

# An Archaeological Desk-Based Assessment and Building Recording at Offerton Grange Farm, Sunderland



Cary's 1794 map of County Durham

Archaeological Research Services Ltd Report 2007/49  
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## **EXECUTIVE SUMMARY**

*In July 2007 Archaeological Research Services Ltd were commissioned by Hopper Howe Sadler to undertake a desk-based assessment and archaeological building recording at Offerton Grange Farm, Sunderland. The building group which was subject to archaeological recording comprised three buildings, a single-storey red-brick house known as Ivy House, a large rectangular farmhouse of four bays and a barn comprising two ranges forming an L-shape in plan. The work was carried out prior to the demolition of Ivy House in order to make way for two new dwellings, the extension of the farmhouse and the conversion of the barn into a dwelling.*

*The farmhouse was constructed prior to the first edition Ordnance Survey of 1855 and the barn was constructed sometime between this and the second edition Ordnance Survey of 1896. Ivy House appears to have been constructed between the 1896 survey and the third edition Ordnance Survey of 1920 although the layout has changed since its original construction. A wing which existed to the north has been demolished and an extension has been added to the north-west corner. The farmhouse has seen a number of modifications to the rear of the property though the front of the house retains much of its original character. The barn is the most interesting of the group and at least three major constructional phases were identified. The east-west range is the earliest part of the building, the N/S range having been added sometime after, though both ranges appear on the 1896 map, so the modifications were complete by this date. The north-south range is distinct from the east-west range in its use of brickwork around the openings, all of which are in sandstone in the earlier range. Major modifications were undertaken to the east-west range in order to install a steam-engine, probably for steam threshing. These modifications involved construction of an outshot to the east end of the east-west range with a brick-arched entranceway between this and the eastern bay of the original barn. The brick floor within the outshot suggests that the machinery was located in this part of the building. In the adjoining room, the square, brick-lined pit and diagonal brickwork inserted into the north wall may be the associated with the boiler and flues for the steam engine. Advances in agricultural technology rendered steam power obsolete on most farms by about 1930, and the steam engine was probably removed sometime after this date. All the buildings were re-roofed in corrugated asbestos, which unfortunately detracts from their historical value, probably in the second half of the twentieth century.*

## 1. INTRODUCTION

### 1.1. Location and scope of work

1.1.1. In July 2007 Archaeological Research Services Ltd were commissioned by Hopper Howe Sadler to undertake an archaeological desk-based assessment and building recording for Offerton Grange Farm, Sunderland (Fig. 1). The work was carried out prior to the demolition of Ivy House in order to make way for two new dwellings, the extension of the farmhouse and the conversion of the barn into a dwelling.

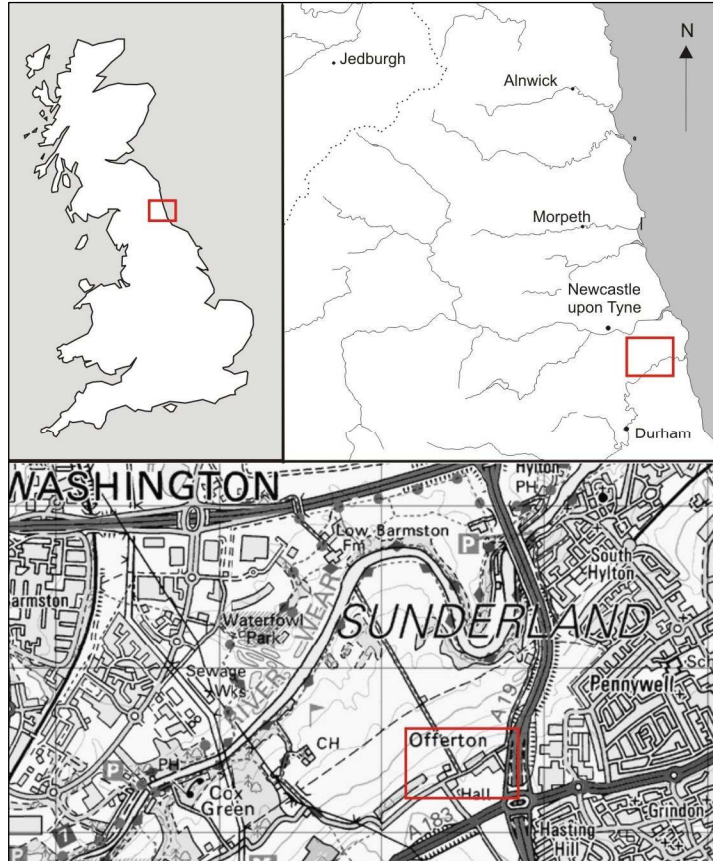



Fig. 1 Location of Site. Ordnance Survey data copyright OS, reproduced by permission, Licence no. 100045420

1.2.1. The site is centred at NZ 34592 55415 (Fig. 2) in the village of Offerton, just west of the A19, on land at approximately 70m aOD. The village of Offerton is Medieval in origin and is designated as an area of potential archaeological importance in the City of Sunderland's Unitary Development Plan (UDP). A desk-based assessment has been undertaken in order to assess the likelihood that archaeological deposits survive on the site and a building recording has been undertaken in order to record the buildings as they stand today, as well as any features of architectural significance.



<p>Archaeological Research Services Ltd Baltic Business Centre Saltmeadows Road Gateshead NE8 3DA</p>	<p>Figure 2: Site plan</p>	<p>Key:</p>  <p>Study area</p>	<p>Copyright/Licencing: This drawing © A.R.S. Ltd</p> <p>Ordnance Survey data if applicable © Crown Copyright, all rights reserved reproduced with permission. Licence No. 100045420</p>
<p>Site Code: OFF07 Drawing Ref: Report Fig. 2 Date: 20 July 2007 Drawn: CC Scale: 1:2500 at A4</p>	<p>Notes:</p>		

## **1.2. Geology and soils**

- 1.2.1. The solid geology of the site consists of magnesium limestone which is overlain by glacial till and clay with pockets of sand (British Geological Survey 2007).

## **2. METHODOLOGY**

- 2.1 A number of sources were consulted in order to gather documentary, pictorial and cartographic evidence relating to the study area. They are as follows.

### **2.1.1 Historic Environment Record**

The Historic Environment Record at Jesmond Old Cemetery, Jesmond Road, Newcastle upon Tyne was consulted in order to obtain information on the location of all designated sites and areas of historic interest and any other non-designated sites within and around the study area. The search included monuments, findspots, Listed Buildings and Conservation Areas. The sites and monuments are located on the map in Figure 3 and a full list of sites and monuments can be found in Appendix I.

### **2.1.2 Tyne and Wear Archives Service**

The Tyne and Wear Archive Service, at the Discovery Museum, Westmorland Road, Newcastle upon Tyne was visited to consult documents specific to the study area. Historic maps and early Ordnance Survey Maps of the study area were consulted. Building control plans were also consulted.

### **2.1.3 National Monuments Record**

The National Monuments Record on Kemble Drive, Swindon was consulted in order to investigate areas of historic interest within and surrounding the study area.

### **2.1.4 Durham Record Office**

The Durham Record Office, at County Hall, Durham was consulted online through the website [www.durham.gov.uk/recordoffice](http://www.durham.gov.uk/recordoffice). There was no information relating to the study area.

### **2.1.5 Durham University Library**

The Archives and Special Collections, at Palace Green Section, Durham were consulted. They hold no information relevant to the study area.

### **2.1.6 Sunderland Local Studies Centre**

Sunderland Local Studies Centre, at Fawcett Street, Sunderland was consulted to gather documentary and cartographic evidence relating to the study area.

### **2.1.7 Sunderland Museum and Art Gallery**

Sunderland Museum and Art Gallery, at Burdon Road, Sunderland was consulted to view artefacts found close to the study area.

