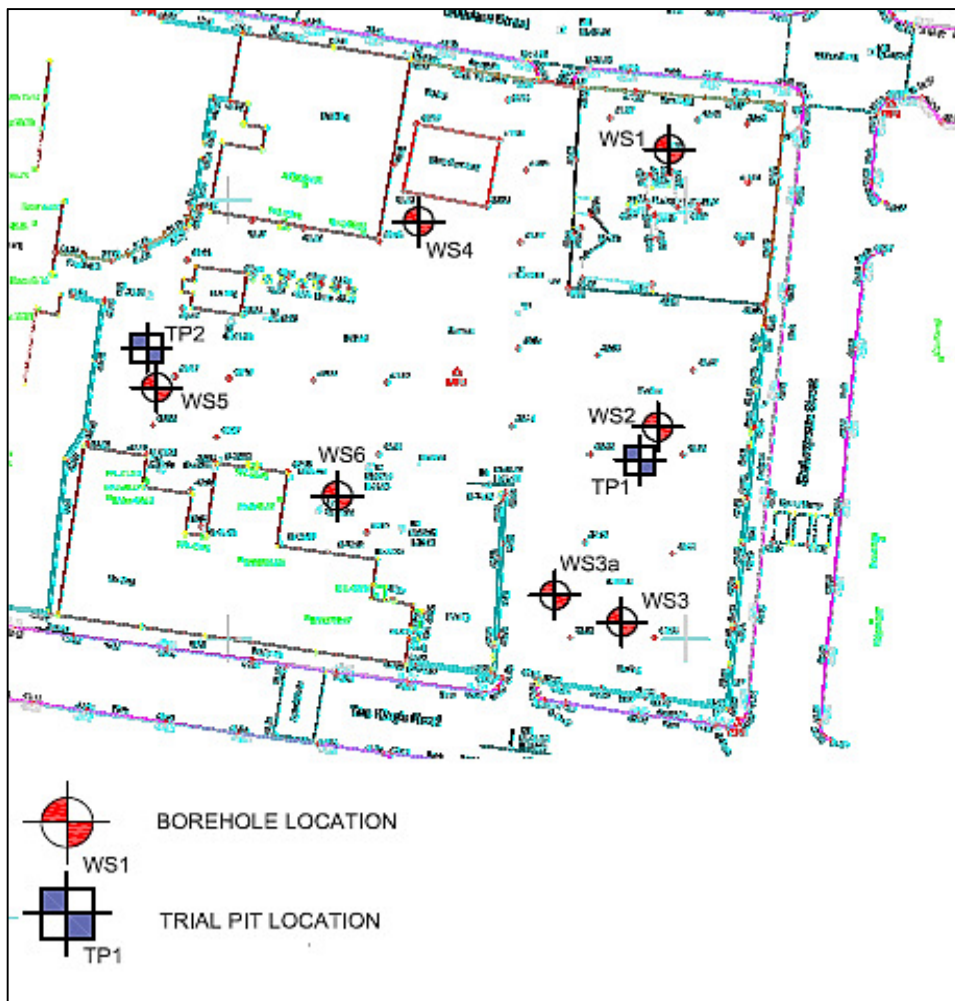


Plate 10: Location of window samples and test pits within the site.

Window sample (WS) 1 was located in the north-eastern corner of the site, in the location of the former police station. WS1 recorded 0.7m of made ground comprising dark brown silt clay containing fragments of brick, plastic slate, sandstone and coal. Beneath the made ground was a 2.3m thick layer of brown silt clay with abundant fragments of sub-rounded sandstone and coal. Weathered limestone bedrock was encountered at 3m below current ground level.

WS2 in the central eastern edge of the site recorded 0.9m of made ground comprising brown silt clay containing brick, clinker, coal and slate fragments, sealed by tarmac. Beneath this was a brown silt clay layer containing fragments of sub-rounded sandstone, siltstone and coal. The WS ceased at 2.3m below ground level.

WS3 and WS3a in the southeastern corner of the site recorded made ground comprising orange-brown sand with fragments of brick and mortar to a depth of 1.10m below ground level. Between 1.1m and 2.9m below ground level was a layer of brown silt clay containing fragments of sub-rounded sandstone and coal. This sealed a clay-gravel which is likely to be the surface of the weathered bedrock. The sample ceased at 3.9m below ground level.

WS4 is located to the east of the school buildings in the northwestern corner of the site. The sample recorded made ground to a depth of 0.5m, sealing glacial till comprising silt clay with fragments of sub-rounded sandstone and coal to a depth of 2.9m, which in turn sealed weathered bedrock. The sample ceased at 3.45m below ground level.

