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Former McIntyre's Shoe Shop 25 Newgate Street, Bishop Auckland Historic Building Report

Alastair Coey Architects

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**FORMER MCINTYRE'S SHOE SHOP
25 NEWGATE STREET, BISHOP AUCKLAND**

HISTORIC BUILDING REPORT

Alastair Coey Architects

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SUMMARY

The subject of this report is 25 Newgate Street, formerly McIntyre's shoe shop, Bishop Auckland. It sits within the Bishop Auckland Conservation Area, in the commercial core of the town to the south of the Market Place. The core of the building dates from the early-19th century but most of what is visible from Newgate Street dates from an early-20th century shopfront improvement and heightening. Large extensions to the rear were added circa 1994 and may conceal earlier fabric. McIntyre's family shoe and leather business, established in the second half of the 19th century, was bought out in the 1990s and the building continued in use as a clothing store until 2015. This report was commissioned in late 2018 as part of a programme of works relating to the Bishop Auckland Heritage Action Zone and is intended to provide a more detailed understanding of the building fabric and historical context, through a combined programme of physical inspection and research.

The shop has a strong historical connection to a longstanding family business, McIntyre's shoe shop, over 150 years and reflects the gradual development of the building and its shopfronts during their tenure. Visible historic fabric is concentrated on the street frontage, especially the lower floors, while the structures to the rear and the interiors have been largely redeveloped. It retains a good example of a high-quality 1930s shopfront, influenced by Art Nouveau design which is unique in Bishop Auckland. As a continuous place of family commerce the shop has communal value and remains strongly in local memory.

CONTRIBUTORS

The report was prepared by Alastair Coey Architects. Historical research was carried out by Rory Lamb, whilst the site investigation and measured survey were conducted by Alastair Coey with assistance from Ashley Turner. The plans were prepared by Ashley Turner, and the report prepared for publication by Rory Lamb.

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DATE OF SURVEY

13/02/2019

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1 INTRODUCTION

25 Newgate Street, the premises formerly occupied by McIntyre's shoe shop (*circa* 1894-*circa* 1994), is located on the east side of Newgate Street within Bishop Auckland town centre, approximately 160 metres south of the Town Hall in Market Place.¹ It sits towards the north end of Newgate Street, the main commercial artery of the town, within the Bishop Auckland Conservation Area and is listed at Grade II (NHLE 1196577) (Figure 1). North and south of 25 Newgate Street are other retail premises of similar scale which have developed from the 18th to 20th centuries. The building is the result of a series of developments over two former burgage plots originally comprising street-fronting shops with miscellaneous service structures at the back. To the rear of No 25 today is a flat-roofed two-storey extension, built *circa* 1994. This abuts a larger retail warehouse on its east side which is functionally unconnected to the property and in separate ownership.

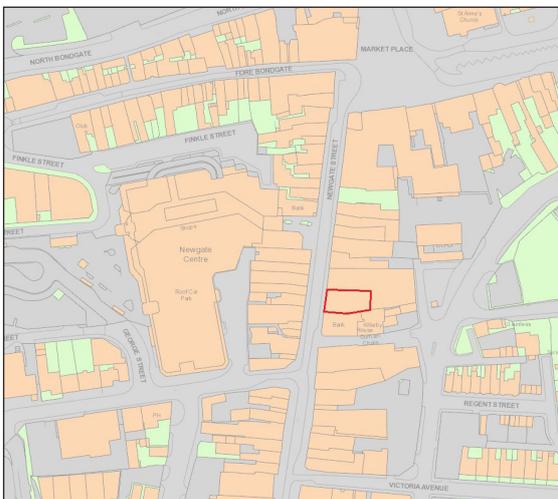


Figure 1: Location Map showing 25 Newgate Street outlined in red (Modern Ordnance Survey mapping: © Crown Copyright and database rights 2019. All rights reserved. Ordnance Survey Licence Number 100019088)

The McIntyre family are first recorded in Bishop Auckland in 1871 and established a business as leather merchants, carriers and shoe makers, moving to what is now 25 Newgate Street *circa* 1894.² The original two-storey structures on the site (formerly Nos 18-19) pre-date the earliest Ordnance Survey map of the town (published 1857) and may have been built in the early 19th century as the town was expanding along Newgate Street. With the expansion of the McIntyres' business, the original houses were raised by an extra storey in 1909, with the subsequent renovation of the shopfronts in the following decades.³ Map evidence shows that extensions for workshops and storage were built in the rear yards (as shown on the 1857 town plan), eventually occupying the whole rear plot, before

the area now occupied by the rear warehouse built *circa* 1994 was taken over by the neighbouring premises (formerly Marks & Spencer) in the 1930s and now falls outside of the scope of this report. No trace of these structures remains visible, but there may be evidence remaining concealed within the structure, though not revealed during this non-intrusive survey.

The McIntyres' shop was taken over by Etam's clothing stores in the 1990s, and was latterly a branch of Dorothy Perkins which vacated the premises in 2015.⁴ The shop has since provided temporary accommodation for events and pop-up shops but remains mostly unoccupied.⁵ This report was commissioned by Historic

England as part of a programme of works relating to the Bishop Auckland Heritage Action Zone. It is intended to provide a more detailed understanding of the building fabric, fixtures and historical context, through a combined programme of physical inspection and research. A Level-3 survey⁶ of 25 Newgate Street was undertaken as part of this assessment to enhance understanding of the structure, its use and development. This involved a detailed internal and external on-site analysis carried out by a conservation architect and an architectural assistant. Annotated plans and a photographic record were prepared, which has been deposited with the Historic England Archive in Swindon.

The report comments on the significance of the building, in order that decisions about its future can be appropriately guided and framed by the opportunity to safeguard and enhance heritage values. This will contribute to the heritage-led regeneration of Bishop Auckland through the joint efforts of the Heritage Action Zone, Durham County Council and the Brighter Bishop Auckland Regeneration Partnership.

Historical sources relating to 25 Newgate Street are scarce and historical research for this report relies heavily on census and street directory information kindly supplied by local historian, Tom Hutchinson. A number of historical photographs have been of great help in understanding the building's development, as have surviving building control drawings for extensions in 1909 held in the Durham County Record Office.

For consistency, the site is referred to throughout by its modern street number, No 25 Newgate Street, except where referring to the individual former plots of Nos 18 & 19 in the historical background.