### **2.1.8 Aerial photography**

Aerial photography held at Sunderland City Council and the Museum of Antiquities, Newcastle University, was consulted.

### 2.1.9. **Geological bedrock and drift mapping**

The British Geological Survey was consulted online at [www.bgs.ac.uk](http://www.bgs.ac.uk) in order to gain knowledge of the geology of the study area and its surroundings.

## 2.2 **Investigation of historic maps**

2.2.1 The specification supplied by the County Archaeological Officer stipulated that the final report should include historic map regression to show changes to the site over time. Historic maps were consulted at the archive services listed in section 2.1 (above). Suitable maps were digitally photographed, then scaled and rotated using AutoCAD software, beginning with the most recent and continuing to the earliest. All maps overlay modern Ordnance Survey mapping. The following maps were included in the regression exercise:

- First edition Ordnance Survey of 1855, 25 inch to one mile
- Second edition Ordnance Survey of 1896, 25 inch to one mile
- Third edition Ordnance Survey of 1920, 25 inch to one mile
- Fourth edition Ordnance Survey of 1939, 25 inch to one mile
- Ordnance Survey revised 2004, 1:1250

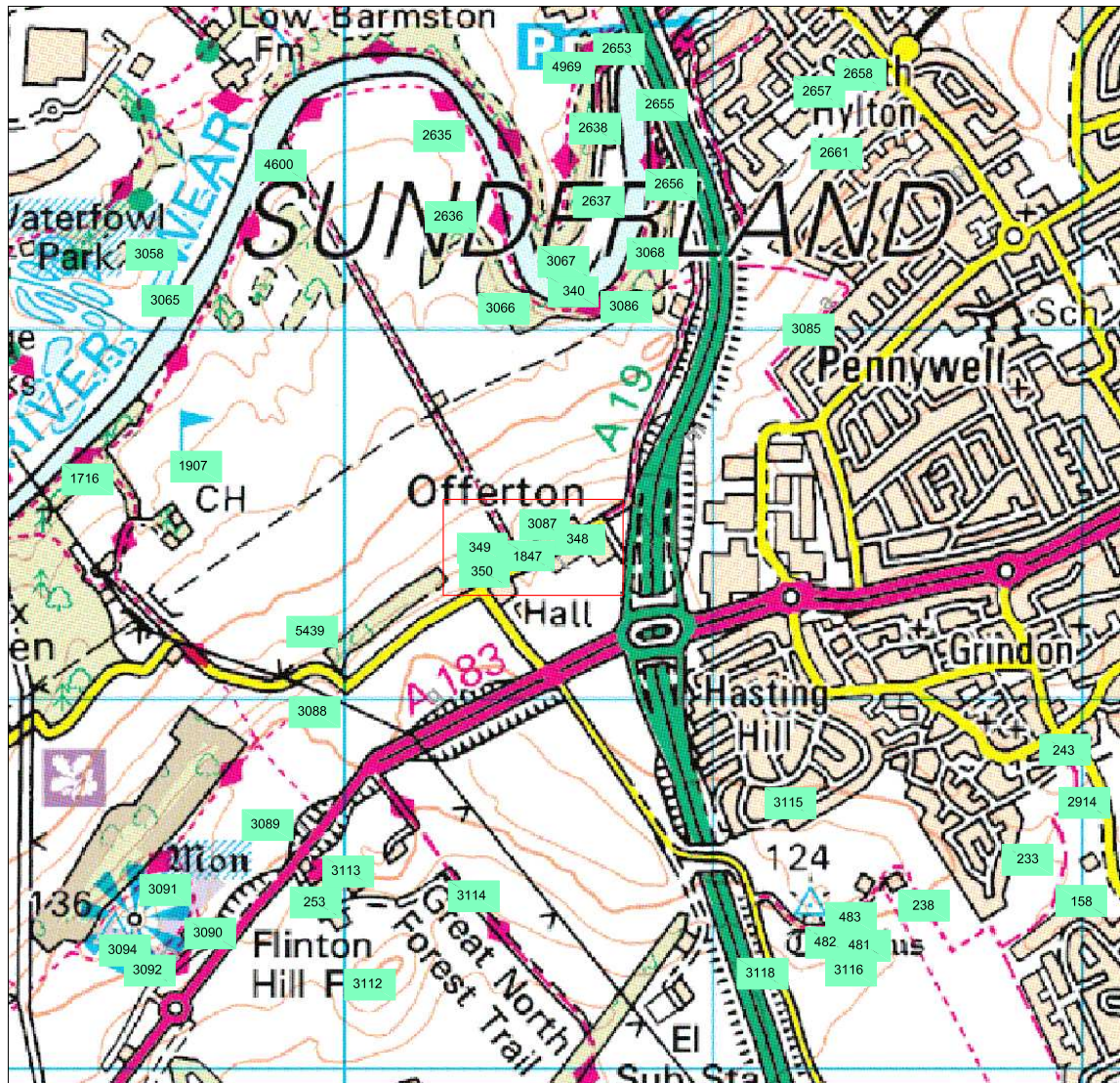
2.2.2 Other maps, at scales too small or too large to be helpful in the map regression exercise, were also consulted. These were as follows:

- Saxton's 1576 map of [County] Durham
- Speed's 1610 map of County Durham
- Cary's 1794 map of County Durham
- Greenwood's 1820 map of County Durham

## 2.3 **Archaeological building recording**

2.3.1 A photographic survey was undertaken in July in order to create a permanent record of the Farm House, Ivy House and barn as they exist today, prior to any restoration and conversion work. The barn was recorded to English Heritage Level 3/4 as stipulated by the specification (English Heritage *Understanding Historic Buildings: A guide to good recording practice* 2006). The photographic recording was carried out using Pentax K100 cameras, in black and white and colour print. A number of photographs were taken in low light conditions, in which case a direct flash was used. Duplicate photographs were taken under different lights in order to show the space in a range of ways, as the different lighting picked up different features. An appropriate scale (2 metre alternating red and white ranging rod), and a chalk board showing the location of the shot, were displayed in the photographs where appropriate. A number of digital photographs were also taken, some of which have been used to supplement this report. Detailed photographs were taken of individual features or areas of interest. Photographic registers are shown in Appendix II and plan drawings showing the location and direction of photographs are shown in Figures 4 and 5. Elevation and section drawings of the barn are illustrated in Figure 6 and features of interest along with the different phases of the barn are shown in Figure 7.





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Figure 3:  
 Sites and Monuments  
 around the study area

Key:

489 Location of site or monument

Study area

Site Code: OFF07  
 Drawing Ref: Report Fig. 3  
 Date: 23 July 07  
 Drawn: CC  
 Scale: 1:20000 at A4

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Site Code: OFF07  
 Drawing Ref: Report Fig. 4  
 Date: 25 July 2007  
 Drawn: RH  
 Scale: 1:200 at A4