WS5 is located in the central western edge of the site. The sample recorded 0.4m of made ground sealing a 2.2m thick layer of glacial till comprising silt clay with fragments of sub-rounded sandstone and coal. Weathered bedrock was encountered at 2.95m below ground level.

WS6 is located behind the school buildings fronting The King's Road. The sample recorded 0.55m of made ground sealing a 2.2m thick layer of glacial till comprising silt clay with fragments of sub-rounded sandstone and coal. Weathered bedrock was encountered at 2.95m below ground level.

The test pits were located in the central eastern and western edges of the site. The records were relatively consistent, recording depths of made ground between 0.45m and 0.50m, sealing glacial till. Both test pits ceased at 2m below ground level.

6.2 Ground Penetrating Radar

A ground penetrating radar (GPR) survey was undertaken at the site by Survey Operations in August 2014. The raw data was interpreted on site and therefore greyscales showing the signal responses were not produced.

The GPR survey identified an area of disturbance in the south-east corner of site which is likely to be associated with the in-filled remains of a cellar associated with the former club building. The survey also identified multiple below ground utilities including live utilities which crossed through the site and utilities which connected the buildings within the site to the wider network (refer to Plate 11).



6.3 Ground conditions within the site

A site visit was undertaken on the 16th October 2014 in order to identify any unrecorded heritage assets that might exist within the proposed development Site, and to assess the current ground conditions and the extent of previous ground disturbance.

Beyond the footprint of the extant school buildings is the former school yard. Ground coverage is predominantly hardstanding (tarmac) with an area of grass in the northeastern corner of the site where the former police station was located. Several inspection covers are visible denoting the presence of buried cables and pipes. The site is enclosed by a low brick wall topped with iron railings at the front (south) and east boundary, and modern steel railings along the rear (northern) boundary.



Plate 12: View of development site. View from the south looking north-east. Grassed area in NE corner of site is visible in background view

There is evidence for basements beneath the school buildings fronting The King's Road. Steps lead down to a basement access at the eastern end of the school buildings (Plate 13). The basement was inaccessible but anecdotal evidence suggests the basement extends beneath the footprint of the later extension at the eastern gable-end of the school building as noted in Plate 6.



Plate 13: Access steps leading to basement in eastern gable-end of school building.

6.4 Summary of modern disturbance

The underlying sedimentary sequence is generally consistent across the site. Made ground deposits across the site is on average 0.5m deep, apart from where the remains of cellars are known to be present, for example beneath the footprint of the former club building in the south-east corner of the site where made ground is 0.9m.

The made ground seals glacial till which in turn seals the upper layers of the weathered limestone bedrock. The ground level within the site is generally consistent with the prevailing topography which slopes gradually from north to south; therefore the geotechnical records suggest a level of truncation and fill within the site which is likely to be associated with ground preparation associated with building construction.

Modern disturbance is likely to have removed any archaeological remains that may have been present in the southeastern corner of the site. The level of disturbance across the site is also likely to have truncated any archaeological remains that may have been present.

7 SITE VISIT AND PHOTOGRAPHIC SURVEY

A photographic survey of the buildings within the site was undertaken using a digital camera. Both the external and internal appearance of each building was recorded, alongside a record of the buildings' wider context. Detail photography was undertaken to record all fixtures and fittings both externally and internally, and any details of construction and phasing.

The written description of the buildings was produced using the photographic survey information and notes made from on-site observation. This has identified features of architectural interest (where present) and evidence for the chronological and structural development of the buildings within the site. Both buildings have been unoccupied for more than 10 years and both have damaged roofs, resulting in significant water ingress and ceiling collapse in many rooms. The building in the south-west of the site has also suffered from fire damage to several of the rooms. The survey identified very little remaining architectural merit associated with the buildings. A full record of the photographs taken is presented in Appendix 3 and the photograph locations are shown on Figures 3 and 4.

North-West School Building

The building is constructed from red brick in stretcher bond with a pitched slate roof and comprises two rectangular blocks, aligned east-west, connected by a central corridor with an internal arched roof (Figure 3) (Plate 14). The southernmost block is single-storey and double height; the northern range is two-storey. An access porch is located at the western end of the central corridor (Plate 15) with another double-door access at the eastern end of the corridor.



Plate 14: View to the west. Central corridor between northern and southern ranges



Plate 15: Access door at western end of central corridor

The northern block consists of a large classroom in the northwestern corner (Plate 16) with a circulation area and toilet blocks occupying the remaining space.