2 HISTORICAL BACKGROUND

Bishop Auckland was historically one of the largest towns within County Durham, having Roman origins. It takes its name from its links with the Bishops of Durham who established a country manor at Auckland Castle in the 12th century. The present-day Newgate Street follows the line of Dere Street, a street dating from the Roman settlement, and was likely partially occupied and developed in the medieval period.⁷ By the 18th century Bishop Auckland was a flourishing market town with a mix of markets and small-scale manufactories including tanners, coopers and yard manufacturers, and over the following century Newgate Street became established as the main commercial artery of the town.⁸

19th century origins of the site

There is a dearth of historical evidence relating to the building at 25 Newgate Street prior to the mid-19th century from which to provide a date of construction. The early historic fabric has also been heavily adapted in the late 19th and early 20th centuries and is in places largely obscured. What is today No 25 previously comprised the two individual plots of Nos 18 & 19 Newgate Street. The earliest available cartographic evidence is the Ordnance Survey town plan of Bishop Auckland of 1857, at a scale of ten feet to an inch, on which the plots of Nos 18 & 19 can be identified each with a series of extensions to the rear (Figure 2). The undated core of the building presumably predates the publication of this map. No 19, to the south, is shown here as the smaller of the two, having a bay fronting the street, with two structures arranged side by side abutting the east end of the main building and a small yard divided into three. No 18 is a slightly larger property having a structure extending east along the north wall of the property, with a smaller extension to the south and another two attached to the east end. There is a narrow passageway between Nos 18 & 19 leading into a narrow yard with a pump and trough. Beyond, at the rear of both properties is an enclosed yard or garden with trees and pathways which stretches the full width of both plots. The trade directories discussed below indicate that much of Newgate Street was occupied from this time by the premises of small local tradesmen, and the 1857 map shows that the site of what is now No 25 was typical in comprising a mixture of shop, workshops and yards to the rear.

The first known resident of No 18 was Robert Longstaff, a boot and shoemaker, who was the occupant at the time of the 1851 census.⁹ It is possible that he was there from at least 1847 when he and his son, Robert, are listed as boot and shoe makers on Newgate Street, but without a more specific address.¹⁰ Longstaff was a well-established name in Bishop Auckland, dating back at least to a John Longstaff who was one of the founders of the Friends Meeting House on Newgate Street in the early 1660s and who was mentioned by the town's 19th-century historian, Matthew Richley.¹¹ There were multiple members of the family living in Bishop Auckland by the mid-19th century and, in addition to Robert and his son, White's 1847 directory lists six others of that name at that time: George and William (coopers); Henry (farmer); Thomas; John (watch and clock maker) and Jane (proprietor of the Three

Tuns Public House).¹² The subscribers to Richley's published history of the town (1877) also included three members of the Longstaff family.¹³ Their descendants still run a local bakery, Longstaff's, at 91 Newgate Street.

In 1861, Robert Longstaff is recorded as employing twelve men at his shop, suggesting that at least part of the rear structure on the yard was in use as workshops.¹⁴ In the same census, a saddler, William Atkinson, is listed in No 19, the smaller property, employing one man and three boys. Longstaff was still occupying No 18 in the 1871 census while Atkinson had moved to premises on Market Place and No 19 taken on by a hairdresser named Richard Steele.¹⁵ The census of 1881 records both properties as empty and Kelly's *Directory* of 1891 shows that Steele had by then relocated to 110 Newgate Street.¹⁶ The latter census suggests that it was Robert's son, Henry Longstaff (b *circa* 1845), who first united the two premises, as he is listed at both with the directory description 'wholesale & retail boot and shoe manufacturer; wholesale warehouse and manufactory', his business having branches in Market Place, Durham, and Church Street, Crook.¹⁷

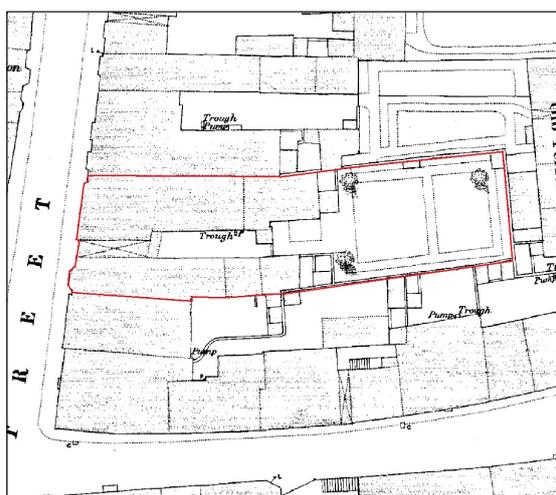


Figure 2: 25 Newgate Street showing the former plots of Nos 18 & 19 as depicted on the Ordnance Survey map, 1:500, published in 1857

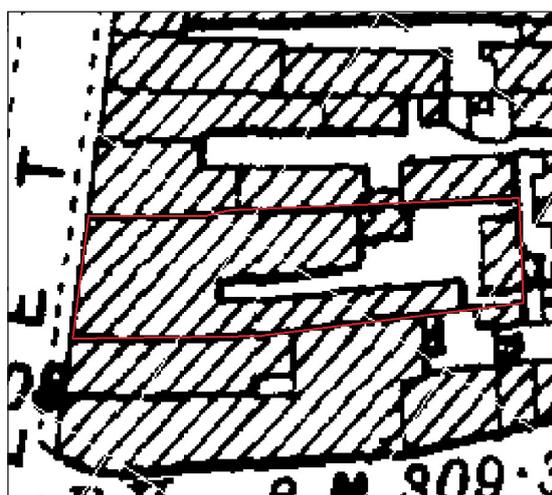


Figure 3: The united plots of Nos 18 and 19 Newgate Street as shown on the Ordnance Survey map, 1:2500, published in 1897, showing expanded service buildings to the rear

The McIntyre family

The business of Messrs James McIntyre and Son took on the premises sometime between 1891 and 1894. James McIntyre (b *circa* 1846) was an Irish immigrant who is first recorded in Bishop Auckland in 1871 in Sadler Street as a leather cutter where he presumably had both residence and premises.¹⁸ A later census, from 1911, gives his place of birth as Newcastle.¹⁹ Of the various Newcastles in Ireland, Newcastle, Co. Down, is perhaps the most likely birthplace, given that the name 'McIntyre' suggests an Ulster-Scots heritage. In the 1881 census, his address is

given as 22 High Bondgate.²⁰ Kelly's *Directory* of 1891 records that he had moved to a new premises at 15 Newgate Street, when he is described as 'leather merchant and currier', and the census of that year shows that he had acquired a private residence called Meadowfield, lying on Etherley Lane between Edward Street and Surtees Street.²¹ James McIntyre and Son is first listed in Whellan's *Directory* of 1894 with premises at 18 Newgate Street, the business being described as 'curriers, leather cutters, shoe manufacturers and ... dealers'.²² James' only son was William John McIntyre (b *circa* 1866) and it is unknown when they went into business together. The available evidence does not indicate whether McIntyre was also in possession of No 19 from the outset, although it may be surmised that he took on both shops at once as Henry Longstaff had previously run his business across the two of them. The Ordnance Survey 2nd edition 1:2500, published in 1897, although not showing the properties in great detail, confirms the merging of Nos 18 & 19 Newgate Street into a single premises (today 25 Newgate Street) and indicates that the returns of both shops had been extended further into the rear yard or garden with another freestanding structure having been built against its east wall (Figure 3). These may have provided space for the manufacture and storage of the leather goods sold in the front shops.