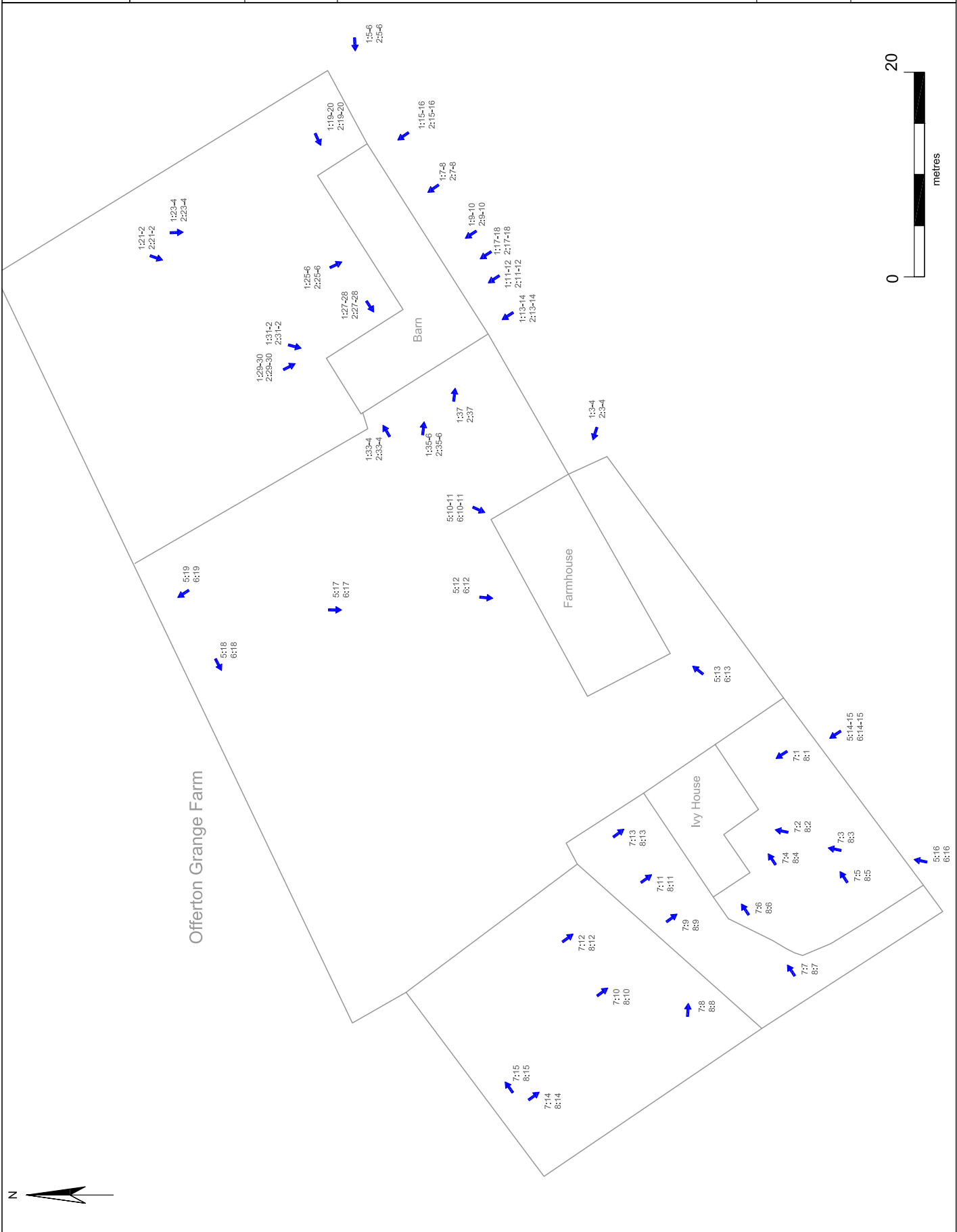
**Title:**  
 Figure 4: Offerton Grange  
 Farm: Location of external  
 photographs

**Key:**  
 1:25-6 Film 1, frame 25-6  
 2:25-6 Film 2, frame 25-6

shot taken from  
 this location in  
 direction of arrow

**Notes:**

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Site Code: OFF07  
 Drawing Ref: Report Fig. 5  
 Date: 30 Jul 2007  
 Drawn: RH  
 Scale: 1:100 at A4

Title:  
 Figure 5: Plan of barn and  
 location of photographs

Key:  
 1:25-6 Film 1, frame 25-6  
 2:25-6 Film 2, frame 25-6

 Shot taken from  
 this location in  
 direction of arrow

Notes:

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metres 10

0

40

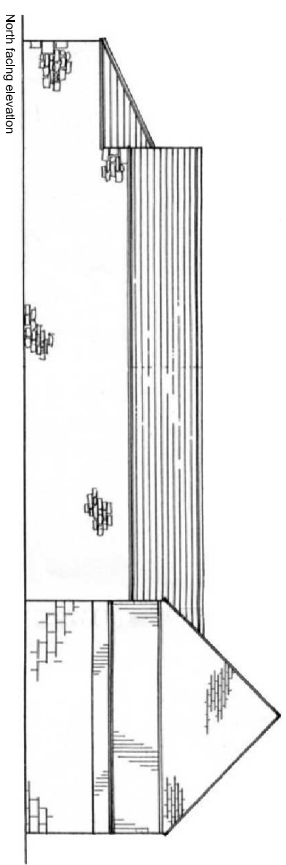
Site Code : OFF07  
Drawing Ref: Report Fig. 6  
Date: 30 Jul 2007  
Drawn: CC  
Scale: 1:150 at A3

Title:  
Figure 6: Barn elevations

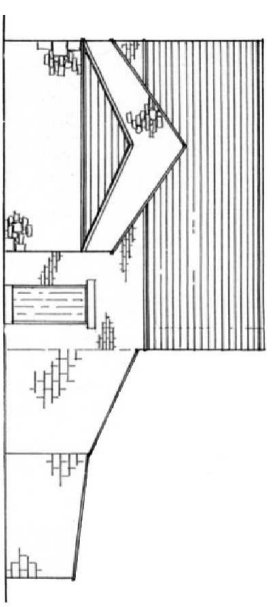
Key:

Notes:

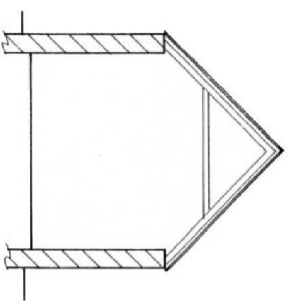
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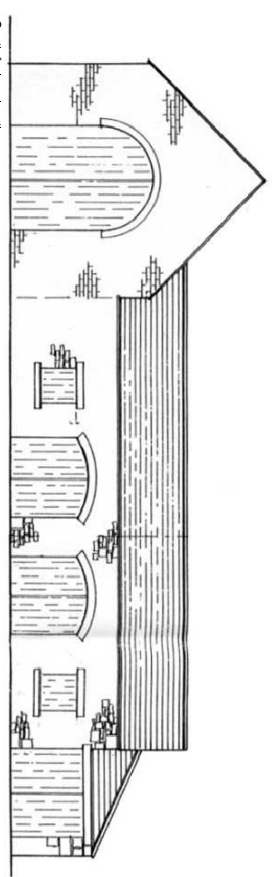
North facing elevation



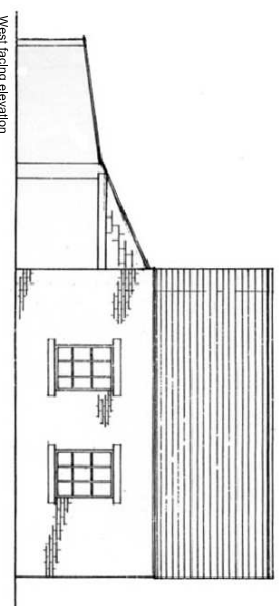
East facing elevation



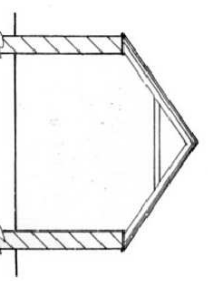
Section through north facing elevation



South facing elevation



West facing elevation



Section through east facing elevation






meters 25 0 100

Site Code: OFF07  
 Drawing Ref: Report Fig. 7  
 Date: 30 Jul 2007  
 Drawn: CC  
 Scale: 1:100 at A4

Title:  
 Figure 7: Plan of barn showing  
 features and phases

Key:





-  Square brick feature
-  Blocked windows
-  Blocked doorway

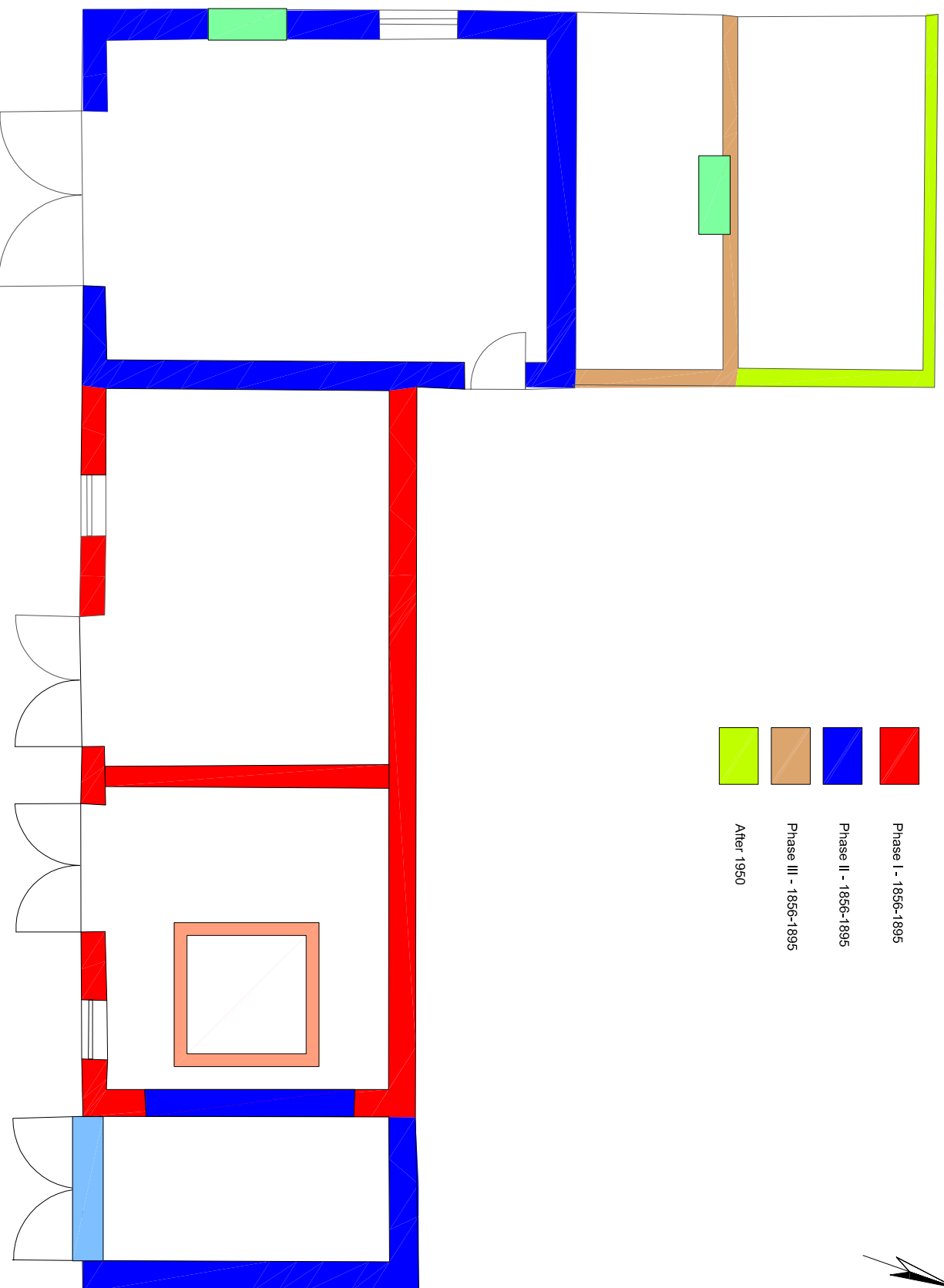
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-  Phase I - 1856-1895
-  Phase II - 1856-1895
-  Phase III - 1856-1895
-  After 1950



metres 10 0 40

### **3. HISTORICAL BACKGROUND**

#### **3.1. Prehistory**

3.1.1. There is no evidence to suggest human activity within the study area during the Prehistoric period but there have been discoveries at nearby Grindon Hill and Hasting Hill. In 1905 a number of Prehistoric artefacts and inhumations were found at Grindon Hill. In addition a number of 'flints and scrapers' (HER 232) were discovered in 1905 by R. Paxton during the quarrying process and, in 1928, a large flake was found on the same site. The number of objects found by Paxton was not recorded but they are thought to date from the Mesolithic period. In 1947 two flint barbed-and-tanged arrowheads which date to the Early Bronze Age (HER 233) were also found in the quarry.

3.1.2. To the south-east of the study area lies Hasting Hill, where two Scheduled Ancient Monuments are located. The first Scheduled Ancient Monument (SAM 32044) comprises a round barrow (HER 112), 230m west of Hasting Hill farm. It occupies the highest point on the hill at its western end, above a magnesium limestone quarry. The barrow was excavated by Trechmann in 1911 where ten burials (HER 482) were found interred in the barrow, along with pottery of Neolithic and Bronze Age date (HER 483) and bone and flint tools. The skeleton of an infant, aged 18 months at death, was also discovered (HER 481). Behind the head of the infant was a Food Vessel, a flint splinter and an ox tooth. The burial dates from the Bronze Age. An antler pick (HER 325) was also discovered just to the west of the barrow and is thought to be prehistoric. The second Scheduled Ancient Monument (SAM 32070) includes a cursus (HER 110), a causewayed enclosure (HER 109) and round barrows (HER 111), which have been identified through aerial photography, lying 600m to the south of Hasting Hill farm. No upstanding earthwork remains survive but the evidence of aerial photography, and limited excavations, have confirmed that significant remains survive beneath the present ground surface. The HER records state that a flint scatter (HER 238) was found at the north-east corner of the area covered by the monument. Unfortunately the collection is now lost.

#### **3.2. Romano-British**

3.2.1. There is no evidence to suggest Romano-British occupation within the study area. Wearside was less Romanised than other parts of Britain, comprising only a militarised zone. The closest town at Corstopitum (Corbridge) was many miles away and the nearest definite known villa was just to the south of present day Durham City (Dodds 1995). At this time Newcastle was only occupied by a station point and bridge (Pons Aelius). In contrast to other towns and villas however, military installations are to be found to immediate north of the study area at Arbeia (South Shields) and Congcangium (Chester-le-Street). A small bronze statue of the smith god Jupiter Dolichenus was discovered in Wearside but nothing has been recovered from the study area.

#### **3.3. Early-Medieval**

3.3.1. Surtees, writing in 1816, describes Offerton as a small village at the north-east extremity of the Parish of Houghton. He states that 'Ufferton', the name as it was

‘anciently written’, is Saxon in origin and literally means ‘Higher Town’. Offerton is situated on a high brow of ground overlooking the River Wear.

- 3.3.2. The earliest known documentary evidence relating to Offerton appears from around 930 AD when King Athelstan gave ‘South Wearmouth’ and its appendage, which included ‘Ufferton’, to the see of Durham (Surtees 1816, 192).
- 3.3.3. After this date there is little information about the area. Patrick of Ufferton is mentioned in 1172, where he attested a charter from Germanus, Prior of Durham, to the Baron of Hilton and in 1327 John de Denum is noted to have died, seised of the vill which he held from John of Hedham and William de Yeland (*ibid.*). After Denum’s death it is thought that it passed through some of the co-heirs of that line into the Strother family (*ibid.*).
- 3.3.4. By the reign of Henry IV two-thirds of the manor were vested in the Fenwicks and Loreynes. The Loreynes’ share eventually passed to the Earl of Durham and the Fenwicks’ share, which passed to the Lilburn’s, belonged to the Marchioness by the time Fordyce wrote about the area in 1914. A portion belonged to the Middleton family after 1569 and then descended to Richard Wharton Esq., who sold it to Simon Temple Esq. It then passed to the Lambton’s and by the time Fordyce was writing in 1914 it belonged to the Earl of Durham.
- 3.3.5. A chapel dedicated to St. Cuthbert is rumoured to have existed at Offerton but the only evidence for its existence comes from a single reference in an ‘ancient deed’ in the possession of John Hodgson, and is cited by him in a footnote. There is no trace on the ground for this building and no local tradition survives.