The classroom walls are plastered with painted exposed brickwork along the lower sections of the wall. At the north-facing elevation are three wooden framed 6-panel and 9-panel sash windows which extend from the top of the exposed brickwork to the full height of the room.

The eastern wall contains small storage cupboards which may have originally been access hatches to the room beyond (Plate 17). The classroom has little architectural detail.



Plate 16: View to the north-west. Large classroom in NW corner of building



Plate 17: View to the east. Wall cupboards and shelves in NW corner of classroom

Further along the central corridor are two staircases leading to the first floor (Plate 18). The space between the staircases is occupied by a small circulation area containing wall hooks for hanging coats along with a small kitchen area comprising storage cupboards and a sink. Either

side of this space is a toilet room. The toilet room to the west of the coat hanging area is for boys (Plate 19) and the toilet room on the eastern side of the coat room is for girls (Plate 20).



Plate 18: Easternmost staircase leading to first floor



Plate 19: View to the north. Boys toilet block (painted yellow) with coat storage area outside



Plate 20: Pink toilet rooms on the eastern side of the coat storage area (no access)

The walls of both toilet blocks were not brick and are not part of the original building layout. The ceilings of both toilet rooms have collapsed and there is significant water ingress which has damaged the floor which comprises vinyl overlying wooden block flooring.

On the southern side of the central corridor are two large classrooms. Both classrooms have plastered/ painted walls and painted exposed brickwork along the lower sections of the walls. Large 9-pane sash windows allow light in from the south facing façade and windows are also located at the internal wall which would have increased internal lighting levels along the central corridor. Other than the original windows, doors and frames, there is little architectural detail in either room.



Plate 21: View to the east. Classroom in southeastern corner of school building

The westernmost classroom in the southern block has built in cupboards with large panelled doors which extend almost to the full ceiling height (Plate 22).



Plate 22: Storage cupboards with panelled wooden doors

Patches of the original wooden block flooring survives but the majority has been removed and what remains is significantly water damaged. Externally all of the windows within the southern block have deep concrete lintels and sills (Plate 23). There are two prominent chimneys set within the south-facing façade.



Plate 23: South-facing façade

The northern block has a type of cross gable roof resulting in three gables forming the north façade. The north façade of the northern block is more visible to passers-by, and has more decorative architectural features than the south face of the southern block which faces inwards towards the school yard.



Plate 23a: North facing elevation of north-western school building

The windows in the north façade consist of 6-pane sash windows along the ground floor and four-pane sash windows on the first (inaccessible) floor with deep concrete lintels and sills. The projecting gable ends have mock timber plain bargeboards with no decorative finials. Two prominent chimneys are situated down the slope of the roof between the three gables (Plate 23a). There is evidence of repointing along sections of each façade, but there is no evidence for any significant alteration of the original fabric or building layout.

The school building was constructed in a single phase and has seen little alteration. Internal walls have been added to a former open circulation area in the eastern half of the northern block to create separate toilet facilities for girls and boys.

The first floor space was not accessible due to the extent of visible damage on the treads and the collapse of the ceiling above. This and the extent of water ingress suggested a potential for structural instability.

South-West School Building

The single-storey building comprises a rectangular block aligned east-west constructed from red brick in stretcher bond with a cross gable roof with two gables to the rear (north) (Figure 4).

The majority of the building is constructed in a single phase. The easternmost block is a later addition (Plate 24) appears on pre-WWII mapping (Plate 6) and is likely to date from the mid-1930s. A short extension added to one of the north facing gable-ends was constructed post-WWII and is likely to date from the early 1950s (Plate 25).



Plate 24: Eastern extension constructed during the 1930s



Plate 25: Single-storey extension at north-facing gable-end

The internal layout comprises a corridor which runs the length of the building east-west (Plate 26), with a series of small classrooms leading south from the corridor and a single large classroom which extends the full depth of the building at the western end.

The classrooms along the southern side of the building have wooden framed panelled windows along the southern façade which extend to almost the full height of the room, although a suspended ceiling obscures the upper (internal) view of the windows. The rooms all retain the original wooden doors and frames, and deep wooden skirting board. Dado or picture rails are not present although the suggestion of such architectural detail is represented by plastic conduits which houses electricity cables.

The southeastern classroom is located in the extension that was added during the 1930s. The room contains deep wooden skirting but no other fixtures or fittings of note (Plate 26). The next classroom (to the west) contains the remains of a fireplace in its north-west corner (Plate 27). The grate and fireplace surround has been removed and only the brick hearth remains.