Figure 4: 25 Newgate Street circa 1900

James McIntyre is certainly listed as proprietor of both shops in Kelly's 1906 *Directory* and a roughly contemporary photograph, taken *circa* 1900, (Figure 4) gives evidence of the appearance of the shop at this time.²³ Despite being unified by generous signage boards which obscure the whole of the first floor in the photograph, the shopfronts themselves remained architecturally distinct even though in single ownership, and subsequently have an asymmetrical layout. An earlier signage board can be seen at the very top of the photograph with the text 'James McIntyre and Son Leather Merchants' just legible. The

frontage at No 18 is itself a symmetrical unit with a central recessed doorway, low stall-risers and large plate glass windows. Morrison notes that such windows were increasingly affordable from the 1860s, but regional high streets would have been slow to catch up with this trend, and this example would be more consistent with the development of shop-front design in smaller towns around the 1890s.²⁴ It is flanked by slender pilasters and topped with a fascia emblazoned with the company name and street numbers, flanked by console brackets. The use of fascia signage had been common since the early 19th century, having spread from London after a law banning hanging signage, while console terminations were commonly incorporated from the 1830s.²⁵ Although the photograph is unclear, it appears to reflect an example of the popular late 19th-century technique of gilded v-section lettering carved into a timber fascia and covered with glass.²⁶ This fascia element

must have been updated when James McIntyre took on the premises in the early 1890s, but the general arrangement is difficult to date and could have originated with Henry Longstaff's use of the building (*circa* 1890).

The frontage of No 19 by contrast is asymmetrical, with an earlier 19th-century appearance. The photograph shows a door to the north and a canted bay shop window to the south, consistent with the arrangement of the entrance passage between the properties and the bay shown on the Ordnance Survey map published in 1857. Projecting windows of various sorts were popular in Victorian shopfronts for display space and improved lighting, but the example at McIntyre's is too shallow to have benefited from either of these and may simply be an attempt to emulate more extravagant fashionable examples of the time.²⁷ Its use of slender colonnettes topped by curving spandrels to divide the narrow panes of glass (the photograph is unclear whether these were timber or metal, but presumably the former) is also a typical feature of early Victorian shopfront design.²⁸ Although Kelly's 1914 *Directory* lists the leather merchants in No 18 and the shoe-makers in No 19, the earlier photograph suggests this division of business operations may not have been as clear cut in reality.²⁹ Other examples of historic shopfronts from this date survive nearby on Newgate Street, such as at Kelly Ann's Tea Rooms (No 82) and Gregory's bakers (No 105), while the remains of several others are discernible beneath later signage.

The *circa* 1900 photograph also indicates that the surrounding street had a mixture of buildings of different heights and that 25 Newgate Street was, at this time, probably a two-storey building flanked by taller properties. The signage conceals the view of the roof, the pitch of which could have helped to date the building. However, the 1909 proposal drawings, discussed below, show a sectional view with the existing roof line of the same shallow pitch as the roof visible today, indicating that it probably dated from the early 19th century, and not earlier when a steeper pitched roof might have been expected.

The McIntyre family business must have grown in the first decade of the 20th century, for the Durham County Record Office holds proposal drawings for 25 Newgate Street, approved on 8 August 1909, comprising the addition of an extra storey to cover both shops and the aggrandisement of the street frontage with ornamental details. The surviving designs are signed by Robert Brown Thompson 'Architect and Surveyor, Bishop Auckland' (1878-1929). Thompson was a member of a local family of architects who had been prominent in Bishop Auckland since the middle of the previous century. His grandfather William Thompson (1810-1858) designed St Anne's Church on Market Place (1840s; Listed Grade II NHLE 1292201) and was architect to the Bishop of Durham. William's sons William Vickers (1836-1888) and Robert Wilkinson (1850-1896) were also architects and may have worked in partnership, both executing separate extensions to the local co-operative society's central stores (1873 and 1882-83 respectively).³⁰ Robert Wilkinson, Robert Brown Thompson's father, also designed the nearby Mechanics' Institute (1880).³¹ It is worth noting that in the 1911 census record, Robert Brown Thompson was living with his mother and two of his siblings at No 5 Clarence

Street, previously the residence of William John McIntyre, who by then lived next door at No 4.³²

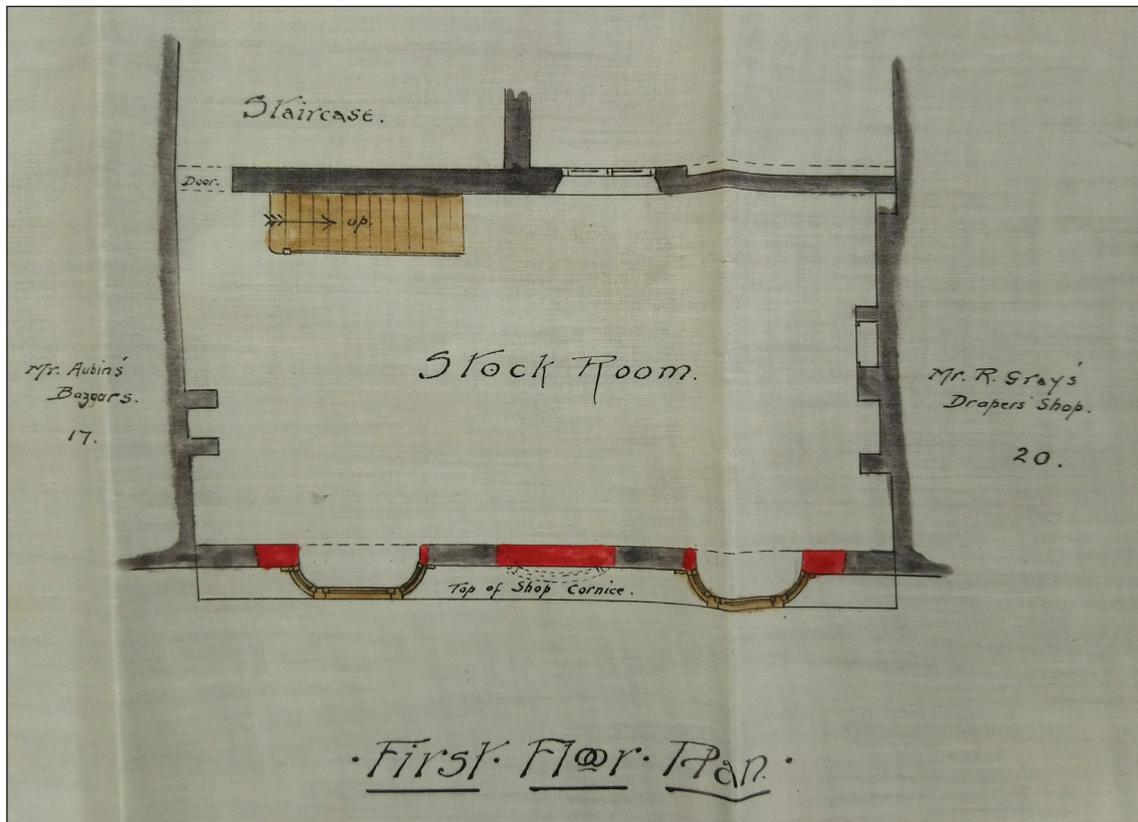


Figure 5: Proposed first-floor plan of 25 Newgate Street, designed by R B Thompson, 1909 (UD/BA 432/1206 Bishop Auckland Urban District Council. Reproduced with permission of Durham County Record Office)