*“An ancient deed...by which William Basset conveyed to John de Staindrop, called the Coroner, a messuage and lands in Offerton, in the county of Durham, mentions ‘the chapel of the blessed Cuthbert in Vfferton’, in that village”* (Hodgson 1897).

- 3.3.3. St. Cuthbert’s Well is also rumoured to have existed at St Cuthbert’s Chapel. However, the only evidence comes for the same footnote by John Hodgson (1897).

### **3.4. Medieval**

- 3.4.1. Salt was important in Medieval times and was being produced at Sunderland from at least 1511. In 1589 a mine was opened at Offerton in order to supply coal for heating brine. There is very little evidence to describe events in the village during this period.

### **3.5. Post-Medieval**

- 3.5.1. The district-parish of Penshaw was formed by an Order of Council, dated May 1838, and was made up of the townships Offerton and Penshaw, which was formerly constituted a chapelry in the parish of Houghton-le-Spring (Whellan 1894).
- 3.5.2. In 1840, shortly after the death of the Earl of Durham, a committee was established to build a monument in his memory. Penshaw Hill was selected for

the site of the monument, and the design of a Grecian temple, by John and Benjamin Green of Newcastle, was adopted. The foundation stone for the monument was laid in 1844, watched by over 10,000 spectators. Original plans were to roof over the pediment and to adorn the monument with an equestrian statue, but this was never done. There are a number of earthworks around Penshaw Hill which have been associated with various ideas of how they were formed. It has been suggested that they are evidence of a possible Iron Age hillfort, but there is no documentary, cartographic or archaeological evidence to support this. Alternatively, quarrying on the hill in the nineteenth century may have caused the features. Local tradition suggests that the 'rings' were formed by the legendary Lambton Worm which coiled around the hill. The monument is now the property of the National Trust.

- 3.5.3. It was not until 1967 that Offerton was added to the County Borough of Sunderland. Sunderland saw huge industrial growth, with the mining of coal and the glassworks among other industries, but when many of the coal pits were closed the area went into decline. Henry Thompson, who wrote about the area, including Offerton in 1976, describes how the villages of Durham were "in defense against the encroachments of the town of Sunderland, the more so since so many of the collieries have been closed down, tight corporate communities have been dissolving, and village life, as the miners and their families understood it, has been difficult, if not impossible to maintain" (Thompson 1976).

## **4. DESK-BASED ASSESSMENT RESULTS**

### **4.1. Historic Environment Record (HER)**

- 4.1.1. The Sites and Monuments Record from the HER revealed a number of sites within close proximity to the study area. There are also a number of sites within the surrounding area. All sites are shown in Figure 3 and are listed in a table in Appendix I. There are a total of five sites within the village of Offerton and they are discussed in detail below.

#### 4.1.2. HER 348 *Offerton Village*

The earliest reference to Offerton seems to be c. 930 A.D., when King Athelstan gave "South Wearmouth" and its appendages, which included "Ufferton", to the see of Durham. It is then mentioned in 1172 and 1327, but with little supporting information. In the 18th century "the mansion house", presumably Offerton Hall, at the west end of the village, was the seat of Francis Middleton. Today there are remains of 18th-19th century farms and a lot of modern infilling.

#### 4.1.3. HER 349 *Chapel of St Cuthbert*

The only evidence for the existence of this chapel comes from the footnote by John Hodgson (discussed above) and no evidence has been found on the ground, on mapping, or through local tradition. The exact location within Offerton village is unknown.

#### 4.1.4. HER 350 *Well of St Cuthbert*

The Well of St Cuthbert is apparently associated with the Chapel of St Cuthbert but the only evidence comes from the previously mentioned footnote.



4.1.5. HER 1847 *Pillbox*  
Ordnance Survey mapping shows a pillbox of World War II origin in the village of Offerton.

4.1.6. HER 3087 Offerton Quarry  
The first edition Ordnance Survey Map of 1855 shows a quarry at Offerton.

#### **4.1. Tyne and Wear Archives Service**

4.2.1. Tyne and Wear Archives were consulted in order to gather cartographic and documentary evidence relating to the study area. A number of the County Histories provided information about Offerton, along with historic maps and plans. Only the Ordnance Survey maps provided relevant cartographic information.

4.2.2. The building control indexes were also consulted and a number of documents were available for the area of Offerton (T12/660 and T12/662). They contained clearance orders and plans of buildings to be cleared, dated between July 1936 and July 1939. The buildings concerned were Offerton Hall Cottage and Top House (Figures 8 and 9). They are located to the west end of the village to the north of Offerton Hall and were cleared due to being unfit for human habitation. The documents also hold census information.

4.2.3. Two account rate books dating from 1938-39 (T12/537) and 1943-44 (T12/261) provided information about owners and tenants of various buildings within Offerton Village. In 1938 the ratepayer's name for Offerton Hall is Douglas McLaren. There is no mention of Offerton Grange Farm or Ivy House but an entry for 'The Grange' at Offerton is noted to have ratepayers by the name of P. Hardy and J. Coxon (Fig. 10).

4.2.4. Ward's, Kelly's and Whellan's directories were also consulted and contained census information about the study area.