Plate 26: View to the south-east. Classroom in south-east corner of school building



Plate 27: Fireplace in NW corner of classroom

All of the classrooms have connecting doors with the neighbouring room, and all classrooms are accessible via the central corridor (Plate 28).



Plate 28: View to the west. Central corridor which runs length of school

The corridor is relatively narrow and poorly lit, but internal glass panels between the corridor and the classrooms to the south increase internal light levels. In addition, skylights have been inserted into the roof to allow additional light into the space (Plate 29).



Plate 29: Skylight in roof space above central corridor

A large classroom at the western end of the school building extends the full depth of the building and has a small kitchen area at the northern gable-end (Plate 30). The room has a suspended ceiling which obscures the upper section of the long panelled windows and is large enough to accommodate all of the school's pupils and was possibly used for assembly or dining, although all desks and tables have been removed. There are no architectural features, fixtures or fittings of note.



Plate 30: View to the north. Small kitchen area at the northern gable-end of large classroom



Plate 31: View to the south-west. General shot of interior of large classroom

All of the rooms have a suspended ceiling, however the roof beams are visible in areas where the ceiling has collapsed or been dismantled (Plate 32).



Plate 32: Roof beams visible above suspended ceiling tiles

As with the school building in the north-west of the site, the front south-facing façade of the school which is more visible to passers-by, has a limited but greater level of architectural detail than the north-facing façade which is inward looking and visible to pupils and teachers primarily.

The windows, which comprise 18-pane sash and tall 27-pane sash windows in the central and end gables, have dressed stone lintels and sills. Above the stone lintels in the gable ends are shallow brick arch lintels which suggest the stone lintels are a later addition (Plate 33).



Plate 33: Front south-facing façade of school building in south-west of site; brick arch lintels are visible above the stone lintels in the central and end (western) gables

Summary

St Hilda's School represents a typical early 20th century school, which is a well understood and commonly reproduced type. The internal arrangement of some of the circulation areas within the school buildings has been altered, for example, stud walls have been erected in the northwestern school building to create separate toilet areas for girls and boys, which originally were likely to have been in a separate outhouse, but the majority of the internal arrangement remains in its original form.

Like many other buildings of this period in the Southwick area, the school is constructed from red brick and represents a well-designed plan that was constructed, primarily, in a single phase with only minor changes to the southwestern building, such as the addition of stone lintels to the front (south-facing) façade. In addition, two extensions were constructed to the eastern and north-western gable end. The later additions were also constructed in red brick, and while noticeably later than the original build they were designed to be in-keeping with the original style of the school.

The majority of the windows in both buildings that face the central corridor are still intact; some panes have been boarded over, but the original frames remain. Apart from the presence of original windows, doors and door frames, the building offers very little in terms of architectural detail. There is a noted absence of coving, picture rails or dado rails, and original features including the fireplace surrounds and wooden block flooring have been stripped out. It is considered that the school building is of local significance to members of the local community and the parish of St Hilda who once studied there, or who sent their children to be schooled here. Architecturally the building follows an early 20th century standard; a prescribed layout that follows well established stylistic norms that are functional and easy to understand. A photographic record of all internal rooms and external facades is presented in Appendix 3.

8 SUMMARY OF HERITAGE POTENTIAL

8.1 Potential for previously unrecorded heritage assets in the proposed development Site

From the earliest map evidence the site is shown to be located on the northern (rear) edge of Southwick village.

The site is located outside of the settlement's historic core and was likely used for farming or pasture by the village's tenants. As such the site is unlikely to contain settlement-related features, but may contain features relating to early forms of enclosure associated with agricultural use, or artefacts deriving from the settlement's waste materials. It was common for a significant quantity of waste material to be spread as a form of fertilizer, and it is likely that waste was deposited across the fields north of the village in this manner.

There is very low potential for the site to contain remains dating from the prehistoric or Roman periods. Based on the proximity of the settlement at Southwick, the baseline evidence suggests that the potential for the site to contain archaeological remains, or artefacts, associated with medieval and post-medieval settlement is **low to moderate**.

The site has been built upon since the early 19th century which has resulted in a level of moderate disturbance and truncation across the majority of the site, and significant levels of disturbance in the south-east corner of the site. It is presumed that any sub-surface deposits of archaeological interest beneath the footprint of the school buildings and former police station in the north-east corner of the site would have been disturbed during construction of these buildings.

The large number of utility cables within the site also contributes to the level of ground disturbance, and reduces the likelihood of encountering archaeological remains within the site.

Taking into account previous land-uses and the extent of historic and recent ground disturbance, the potential for encountering previously unrecorded archaeological features within the development site has been re-assessed and is considered to be **very low**.