The proposed designs for 25 Newgate Street comprise a single sheet showing the street elevation, section, and first- and second-floor plans. The plans indicate that the two upper floors were single-room spaces used as stock rooms for the ground-floor shops with the existing staircase located in the return structure (Figure 5). A new staircase was proposed in the first-floor stock room to give access to the top floor. The proposed elevation is clearly recognisable as the basis of what can be seen today but shows that the building was previously more elaborate (presuming that it was built to the submitted plan), with decorative pilasters rising from the shopfront to eaves level, more complex window surrounds and a central baroque pediment topped by a weather vane (Figure 6). The proposal demonstrates the McIntyres' aspirations for their premises to reflect the success of their business, consciously adopting classical design elements and ornamentation in the use of pilasters, pediments, scrolls and tripartite windows. The incorporation of flat-fronted oriel windows with curved glass quadrant sides at first-floor level, a feature popular in shopfronts themselves over the previous century, likely offered an effective combination of projecting advertising space (as can be seen in later photographs) and a chance to portray their confidence as a business by showcasing their ability to

afford expensive curving glass elements, a feature complemented by the later curved displays of the lower shopfront.³³



Figure 6: Proposed elevation of 25 Newgate Street with second-floor extension, designed by R B Thompson, 1909 (UD/BA 432/1206 Bishop Auckland Urban District Council. Reproduced with permission of Durham County Record Office)

The Ordnance Survey map revision of 1920 (1:2500) shows that in the early years of the 20th century, the McIntyres' must also have expanded their workshops and stock rooms to the rear of the shops at 25 Newgate Street (Figure 7). The rear plots are depicted as completely overbuilt except for a small central yard which remains as an open light well on the site today. The 1909 renovation of the shop buildings, the development of the rear plots, and a new shopfront (discussed below) probably installed in the 1930s seem to reflect the economic buoyancy of the McIntyres' business in the 1910s-30s. However, the subsequent revision of the Ordnance Survey map, published in 1939, shows that the adjacent property to the north (formerly Marks & Spencer) had by then bought up over half of the rear plots which had been built on by the McIntyres in the early 1900s (Figure 8).

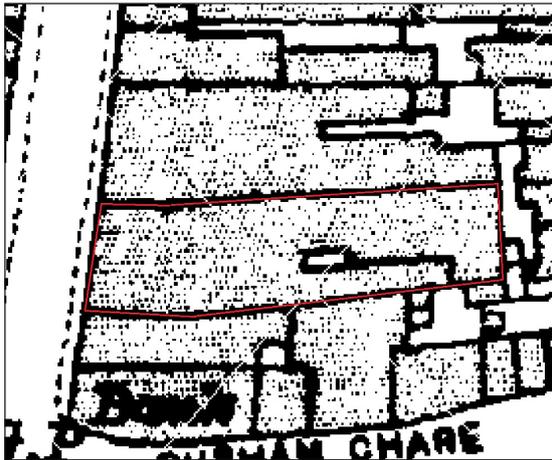


Figure 7: Extract from Ordnance Survey map, 1:2500, published in 1920 showing 25 Newgate Street

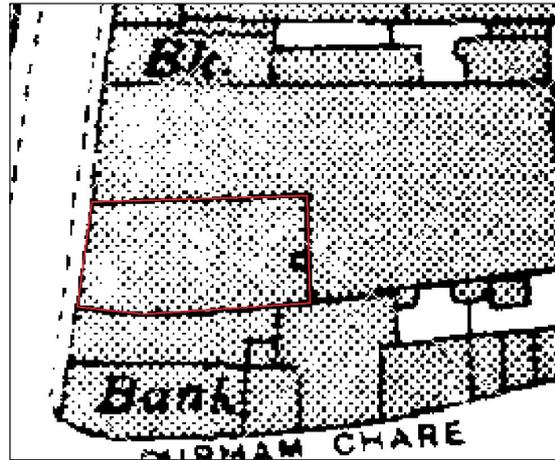


Figure 8: Extract from Ordnance Survey map, 1:2500, published in 1939 showing 25 Newgate Street (© Crown Copyright and database rights 2019. All rights reserved. Ordnance Survey Licence Number 100019088)

A photograph in a Bishop Auckland guidebook of 1948 shows the results of these alterations and indicates that by that date the extant shopfronts had been installed (Figure 9).³⁴ It suggests that the 1909 additions were either executed in a more restrained style than proposed or that they were later simplified,



Figure 9: 25 Newgate Street, 1948 (From Dewell 1948, 32)

with the central pediment in particular shown in a Neo-Classical style rather different than the heavily ornamental one that was originally proposed. By 1948 a new shopfront had also replaced the 19th-century ones and its style suggests a date of sometime in the 1930s, with an oval centrepiece bearing the name 'McIntyre' appearing to display influences of Art Nouveau design. The new frontage comprised a fascia sign terminated with console brackets, below which are two recessed entrances with mosaic floors, flanked by curving plate-glass display windows. The windows are raised on polished granite stall-risers and contain what may be the original 1930 security grilles. The design appears to be fairly typical of a 1930s shopfront in a rural town, not overly ornate but employing new materials, curving forms and bold text to reflect contemporary style.³⁵

This shopfront served to finally give the two shops some architectural unity, with a fascia and new signage which spanned the full width of the premises and new consoles at either end (Figure 10). The signage rose higher than the tops of the

earlier shopfronts and, as with many revisions to retail buildings, more investigation may reveal remnants of its predecessors.³⁶ While the asymmetrical division of the two shops was retained with a structural pier, the remaining shop windows and doors were completely changed to reflect early 20th-century fashions. In the first decades of the century, it was popular for shops to have deeply recessed doors with the proprietor's name in mosaic or tile on the lobby floor and to capitalise on the lobby splay for extra display space, executed here with fashionable large curved glass panes.³⁷ The use of polished granite as a facing material, and of the bronze for decorative trim and glazing bars is also consistent with shopfront fashions in the 1920s. Such materials, also including marble and gunmetal, were popular in England in the early part of that decade, influenced by their long-standing use in France, and at that time the French Art Nouveau style was influential in English shopfront design (*circa* 1900-1920).³⁸ Simple Art Nouveau influences are present in the shopfront at No 25 in the curvilinear decoration of the stall-risers, the colonnettes around the windows and the expanded oval of the fascia signage (Figure 11).