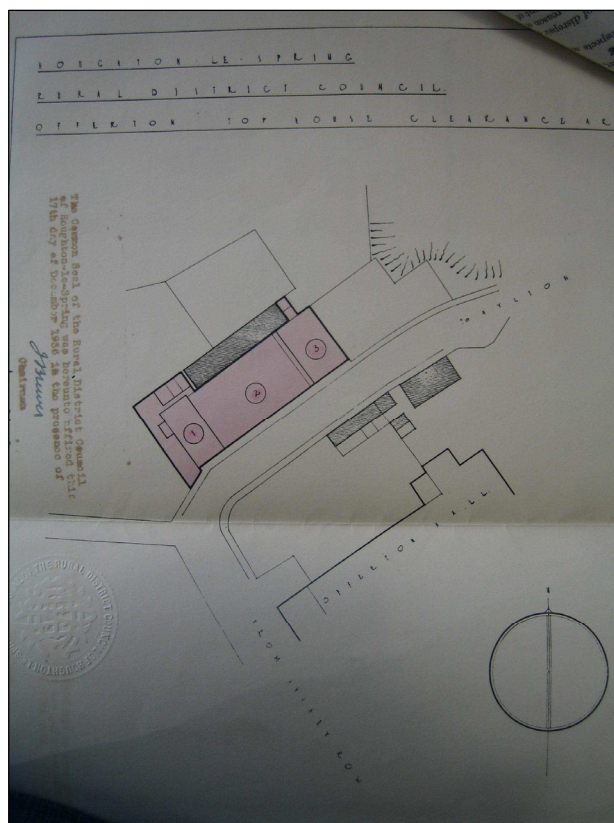


Fig. 8 Plans of the buildings effected by the clearance order

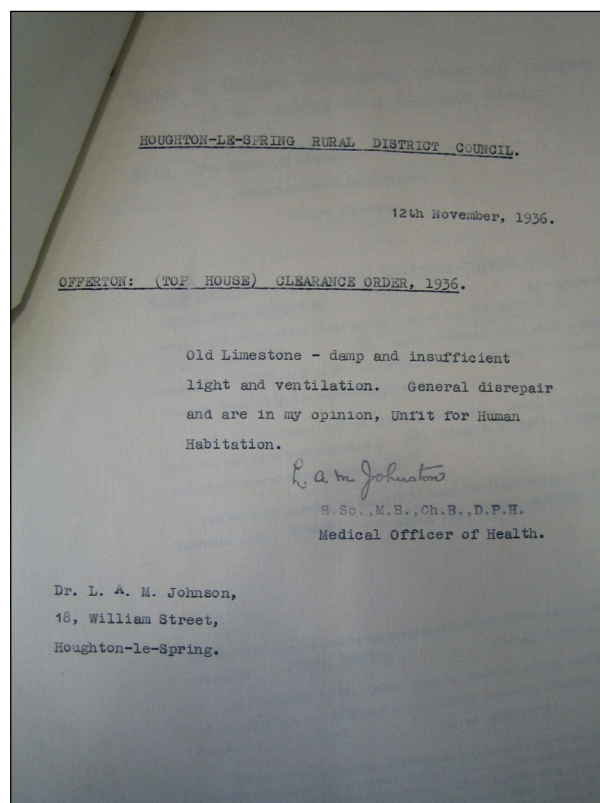


Fig. 9 Clearance order for Top House, Offerton

The image shows a photograph of a handwritten entry in an account rate book. The page is lined and has a vertical red margin line on the left. The entries are numbered 45 through 59. The handwriting is in dark ink. The entry for 52 is the most prominent, listing 'P. Hardy + J. Coxon' as ratepayers for 'The Grange Offerton'. Other entries include 'W = Best' for 'Woodhouse Farm, Copley House' and 'Offerton Crossings'.

Number	Ratepayer	Property
45		
46		
47		
48		Offerton Crossings
49	W = Best	Woodhouse Farm, Copley House
50		House
51		
52	P. Hardy + J. Coxon	The Grange Offerton
53		House
54		
57		
58		
59		

Fig. 10 Entry in the account rate book of 1938-39 listing the ratepayers for Offerton Grange

#### 4.3. National Monuments Record (NMR)

4.3.1. A full search was made at the NMR in Swindon but no results were found relating to the study area.

#### 4.4. Durham Record Office

4.4.1. Durham Record Office was consulted online using the keyword search for the terms “Offerton”, “Offerton Hall” and “Offerton Village”. There were no results relating to the study area.

#### 4.5. Durham University Library

4.5.1. Durham University Library held no further information relating to the study area. The only relevant information was in the form of cartographic sources that had already been consulted.

#### 4.6. Sunderland Local Studies Centre

4.6.1. Sunderland Local Studies Centre, at Fawcett Street, Sunderland was consulted to gather documentary and cartographic evidence. As Offerton only became part of Sunderland in recent times there was very little information held at this archive. A number of County History’s were available which mentioned the village of Offerton but nothing else.

#### 4.7. Sunderland Museum and Art Gallery

4.7.1. There were no archives held at Sunderland Museum and Art Gallery as they are all held at Tyne and Wear Archives in the Discovery Museum. There were a number of artefacts however that were recovered from Hasting Hill, a number of which are shown below in Figures 11 to 13.



Fig. 11 Three decorated pieces of Neolithic pottery from Hasting Hill  
(the flint was found at Monkwearmouth)



Fig. 12 Red deer antler pick from Hasting Hill



Fig. 13 Bronze Age food vessel from Hasting Hill

#### 4.8. Aerial photography

- 4.8.1. Aerial photographs covering the study area are held at Sunderland City Council. They provided no in depth information about the study area as the buildings concerned existed prior to the first survey. Photographs taken in 1981 (Fig. 14) and 2005 (Fig. 15) show that there have been no changes to the study area during this time, apart from the erection of a large building on land to the south-east of the study area.

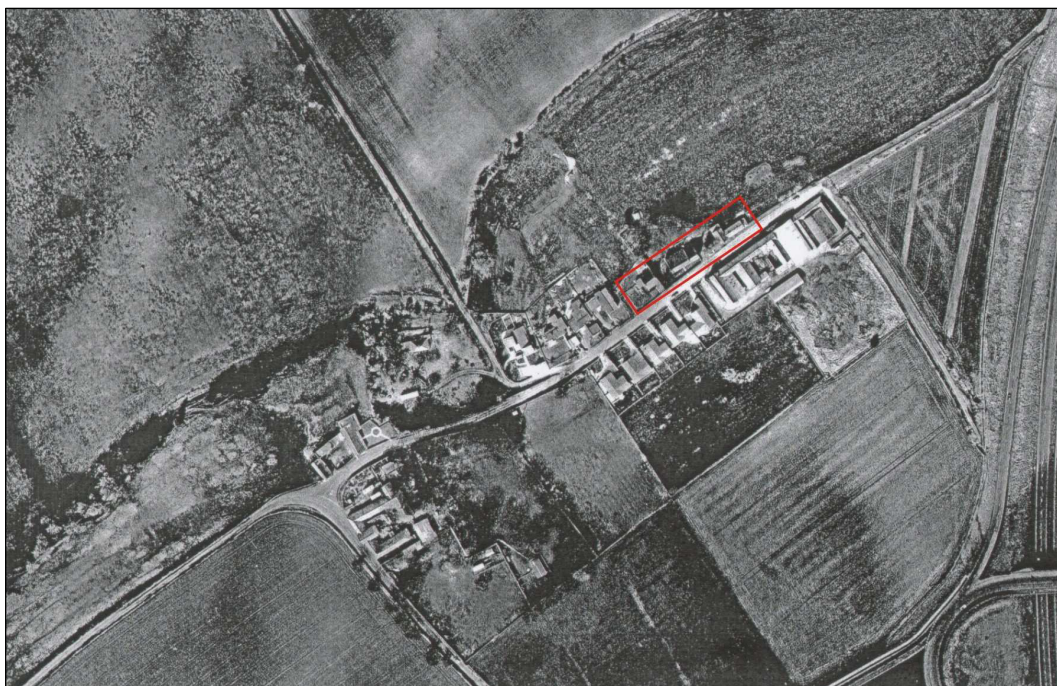


Fig. 14 Aerial photograph taken in 1981 courtesy of Sunderland City Council.  
The study area is outlined in red



Fig. 15 Aerial photograph taken in 2003 courtesy of Sunderland City Council.  
The study area is outlined in red

#### **4.9. Investigation of historic mapping**

- 4.9.1. The study area is covered by a number of historic maps which predate the Ordnance Survey but are at too large a scale to show any significant detail. The earliest map to show any detail is Cary's 1794 map of County Durham (Fig. 16). Only two buildings are represented here and it is likely that this is symbolic of a small settlement, rather than an indication that only two buildings were present.
- 4.9.2. Greenwood's 1820 map of County Durham (Fig. 17) illustrates the study area in more detail although identifying individual buildings is not possible.
- 4.9.3. The first edition Ordnance Survey Map of 1855 (Fig. 18) shows the individual buildings within the study area very clearly. The farmhouse has been constructed by this time and appears to have an extended section on the west elevation that is not present today. Ivy House and the barn have not been constructed at this time. Offerton Hall and its grounds are located in the south-west end of the village, but the layout of the buildings are completely different from modern mapping, suggesting that the very little of the original Hall estate exists today. To the north of the hall lies the buildings that were included in the clearance order of 1936 (discussed above) and to the north of these is a quarry. Interestingly, there is a 'well' located to the north of the village. The only reference to a well found during this investigation was for St Cuthbert's Well whose location is at present unknown. It may be that this is the location, although there is no further evidence to support this theory.