CONCLUSIONS AND RECOMMENDATIONS

The development site is considered to have a low potential to contain previously unrecorded archaeological remains. Any archaeological deposits that may have been present would have been directly impacted during ground disturbance arising from the construction of the buildings that currently occupy the site and by the installation of utilities.

The village of Southwick has early medieval origins and the North East Regional Research Framework (NERRF) notes that there is little evidence or research into early medieval settlement in the north-east, notwithstanding the detailed work undertaken at Monkwearmouth and Jarrow (Petts & Gerrard, 2006). The understanding of later medieval settlement has fewer gaps and generally there is a good understanding of later medieval settlement patterns within the region.

The archaeological potential of the site is assessed to be very low. Due to the extent of ground disturbance within the site it is unlikely that invasive evaluation methods, such as trial trenching (after demolition of the existing structures), will identify previously unrecorded remains or contribute to key themes identified in NERRF. It is assessed that the scale of any harm or loss of heritage assets as a result of the development will be negligible and as such further invasive evaluation is unnecessary.

An assessment of the former school buildings, in terms of their architectural style and layout, will not contribute to any key themes identified in the NERRF; however the school served the local community and the buildings have local heritage value. The photographic record of the buildings presented in Appendix 3 is considered a suitable level of mitigation in accordance with national and local planning policy and no further work is required.

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Internet Resources Consulted

- <http://www.english-heritage.org.uk>
- <http://mapapps.bgs.ac.uk>
- <http://freepages.family.rootsweb.ancestry.com/~brycefamly/censusindex.htm> (Southwick History and Preservation Society, Photographic Census)
- <http://www.victoriacountyhistory.ac.uk/counties/durham>
- <http://www.sunderland-antiquarians.org/collections/maps-2/>
- <http://www.southwickhistory.org.uk>
- www.pastscape.org.uk

www.twsitelines.info

<http://museums.ncl.ac.uk>

www.biab.ac.uk

Appendices

Appendix 1

Heritage Gazetteer

Table 1 Gazetteer of Heritage Assets

HER ID	Site Name	Type	Description	Date	Designation
Designated assets					
1207066	Southwick, Church Bank, Church of Holy Trinity	Parish Church	Parish church. 1842. By George L Jackson. Coursed squared sandstone with ashlar dressings and Welsh slate roof. Nave with west tower, chancel with north vestry. Early English style, with lancets. Interior – geometric-pattern tiled sanctuary floor. Painted stone altar with paintings of Evangelists in cusped panels. Renewed pulpit and communion rail (using older posts). Arch-braced chancel roof. Queen-post nave roof. Stained glass – east window to Scott family d.1864 and 1882. Chancel has 3 lights to Agnes Collingwood d.1875, and Sarah Thompson d. 1866, with Christ the Good Shepherd, Faith and Hope, signed Alex Gibbs of London. Nave south-east windows also signed Alex Gibbs 1901 to Collingwood rector d.1898. Other nave window of Good Samaritan commemorating Charles Pickersgill, Crown Road shipbuilding yard owner.	C19	Listed Building Grade 2
1207951	Southwick, Church Bank, boiler house walls and piers	Wall	Boiler house retaining and parapet walls to south-east of the Church of Holy Trinity. Probably 1842 by G Jackson. Coursed squared sandstone with ashlar dressings. Elliptical-headed moulded surround to door in high wall with flanking quadrant parapet walls. 4 square piers with stepped gable coping.	C19	Listed Building Grade 2
1207966	Southwick, Church Bank, walls gates and railings	Wall	Churchyard walls around three sides, with gates, piers and railings. Walls of the west rebuilt when churchyard truncated for road improvements. Limestone rubble with sandstone ashlar copings and ashlar piers, wrought-iron railings. North and south walls limestone and sandstone rubble with some brick patching and gabled coping. Gates have pierced roundel finials, bud and spike dog bar finials. Most damaged.	C19	Listed Building Grade 2
1208179	Southwick, Cornhill Road, Church of St. Columba	Parish Church	Parish church. 1888-90. By C Hodgson Fowler. Brick with red sandstone dressings.	C19	Listed Building Grade 2