Figure 10: 25 Newgate Street in 2019 (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 11: Art Nouveau bronze details on the shopfront (© Historic England, photograph: Alastair Coey Architects 2019)

The 1948 photograph also shows the space between the upstairs windows painted with further advertisements, as was already common by the end of the Victorian and into the Edwardian period.³⁹ The lettering read 'W J McIntyre & Sons Ltd Leather Merchants and Boot Factors' indicating that by this time James senior had been succeeded by his son, William John McIntyre and grandsons, Francis (b 1892), James (b 1894), and William John (b 1898).⁴⁰ The census records list William John (Snr) variously as 'boot shop manager' (1901), 'boot maker (dealer)' (1911) and his sons William John and James as 'leather merchants, boot dealers' (1939).⁴¹

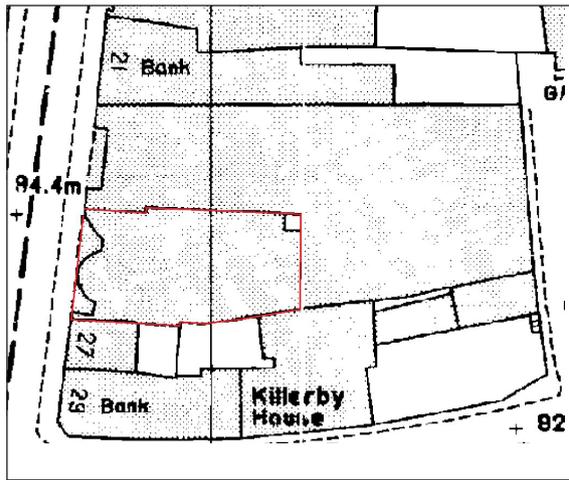


Figure 12: Extract from Ordnance Survey map, 1:2500, published in 1980 showing 25 Newgate Street (© Crown Copyright and database rights 2019. All rights reserved. Ordnance Survey Licence Number 100019088)

The 1980 Ordnance Survey map revision shows the area of the premises, including the plan of the shop windows, largely unchanged since 1939, although its location of the light well to the rear of the building is not accurate (Figure 12). Four years later, in 1984, the Goad Insurance Maps confirm that the shop was still operating as 'McIntyre Footwear and Leather Goods'. However, by the end of the decade the 1989 Goad map describes it as 'McIntyre Ladies & Menswear & Footwear' implying that the business was diversifying in order to remain viable.⁴² By 1995, the Goad maps show that the McIntyres' had been bought out or franchised to the Etam clothing chain, and finally it became Dorothy Perkins, another

brand within the Arcadia Group, by 2007.⁴³ Probably following the acquisition of the premises by Etam, a general internal refurbishment was carried out *circa* 1994 and seems to have been accompanied by the construction of a large new steel-framed two-storey flat-roofed extension to the east of the three-storey shop building.⁴⁴ This work removed many significant historic features, especially relating to the former ancillary structures and outbuildings at the rear. In March 2016 the property was bought by Initial Group of Companies Ltd, a financial services company operating in Bishop Auckland, and Dorothy Perkins relocated elsewhere on Newgate Street in October that year.⁴⁵ Since then 25 Newgate Street has only seen temporary use, as a venue in the Empty Shop CIC Food Festival 2017, as an exhibition space for Bishop Auckland College (2017, 2018 and 2019), and as a charity shop for the Angel Trust from October to December 2018.⁴⁶

3 DESCRIPTION OF HISTORIC FABRIC

25 Newgate Street (formerly Nos 18 & 19), is a two-bay three-storey premises, street-fronted and occupying a landlocked site with two-storey buildings to either side and a tall three-storey building to the rear. Prior to the early 20th century, the shop was originally two storeys high comprising two properties with a central passageway between the shops on the ground floor, residential and storage accommodation on the first floor and an extension occupying the rear plots and extending to the east. The third floor was added in 1909 and the present Art Nouveau shopfront was introduced probably in the 1930s as discussed above. The outbuildings to the rear of the property were gradually added to over the course of the late 19th and early 20th centuries as indicated by the map regression. Probably following the acquisition of the premises by Etam, a general internal refurbishment was carried out *circa* 1994 and seems to have been accompanied by the construction of a large new steel-framed two-storey flat-roofed extension to the east of the three-storey shop building.⁴⁷ This work removed many significant historic features, especially relating to the former ancillary structures and outbuildings at the rear. The only visible survival from an earlier period is a small lightwell, square on plan, constructed in limewashed brickwork, which occupies a central position at the extreme eastern end of the site and abuts the three-storey premises in the plot behind (Figure 13).⁴⁸



Figure 13: View looking down the light well at the rear of the property (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 14: The south gable of the premises showing the English Garden Wall brick bond (© Historic England, photograph: Alastair Coey Architects 2019)

The three-storey shop premises on Newgate Street are constructed in brick laid in English Garden Wall bond, with the upper floors of the front elevation finished with painted smooth render (Figure 14).⁴⁹ The pitched roof is slated with welsh slate and the ridge has red clay tiles. The chimneystack to each gable has been rebuilt in late 20th-century brick, each with a simple projecting string and capped with mortar flaunching (Figure 15). Rainwater goods to the front are half-round cast-iron

gutters mounted on a shallow eaves projection and circular cast-iron downpipes to either side of the elevation. The rear wall has been rebuilt at first- and second-floor levels in late 20th-century brick laid in stretcher courses and is carried below on a steelwork structure on the ground floor (Figure 16).



Figure 15: The north end of the main roof showing the rebuilt rear wall to the left (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 16: The internal steelwork structure on the ground floor (© Historic England, photograph: Alastair Coey Architects 2019)

The front elevation has a distinctive shopfront comprising a full width symmetrical glass-faced fascia with a dentil cornice curving upwards in the middle, inscribed with gold lettering and linework on a black background (Figure 17). The words 'BOOTS' and 'LEATHER' flank a central flattened ellipse containing the name 'McINTYRE' (Figure 18). The fascia is lead-capped and terminated at either end by painted timber scrolled consoles set on polished grey granite pilasters on granite plinth blocks. Unlike the fascia, the shopfront is not symmetrical. A vertical polished grey granite flat pilaster offset to the south reflects the junction of the former two separate premises of 18 & 19 Newgate Street. Both sections of the shopfront have deeply recessed doorways set back approximately 2 metres from the front line of the building and were clearly both constructed at the same time (Figure 19). The shopfront to the north is 6.5 metres wide and that to the south, 4.7 metres wide and both have a terrazzo threshold containing the name 'McINTYRE' in the splayed threshold of the door (Figure 20). On the northern shopfront the plate glass windows consist of two panels to either side of the entrance having bronze frames with repousse details at the junction of vertical and horizontal members and set on polished grey granite stall-risers. The street-front windows are curved and straight panes splay inwards to the more recent frameless plate glass entrance



Figure 17: (a) View of the shopfronts at 25 Newgate Street (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 17: (b) Detail of console bracket (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 18: Detail of central fascia signage (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 19: Detail of south shopfront and recessed doorway (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 20: Detail of recessed doorway to north showing mosaic flooring (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 21: Detail of removed ceiling panels in shop display units showing blocked window openings above transom level (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 22: Detail of arms for the concealed awning (© Historic England, photograph: Alastair Coey Architects 2019)

doors. All glazing above the transom level including the fanlight over the doorway is concealed behind temporary timber sheeting but can still be glimpsed from the interior (Figure 21). The soffit of the entrance is flat plain plaster. The narrower shopfront to the south is detailed in an identical manner except that both plate glass panels to either side of the entrance are straight rather than curved. Both shopfronts have concealed awnings with painted timber face panels twisted wrought-iron arms (Figure 22). The face panel cast-iron pull strap is embossed with the manufacturer's name 'HARDY & STEWART LTD NEWCASTLE ON TYNE' (Figure 23). Although the company has not been located in the trade directories, Ward's (1916) *Directory of Newcastle-Upon-Tyne* lists two firms called Hardy & Co and Stewart & Co as blind manufacturers, and it is possible they had gone into partnership by the 1930s when the shopfront awning was installed.⁵⁰