- 4.9.4. The second edition Ordnance Survey Map of 1896 (Fig. 19) illustrates that the barn within the study area has been constructed and the small extension at the west of the farmhouse has been demolished, with a very small extension being added to the east end of the north elevation. Ivy House has still not been built and the land which it will occupy, to the west of the farmhouse, is an open field. There appears to have been no major developments at Offerton Hall, as the building layout is much the same as it exists today.
- 4.9.5. The third edition Ordnance Survey Map of 1920 (Fig. 20) displays the farmhouse and associated barn in the same layout as it was on the second edition map of 1896. There is now a building located on the plot of Ivy House but the layout is different to that of today. A wing extends to the north which is not present today, and there is no extensions to the west as there is today. Offerton Hall appears to remain unchanged and the quarry to the north is now labelled as 'Old'. The well to the north is no longer recorded.
- 4.9.6. The fourth edition Ordnance Survey Map of 1939 is identical to the third edition of 1920. It is likely, given the interruption of World War II, that the same survey was used.
- 4.9.7. The Ordnance Survey revised edition of 2004 (Fig. 2) shows the study area as it exists today and there appears to have been no major changes to the study area since the third edition Ordnance Survey of 1920.

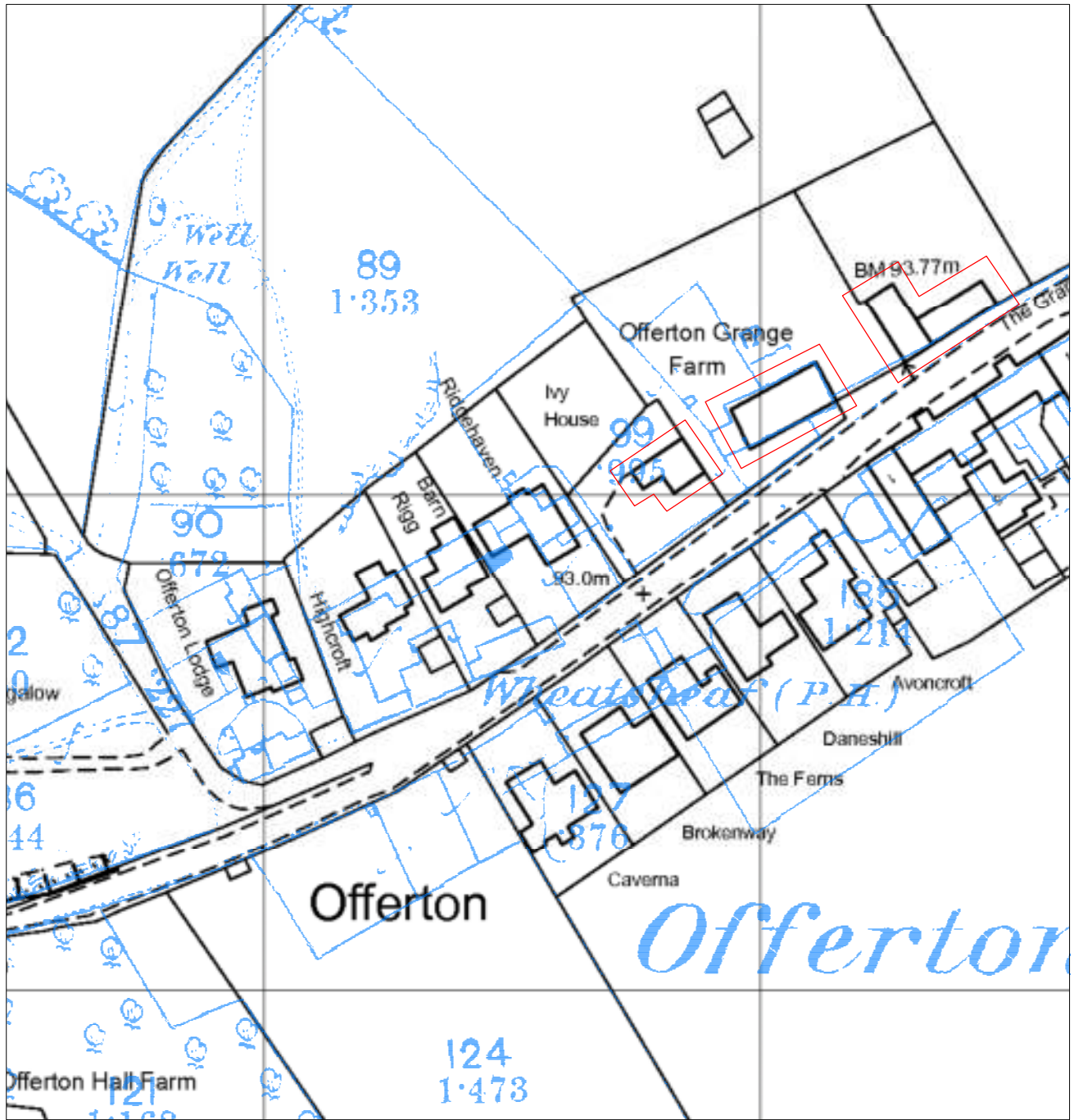


Fig. 16 Cary's 1794 map of County Durham.  
The study area is outlined in red





Fig. 17 Greenwood's 1820 map of County Durham,  
The study area is outlined in red



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Figure 18:  
First edition Ordnance Survey  
Map of 1855

Key:



Modern Ordnance Survey 2004



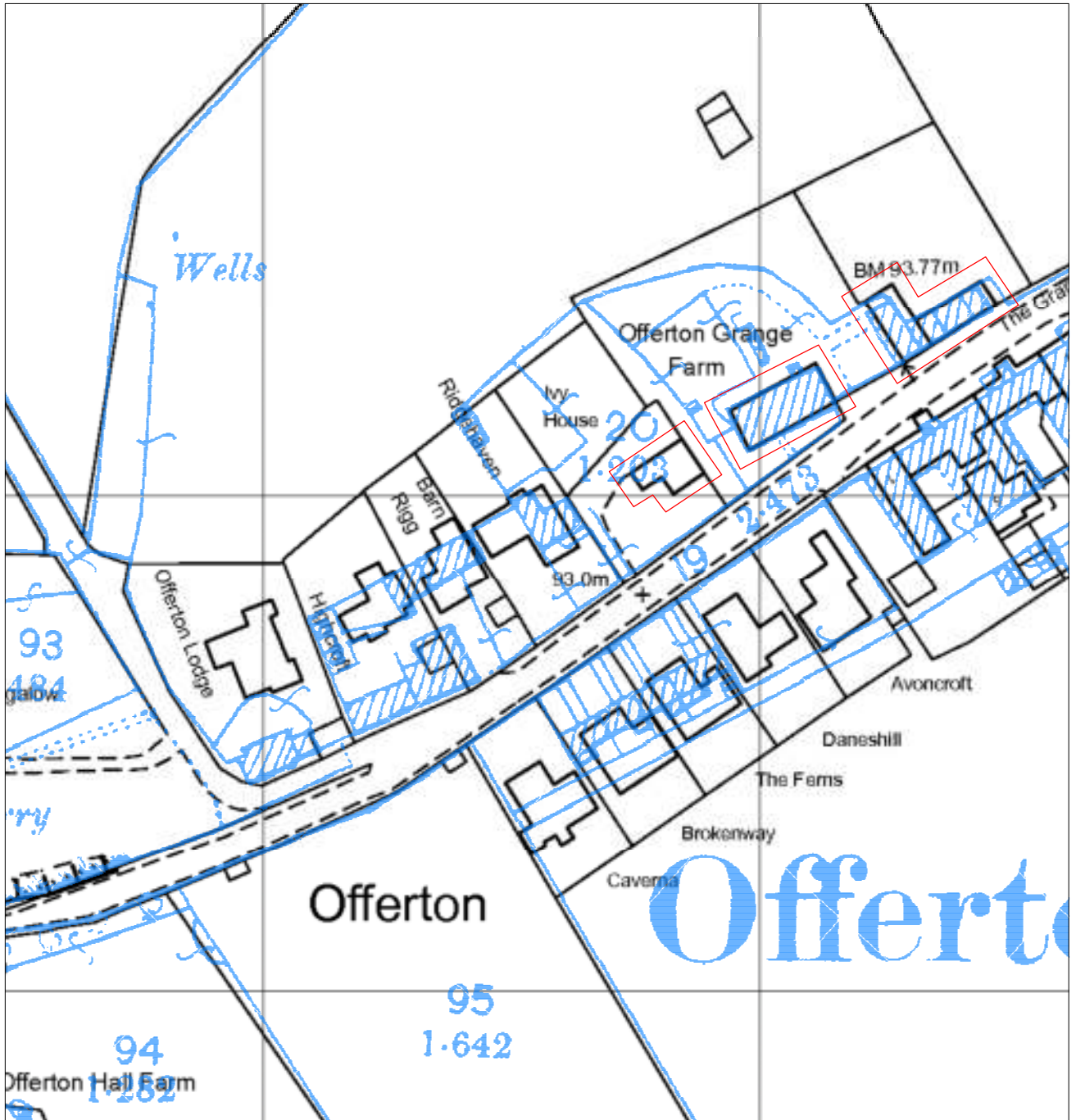
First edition Ordnance Survey Map of 1855