HER ID	Site Name	Type	Description	Date	Designation
1279895	Southwick, James Armitage Street, Nos. 65-95 (odd)	Terrace	<p>Terrace of 15 cottages. No. 95 at left end facing Fulwell Road, is dated 1874; main terrace perhaps slightly earlier. Brick, some painted and No. 91 pebble-dashed, with painted ashlar dressings. Roofs originally Welsh slate but some renewed in synthetic composition slates. One storey.</p> <p>No. 95 has central renewed door in architrave with MILL VIEW COTTAGE inscribed in stone plaque above cornice. Flat stone lintels and projecting stone sills. Renewed sashes, pointed arched heads to renewed end windows. Date 1874 in panels in gable peak.</p> <p>These houses have sociological as well as architectural interest, representing the Sunderland single-storey cottage which was the preferred house-type for C19 working class housing in the town. In similar streets elsewhere in the Durham Coalfield, the larger houses would be for colliery officials.</p>	C19	Listed Building Grade 2
1207100	Southwick, James Armitage Street, Nos. 76-92 (even)	Terrace	<p>Row of 9 cottages. C1870. Originally brick, Nos. 80, 82 and 84 now pebble-dashed. Painted ashlar dressings and Welsh slate roofs. One storey. Round brick arches over renewed doors and overlights paired between single window houses. Segment headed gauged brick flat arches over renewed windows with projecting stone sills. These houses have sociological as well as architectural interest, representing the Sunderland single-storey cottage which was the preferred house-type for C19 working class housing in the town.</p>	C19	Listed Building Grade 2

HER ID	Site Name	Type	Description	Date	Designation
1279874	Southwick, The Green, No. 51, The Tramcar Inn	Public House	Public house 1906 by HTD Hedley. Glazed brown and yellow tile ground floor, bright red brick of varying tones above. Sandstone ashlar dressings. Welsh slate roof with stone gable copings. Returns white glazed brick. Gable to street has two storeys and attic. Exuberant Jacobean style. Ground floor has door flanking 3 windows, in arcade with Corinthian columns forming doorcases. Panelled plinth below windows has low-relief cartouches and foliage in spandrels. Entablature has frieze with Art Nouveau TRAM CAR INN in low-relief letters. Left door blocked. First floor mullion window with shaped gable with ball-and-cushion finial. Cast-iron drainpipes.	C20	Listed Building Grade 2
1207139	Southwick, The Green, Thompson memorial	Commemorative Monument	Lamp standard memorial to Robert Thompson. C1912. Founder's plaque JAS ALLAN SNR & SON LTD. ELMBANK FOUNDRY GLASGOW. Cast-iron. Fluted Corinthian column on base with low relief portrait panel, with inscription commemorating Robert Thompson JP, for 25 years as Chairman of the local committee, and the restoration of the green in 1912. Decorative frames on each side. Scroll brackets support tall finial and two arched arms from which hang bowl lamps. Fluted cast-iron posts with bud finials set about 4m north and south to prevent vehicles entering path.	C20	Listed Building Grade 2
7213	Southwick, The Green, war memorial		War memorial c1920. White granite with dark granite panels. Four steps to stepped base of rusticated square column with pedimented cornice; concave sides to flat-topped coping. Labelled panels on each side have raised centres with bronze letters and decoration: laurel wreath and 1914 * 1918 on east panel, over LEST WE FORGET applied to white granite; plain cross on west panel, 1939 * 1945 on north panel {1}. The memorial was erected in 1930 and the Second World War panel added in 1988 {www.newmp.org.uk}.	C20	Listed Building Grade 2

HER ID	Site Name	Type	Description	Date	Designation
Non-designated assets					
52	Southwick village	Village	The earliest reference appears to be 1072; part of the fee of the bursar of Durham Priory. The Feodarium records 6 free tenants, 7 tenants holding by work service, a windmill, a brewhouse, a fishery on the Wear and a tavern. In 1464 it is recorded that the chief cause of decline was before this time on account of the greatly oppressive tenancy of John Hedworth, now dead. In 1580 8 tenants are listed, including one holding the windmill. Roberts and Austin categorize Southwick as a regular 2 row village with green and this outline is still apparent though the buildings have all been renewed and its surroundings heavily industrialized. The relevant streets are, from N-S, with modern names before 19th century ones: The King's Road (Back Lane), Sunderland Road, The Green (Town Street). The names of Lilburn Place, Scotts Bank and Stony Lane (both running S from the S side of the village) survive.	C11	Non-designated
53	Southwick windmill	Windmill	There are references to a mill at Southwick from C14, the earliest so far being 1345-6 when it was held by John de Hedworth at a rent of £4 13s 4d per term. The tenants of Durham priory in Monkwearmouth, Fulwell and Southwick were obliged to grind their corn at Southwick mill, and the tenants of the mill itself were responsible for its upkeep. In 1580 it was specifically described as a windmill, and a windmill is shown in the "Mill Field", on the NW corner of the village, on a map of 1777. The 1st ed. O.S. shows it still standing there, just east of the junction of North Hylton Road and Old Mill Road (present names). The date of its disappearance is not known.	C14	Non-designated
1711	Monkwearmouth, Cornhill Dock	Dock	Dock gates still remain in position. Construction is similar to the dock below Wearmouth Bridge (SMR 2754?) - mostly lined in wood {1}. An early dry dock with timber sides and gates; the latter with wrought-iron metalwork. The gates, which are still intact though badly rotted, originally opened by winch and chain, and are known as 'Cornhill Patent'. The dock is abandoned, but probably not in immediate danger {2}.	C19?	Non-designated