Figure 23: Hardy & Stewart manufacturer's mark (© Historic England, photograph: Alastair Coey Architects 2019)

At first-floor level, two oriel windows, resting on the shopfront fascia, project to either side of the raised central ellipse; these are obviously designed to imitate late seventeenth-century Ipswich windows. Each window is timber-framed with slender fluted pilasters to either side of a central rectangular fixed light incorporating a round-headed glazing bar with two glazed spandrel panels above (Figure 24). To either side of the pilasters the windows return to the main wall with side-hung quadrant casements containing curved plate glass. Above, a painted timber fascia with coupled consoles support a lead-capped projecting moulded cornice. On the second floor, directly above the oriel windows, are rectangular openings with plain timber architrave surrounds and mullions separating the central frame, having

two side-hung lower casements below a single fixed light and flanking casements also with a single light above (Figure 25). These were formerly ornamented with pediments and decorative pilasters on the mullions as shown in Figure 9 which have since been removed. This change seems to have occurred alongside the removal of the central pediment, cornice and end pilasters shown in 1948 (see Figure 9). An online photographic record of the adjacent former Marks and Spencer indicates that these changes took place sometime between 1965 and 1986.⁵¹ The scars of the pilasters can just be made out beneath the downpipes at either side of the façade, but the removal of the cornice and parapet has removed any trace of the pediment, cornice and window pediments from the roofline.



Figure 24: (a) External view of the first-floor oriel windows (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 24: (b) Internal view of the first-floor oriel windows (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 25: (a) External view of the second-floor windows (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 25: (b) Internal view of the second-floor windows (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 26: (a) Looking west from the east end of the ground floor (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 26: (b) Detail of the ground-floor shopfronts (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 26: (c) View of the first-floor retail space (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 27: (a) Interior of the second-floor storage space with exposed trusses (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 27: (b) Detail of roof structure (© Historic England, photograph: Alastair Coey Architects 2019)



Figure 28: Detail of brickwork in south gable wall (© Historic England, photograph: Alastair Coey Architects 2019)

The interior has been boxed and fitted out with panelling and suspended ceilings thereby concealing any historic fabric on the ground and first floors of the interior of the three-storey shop building (Figure 26). Features such as fireplaces (as indicated on the 1909 plans) have also been removed. At second-floor level, original tongue and groove floorboards on east-west spanning joists survive, as does the 1909 roof structure consisting of kingpost trusses and purlins (Figure 27). Limited opening up of the dry-lined north and south walls revealed evidence of original masonry relating to the pitched gables of neighbouring buildings now removed and replaced with newer premises, probably during the 20th century (Figure 28). On the south wall, rubble-stone walling and two brick sizes, one imperial and the other much smaller could be seen. More detailed investigation is likely to reveal further evidence of their date and construction.

4 STATEMENT OF SIGNIFICANCE

Evidential

25 Newgate Street is a modestly-scaled historic shop, originally a pair of shops, which has undergone a process of change and alteration reflecting developing trends in high-street retail and manufacturing throughout the latter part of the 19th century, and the 20th century. Surviving historic fabric is concentrated on the street frontage which comprises an early 20th-century shopfront and upper storeys which are evidence of later alterations and expansions. Interior evidence has been almost entirely lost or obscured by late 20th-century stud wall insertions, floors and ceilings, but in places there is potential for further investigation to reveal more information about the earlier fabric, as limited opening up in the studwork has already shown.

The building represents the continuous improvements by the proprietors, Messrs McIntyre, in the late 19th and early 20th centuries. This involved the expansion of the early 19th-century building with an extra floor in 1909 and the addition of extensions to the rear, which gradually replaced or augmented earlier fabric. Evidence of these historic changes, especially the trusses of the new pitched roof, are visible within the building and in the surviving windows of the upper floors. Significance is enhanced by the survival of a historic record, including building control drawings relating to the extension, showing the processes of improvement undertaken at this time.

The building is a good example of a surviving 1930s shopfront scheme, representative of retail display and aesthetic trends of the time, such as the recessed lobby and curving sheet glass, and a high-quality palette of materials including polished granite and bronze plating in an attractive curvilinear style. The shopfront may conceal parts of an older arrangement, for which photographic evidence remains, but further investigation would be required to determine this. The asymmetrical arrangement is of note, indicating the evolved nature of the premises, and providing evidence of the historic plot boundary between the two original shops on the site, which is also clear from the historic record. The shopfront represents the palimpsest qualities of historic shop buildings being quickly overlaid and developed by successive owners and expansions, and also the buoyancy and aspiration of the high street at a period of sustained economic growth and prosperity.

Although nothing remains of the former workshops at the rear of the building, there is some limited evidence of earlier iteration of the property in the form of a light well which survives within the later 20th-century extension to the rear but predates the surrounding structure. However, this is of limited historic or architectural interest.

Historical

25 Newgate Street is of historic significance as an evolved retail premises which is reflective of the diversification of retail and manufacturing in Bishop Auckland in the 19th century, particularly concentrated on Newgate Street, which developed as the commercial core of the town in the post-medieval era, gradually shifting focus away from the historic Market Place. Messrs McIntyre, and their predecessors, Messrs Longstaff, were both purveyors of footwear and appear to have been undertaking leather processing of some form, consistent with the historical development of Newgate Street as a mix of merchants and small-scale manufactories. From 1851 to the purchase of the McIntyres' business by Etam in the 1990s, the premises reflects almost a century and a half of activity in the processing and sale of footwear and leather goods in Bishop Auckland.

Although heavily altered internally, the shop is a good example of an evolved, modestly-scaled high street retail premises and reflects the pressures on retailers to keep pace with changing fashions on the commercial high street. The documentary record provides a significant record of changes in advertising and shopfront display in the 19th and 20th centuries, particularly showing the contrast between mid- and late 19th-century shopfront trends and associated craft skills. The sequence of shopfront signage and advertising is reflective of the continued aspirations of the proprietors, expressed through architectural devices, materials and signage, the fashionable and modern status of their business concern, constantly evolving to keep up with trends. In this sense, 25 Newgate Street is highly representative of the fluid and somewhat restless evolution of Britain's regional high streets.

The reduction of the site in the mid-20th century and the renovation of the interior into an open-plan retail unit is indicative of the move away from in-house manufacture on the part of small and family-run businesses at this time to a purely retail mode of operation, reflecting the shift to centralised, and import-based industrial models. It reflects the growth and decline trajectory of locally-run businesses that formerly characterised regional high streets, in the context of the increased competition from national chain stores and the subsequent growth of out-of-town, and latterly, online retail.

The premises is also an example of the work of the architect Robert Brown Thompson (1878-1929), designer of other buildings in Bishop Auckland,⁵² and contributes to the work of the wider Thompson family of architects who were active in Bishop Auckland in the late 19th and 20th centuries, variously designing parts of the Co-operative Stores, Newgate Street (Listed Grade II; NHLE 1292114), the Mechanics' Institute, Victoria Avenue, and St Anne's Church, Market Place (Listed Grade II; NHLE 1292201).

Aesthetic

The street frontage of 25 Newgate Street comprises a good example of a 1930s

shopfront below an attractive arrangement of rare fenestration to the first floor which reflects the classicising influence of the early 20th century. The various window configurations, particularly the flat-fronted oriels at first-floor level, added in 1909, provide an attractive contrast to the later shopfront, making a positive contribution to the surrounding streetscape alongside many examples of late 20th-century redesign. Significance has been diminished somewhat by the removal of the stronger classical features, especially the pilasters and pediment, sometime between the 1960s and 1980s which renders the façade incomplete, and somewhat stripped-back in comparison to the earlier iteration. The survival of old photographs offers potential for the restoration of some of this detail.

The existing shopfront of *circa* 1930 is a rare survival of an early 20th-century Art Nouveau-influenced shopfront, which is unique in the context of Bishop Auckland. It reflects popular trends for designs at the time including use of high-quality materials such as polished granite, bronze, and glazed gilded signage which have particular craft value. The design provides some unity to the historical asymmetry of the lower display units which betray the original division of the shops.

Communal

25 Newgate Street is of considerable local and communal significance within Bishop Auckland, representing a longstanding family business with strong accumulated knowledge and experience in the footwear and leather goods trade, handed down through successive generations, strongly embedded in local memory and serving the community's needs for almost a century.

It represents a legacy of changing retail and advertising trends over the Victorian and Edwardian periods and throughout the 20th century, aimed at maintaining a strong commercial presence amongst competitors, and the relationships with the clientele that it served.

It has a strong presence on the streetscape within Bishop Auckland, and represents a continuum of locally-based trade and industry which was once common on the high street, now increasingly rare. Although little evidence of this now remains, the historical record indicates that 25 Newgate Street was a place where skills in leather craft and shoe making were passed on and maintained, contributing to the local manufacturing economy, and serving as a place of work. On a local level, the shop has a long association with the McIntyre family, originating with the Irish immigrant, James McIntyre, and spanning several generations over nearly a century.

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1206: Proposed extensions to premises in Newgate Street, Bp Auckland, for Messrs J McIntyre & Son

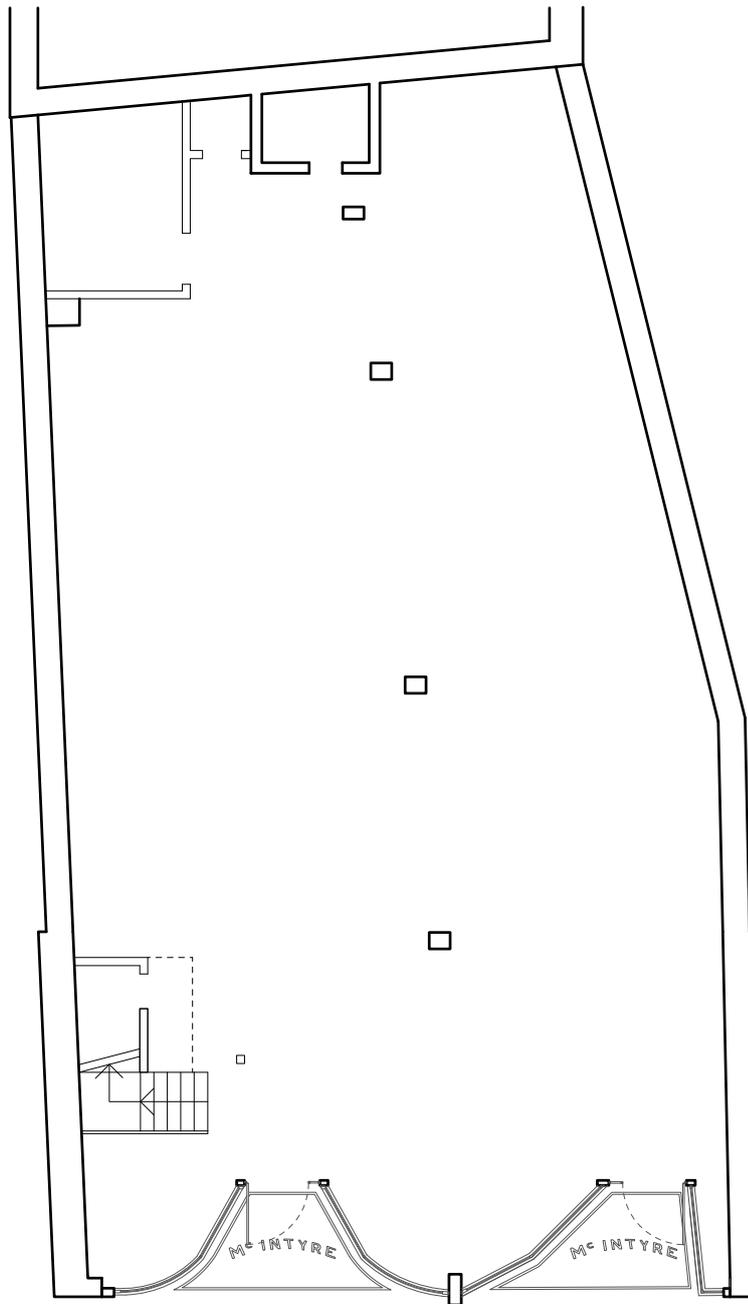
Censuses of England

Census data kindly provided from Mr Tom Hutchinson through Ancestry.com relating to census years 1881, 1891, 1901, 1911 and 1939

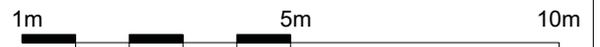
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- 1 Whellan and Co 1894, 344
- 2 Census 1871. Data received via Tom Hutchinson from Ancestry.org; Kelly and Co 1891, 21, 23
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- 4 Charles Goad's Insurance Plans, Bishop Auckland sheets (2007), held at the Clayport Library, Durham; BBC 8 April 2005, online
- 5 Priestley 7 January 2019, online; pers. Comm. With present owner Wayne Baister 18/05/19
- 6 Historic England 2016
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- 20 Census 1881. Data received via Tom Hutchinson from Ancestry.org
- 21 Kelly and Co 1891, 21, 23; Census 1891. Data received via Tom Hutchinson from Ancestry.org; A currier is a specialist finisher within the leather industry, carrying out processes of dressing, dyeing, burnishing and stretching the leather into a finished form for shoemaking, saddlery and glovemaking.
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- 44 Personal communication with Durham County Council planning officer Grant Atkinson: the following applications relate to the 1990s work at 25 Newgate Street: 3/1993/0674 and 3/1993/0675 – General refurbishment; Approved 2 February 1994
- 45 County News 24 June 2017, online
- 46 Priestley 7 January 2019, online; Personal communication with present owner Wayne Baister 18/05/19
- 47 Personal communication with Durham County Council planning officer Grant Atkinson: the following applications relate to the 1990s work at 25 Newgate Street: 3/1993/0674 and 3/1993/0675 – General refurbishment; Approved 2 February 1994
- 48 Historical Ordnance Survey maps suggest that this abutting property was constructed by 1939
- 49 The brick bond is visible on the un-rendered south gable and through removed panels of stud walling on the second floor.
- 50 Ward and Sons 1916, 568
- 51 M&S Company Archive *circa* 2012
- 52 Bishop Auckland Mechanics' Institute (RRS 16-2019) and Bishop Auckland Co-operative Society (RRS 30-2019)