HER ID	Site Name	Type	Description	Date	Designation
2676	Fulwell, Wagonway	Wagonway	Wagonway connecting a limestone quarry, (SMR 2675), to the Wear Lime Works, (SMR 2679). Haulage was provided by an engine, (SMR 2677), and a windlass, (SMR 2678). The line was probably built c.1790-1800.	C18/C19	Non-designated
2678	Monkwearmouth, Windlass	Windlass	A Windlass, on wagonway SMR 2676.	C19	Non-designated
2682	Carley Hill Wagonway	Wagonway	Carley Hill Wagonway, took limestone from Carley Hill Quarry, (SMR 2681), to the Carley Lime Works, on the Wear, (SMR 2686). Traction was provided by Carley Hill Engine, (SMR 2683). The line was probably built c.1790-1800.	C18/C19	Non-designated
2698	Monkwearmouth, Carley Place, Potts Brickyard	Brickfield	Brickfield, with what appears, on the 1st edition OS mapping, to be a clay pit. 1879, and Watson's Brickyard, Wayman Street, 1873.	C19	Non-designated
2699	Monkwearmouth, Windmill	Windmill	Windmill (Corn).	C19	Non-designated
2755	Southwick, Windmill	Windmill	Windmill (Corn) north of Southwick.	C19	Non-designated
2756	Southwick, Limestone Quarry	Limestone Quarry	Limestone Quarry, with lime kilns (the number of which are unclear). The quarry and kilns are marked as Old on the 1st edition OS mapping, so were probably out of use by 1855.	C19	Non-designated
2757	Southwick, Brick Field	Brickfield	A Brick Field.	C19	Non-designated
2758	Southwick, Rope Walk	Ropewalk	Rope Walk.	C19	Non-designated
2759	Southwick, Wear Pottery	Pottery Works	The Wear Pottery, at Southwick, was also known as Southwick Union or Moore's Pottery. This was working from 1753-1882.	C19	Non-designated
2760	Southwick, Ballast Hill	Ballast Hill	Ballast Hills. The 1st edition OS mapping shows The Old Limekilns, (SMR 2765), built on this area.	C19	Non-designated
2761	Southwick, Wear Steam Mill	Steam Mill	The Wear Steam Mill. The 1st edition OS mapping does not give its function.	C19	Non-designated

HER ID	Site Name	Type	Description	Date	Designation
2762	Southwick, Wear Saw Mill	Saw Mill	Wear Saw Mill.	C19	Non-designated
2763	Southwick, Southwick Yard (John Candlish, Robert Thompson)	Shipyard	A Shipyard with patent slip. John Candlish set up a timber shipbuilding yard with a patent slipway for repairs on the northern bank of the River Wear at Southwick some time before 1850. In 1854, the yard was bought by Robert Thompson junior for the Thompson family's North Shore Yard). The first ship built by Thompson was the Graces, launched in 1855. The Southwick Yard was responsible for a further 21 wooden ships before a conversion to composite iron and timber construction in. The yard became Robert Thompson & Sons in 1881. In the same year, the yard launched 12 vessels from its four berths, placing it third in order of annual output on the Wear. The yard produced 10 ships (all tramps) during WW1 as well as two patrol vessels and nine barges for the Admiralty. Twenty eight further tramps were then completed between 1920 and the closure of the yard in 1930. The yard re-opened in 1931 to build two trawlers. The site was purchased by National Shipbuilders security Ltd. In 1933 and demolished.	C19	Non-designated
2764	Southwick, Southwick Pottery	Pottery Works	Southwick Pottery. It was new in 1753 let to a Thomas Hall. This was Sunderland's largest pottery, owned by the Scott family who worked it from 1788-1896.	C19	Non-designated
2765	Southwick, The Old Limekilns	Lime Kiln	The Old Limekilns, on Ballast Hill, (SMR 2760). Marked as Old on the 1st edition OS mapping so probably out of use by 1855 {1}. Lime had been created at the riverside since the 18th century. Magnesian limestone was hewn from nearby quarries and carried to the kilns on wagonways. Coal was brought by boat along the river and hauled up the bank to the mouths of the kilns. Although the last kilns worked here at the turn of the century, their remains can still be seen in the embankment today.	C18	Non-designated
2767	Southwick, Bleach Yard	Bleachfield	Bleach Yard.	C19	Non-designated