Existing Ground Floor SCALE 1:100

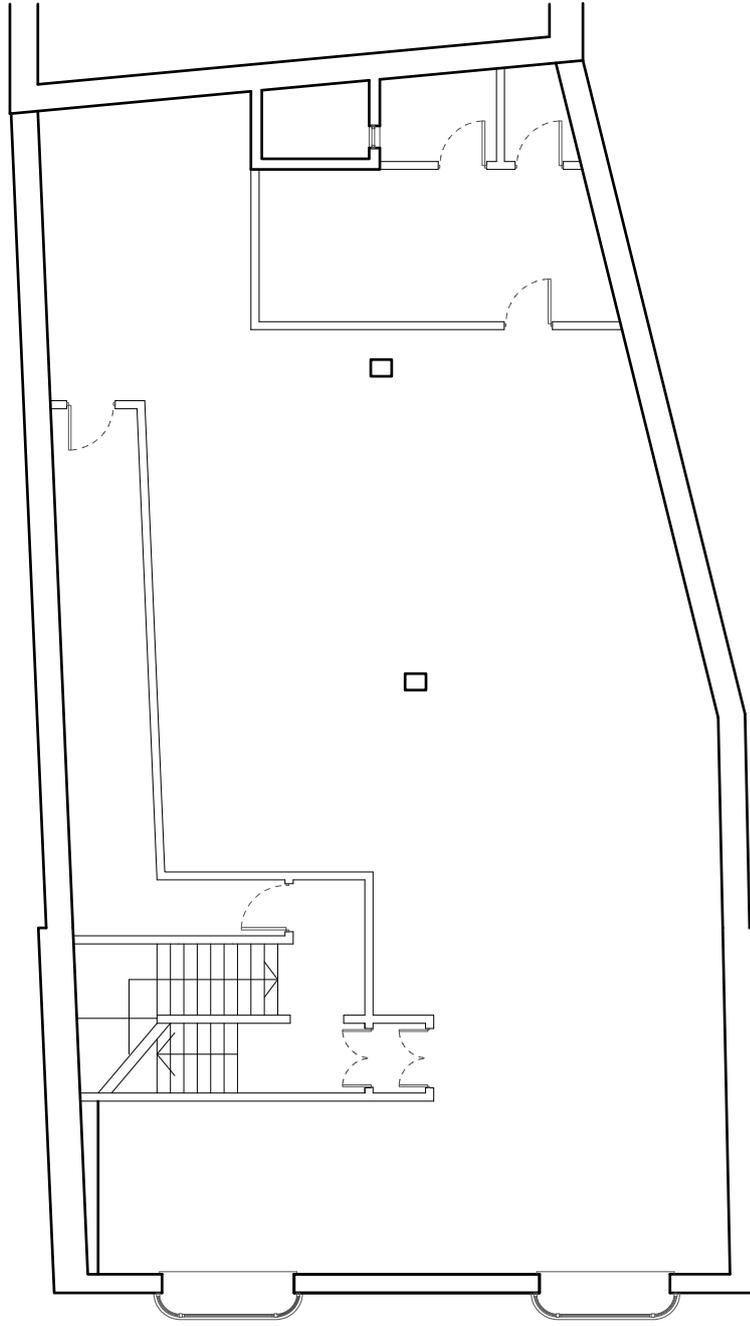


McIntyres Shop
 35 Newgate Street
 Bishop Auckland
 Durham

NGR: NZ 21090 29979
 Surveyed By: ADC, AJT Feb 2019
 Drawn: AJT, March 2019
 Sheet: 1 of 3



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Existing First Floor SCALE 1:100

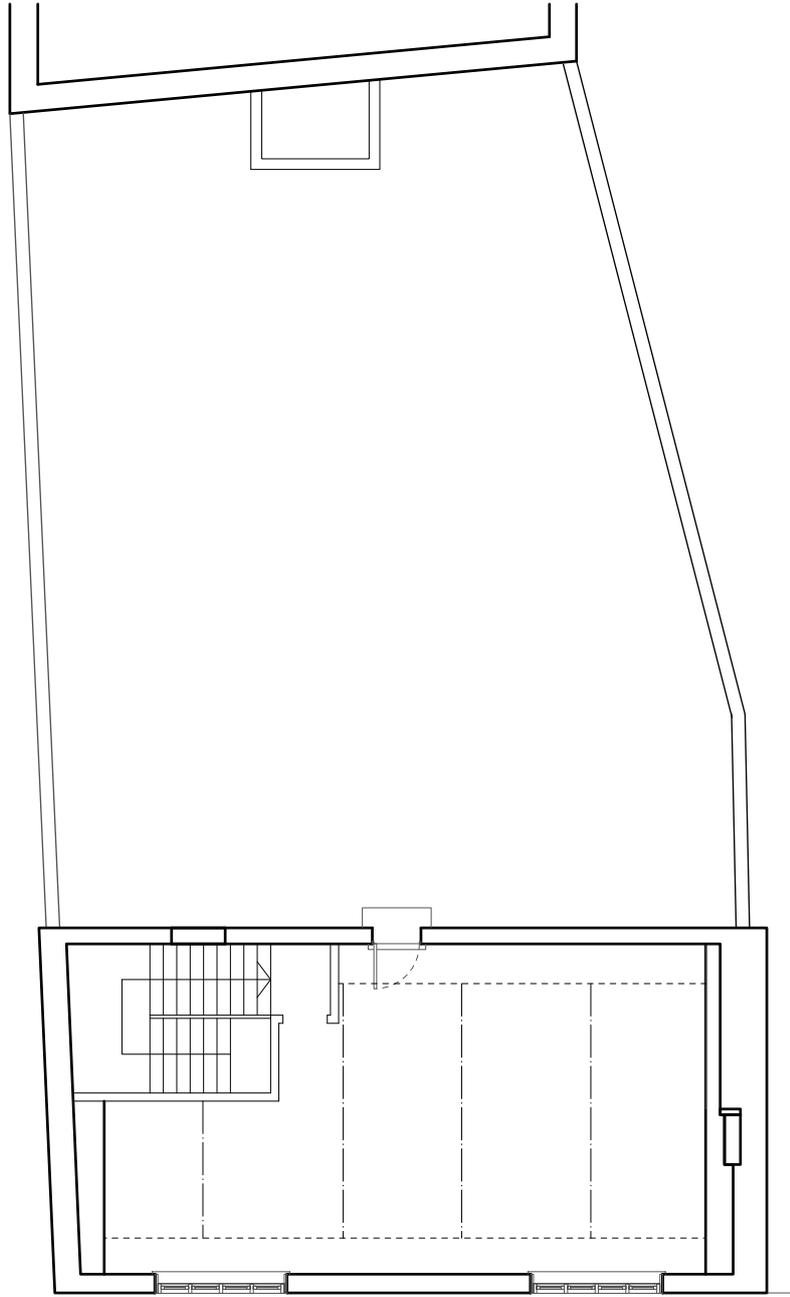


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Existing Second Floor SCALE 1:100



McIntyres Shop
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