HER ID	Site Name	Type	Description	Date	Designation
2770	Southwick, Brickfield	Brickfield	A Brickfield, with a clay mill.	C19	Non-designated
2801	Deptford, Sir James Laing & Sons Shipbuilding Yard	Shipyard	<p>Shipbuilding Yard. The OS 1st edition mapping shows a patent slip, saw pit and smithy within the site. Brothers Philip and John Laing, from Fife in Scotland, had established themselves as shipbuilders on the River Wear by 1793. They operated sequentially from a number of sites until, in 1818, they established themselves on the south bank of the river at Deptford. At about the same time, John left the partnership. In 1843, Philip passed control of the business to his son, James (1823-1901, eventually Sir James Laing). The yard built its first iron ship (the river's first iron ship, also), the Amity, in 1853 and by 1866 solely wooden construction had been phased out of the yard,</p> <p>By the end of WW1, over which Laing's had produced the greatest tonnage of ships on the Wear (109,924 tons; a total of 18 ships), the yard's facilities included five building berths and a graving dock. In 1930, the yard closed and all staff were laid off apart from apprentices. It was only in 1935 that the yard again received firm orders. These were for the construction of cargo vessels through the government's 'Scrap and Build' scheme. Slowly, further orders for cargo vessels, tramps and tankers began to come in. During WWII the yard was again in boom and produced 41 vessels, including 32 tankers. From around 1960, the yard began to specialise in the new 'bulk carrier' vessels. Construction of these giant vessels required the construction of prefabrication sheds and larger shipbuilding berths at the yard.</p>	C19	Non-designated
2802	Bishopwearmouth, Wearmouth Paper Mill	Paper Mill	Wearmouth Paper Mill.	C19	Non-designated
2803	Bishopwearmouth, Timber Yards	Timber Yard	Timber Yards.	C19	Non-designated

HER ID	Site Name	Type	Description	Date	Designation
5510	Southwick, Heavy Anti Aircraft Battery Tyne V	Anti Aircraft Battery	Heavy anti aircraft battery - Tyne V. A Second World War anti aircraft battery, weapons pit, military building and bomb crater are visible as earthworks and structures on air photographs. The anti aircraft battery is centred at NZ 3903 5878, the bomb crater is located at NZ 3898 5881. The military buildings are located at NZ 3903 5885 and the weapons pit is at NZ 3902 5882.	C20	Non-designated
8492	Southwick Union Pottery	Pottery Works	Mentioned in 1802.	C19	Non-designated
10887	Southwick, Scottish army camp	Army Camp	On 24 March 1644, Leven mustered the Scottish troops to Southwick Hill. Cannons had been brought up river by Sunderland seamen.	C17	Non-designated
12612	Fulwell, Nawton Avenue, air raid shelter	Air Raid Shelter	Second World War air raid shelters are visible as structures on air photographs, at NZ 3916 5883. Two are in Margaret Thompson Park close to the Anti Aircraft Battery (HER 5510). There is also a long row of shelters behind the houses on Nawton Avenue.	C20	Non-designated
12613	Fulwell, Margaret Thompson Park, bomb crater	Bomb Crater	The bomb crater is located at NZ 3898 5881.	C20	Non-designated
13552	Southwick, Clockwell Street, The Gem	Chapel	This cinema opened in July 1913 and was a converted chapel able to seat c. 300. It was Sunderlands smallest cinema and was owned by James Noble, a fairground attraction owner. After his death in 1924 the cinema closed.	C19	Non-designated
13789	Sunderland, Sunderland Cottages	Bungalow	A distinctive form of low cost housing evolved in Sunderland during the industrial revolution. The Sunderland Cottage is now recognised as a rare, important and distinctive approach to solving the housing problem for the expanding urban population. The Sunderland Cottage is effectively 'a terraced bungalow'. They were first built for the skilled shipyard workers. The single-storey cottages provided privacy and social status. Each cottage has its own entrance and back yard. Many had gardens (Rosslyn Street is rare in having very long front gardens). They were built primarily between 1860 and 1910.	C19-C20	Non-designated

Appendix 2

Figures

Appendix 3

Level 2 Survey Photographic Record