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Figure 19:  
Second edition Ordnance Survey  
Map of 1896

Key:



Modern Ordnance Survey 2004



Second edition Ordnance Survey  
Map of 1896

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Drawing Ref: Report Fig. 19  
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Figure 20:  
Third edition Ordnance Survey  
Map of 1920

Key:



Modern Ordnance Survey 2004



Third edition Ordnance Survey  
Map of 1920

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## 5. BUILDING RECORDING RESULTS

### 5.1 General site description

- 5.1.1 Offerton Grange Farm is approached from the west and lies on the north side of the village, passing the handsome nineteenth century buildings of Offerton Hall Farm at the corner of the road into the village. According to the modern Ordnance Survey map, Offerton Grange Farm proper includes only the Farmhouse and the L-plan barn. Ivy House, the single storey red-brick house to the west of the Farmhouse is to be demolished as part of the development work, and was therefore also included in the building survey. Only the barn was subject to full interior recording, as interior alterations are not part of proposals for the Farmhouse and Ivy House. Though the latter is to be demolished, it is of early twentieth century date and warrants only exterior recording on grounds of its relatively minor archaeological and historic significance.
- 5.1.2 The building group which was the subject of the survey therefore comprised Ivy House, the Farmhouse and the L-plan barn. The buildings occupy a level plateau at the east end of the village, each situated in individual plots. Directly opposite the site is the Granaries housing development, which incorporates an extensively converted nineteenth century building complex. Detailed investigation of the building group is discussed as follows. Cardinal directions are given with respect to grid north, which is aligned approximately north-eastwards along the axis of the buildings.

### 5.2 Detailed description of historic fabric: Ivy House

- 5.2.1 *General:* The first of the building group encountered as the village is entered from the west is Ivy House (Fig 21). This is a small, single storey building in red brick (stretcher bond throughout) with a slate roof with sandstone coping and stacks at either end. A pair of rooflights on both aspects of the roof indicate that there is an attic above.



Figure 21: Ivy House south (front) elevation. Scale = 2m

- 5.2.2 *South elevation:* The south front, facing onto the road from which the property is entered, is of two bays either side of an entrance hall accessed via a central doorway approximately 1.4m high by 1m width, with a single plain light over. There are two large UPVC framed casement windows either side of the front door.
- 5.2.3 *North Elevation:* To the rear of the property (Fig 22) a freestanding wall segment projecting slightly northwards at the east end of the house and a difference in brick type and mortar indicate that part of the house has been demolished, the gap infilled and the eastern window added. Though the style of the window is sympathetic to its western counterpart, the window sills are different styles. The earlier sill below the eastern window is a rectangular sandstone block with a square cross-section, while the later sill is wedge-shaped in cross-section and slopes outward and downward. The small central window has the later style sill, but appears to have been knocked through at a later date and so may represent a third phase of alteration to the rear.



Figure 22: Ivy House north (rear) elevation. Scales = 2m

- 5.2.4 *West Elevation:* Plain elevation with no openings or distinguishing characteristics. Originally extended further to the north prior to demolition and alteration work discussed above.
- 5.2.5 *East Elevation:* Plain elevation with no openings or distinguishing characteristics. The eastern stack is in poor repair. A low extension (below) has been added to this elevation.
- 5.2.6 *Eastern Extension* An extension approximately 4m square in red-brick with a flat roof has been added to the east-elevation, probably in the later twentieth century. It is in red-brick with two UPVC framed casement windows in the north and south elevations, of 3 and 4 lights respectively. To the rear of the property (north side) a rectangular porch has been added, probably during the last twenty years. Neither the extension, nor the porch, are of any particular historic interest.

### 5.3 Detailed description of historic fabric: Farmhouse

- 5.3.1 *General:* The Farmhouse (Fig 23) is the only building of the group that appears on the first edition Ordnance Survey Map of 1855. It is the second, and much the largest of the group, and is easily recognisable as the south elevation and much of the west elevation are entirely covered in ivy. It is a rectangular building on two storeys with a slate roof with sandstone coping at either end and three stacks. These are of brick, as chimneys had to withstand intense heat, and brick, a fired material is a more suitable material than sandstone for chimney stacks and flues.



Figure 23: Farmhouse south (front) elevation.

- 5.3.2 *South Elevation:* Much of this elevation is obscured by ivy (Fig 23, above). The south front is of four bays, symmetrically positioned, with four openings on each floor with plain sandstone lintels and sills. It is well-built of rectangular, evenly coursed, mortared sandstone blocks. The sandstone varies in colour between pale cream to yellow, greying with age, and a light orange red. The former may be Northumberland sandstone, while the latter resembles that found on the banks of the River Wear, as at Kepier quarry, near Durham. Windows (four upper, three lower) are wooden framed outward opening casements hinged at the top. The south front has seen little alteration, though the window frames and door are modern.
- 5.3.3 *North Elevation:* From the rear, at first glance, the building appears to comprise two ranges, an earlier range of one bay having a catslide roof, abutted by a rectangular range of three bays to the west (Fig 24). The patterned brick surrounds to the openings belonging to the three western bays clearly mark this part of the building out as a later addition. However, the addition of three bays to the western side of the house would be expected to appear on Ordnance survey mapping, and no such alteration is shown, though it is of course possible that all alterations were carried out by 1855 when the building was mapped by the Ordnance Survey. However, examination of the south front (above) does not support this theory either, as this elevation is clearly virtually unaltered.



Figure 24: Farmhouse north (rear) elevation.

Further inspection of the north elevation suggests that in fact, the original, nineteenth (or possibly eighteenth) century farmhouse comprised a single range of two storeys to the front, reduced to one storey at the rear, with the catslide roof perhaps continuing all the way along. At some point thereafter, perhaps in the later nineteenth century, a second storey has been added to the rear of the building. There was also some extension northwards toward the west end of the building, as the end of the earlier building can be very clearly seen in the west elevation. This may indicate that the east end did in fact project slightly further north than the rest of the building. If this were the case, the catslide roof may originally have extended no further than it does today, and the original building may have been roughly L-shaped. This is in fact a relatively common arrangement on local farmhouses and cottages of the nineteenth century. The extension and addition of an upper storey to the rear would have resulted in very minor changes to the plan of the building, which explains why no alterations can be discerned on successive editions of the Ordnance Survey mapping.

The rear of the farmhouse has also been subjected to further, later, alterations. A dormer window, apparently in wood, has been added to the catslide roof, creating additional bedroom space. A porch has been added in brick, probably subsequent to the main extension but prior to insertion of the dormer window. Finally, a larger opening on the ground floor at the centre of the north elevation has been knocked through to allow for insertion of French windows.

- 5.3.6 *West Elevation:* As noted above, the primary feature of interest in the west elevation is the line of the former north front, clearly visible with the later extension abutting (Fig 25). Three openings are visible. The earliest, to the south, is part of the original farmhouse with chamfered sandstone lintel and sloping sill. Within the extension are two further openings, first and ground floor windows, with patterned brick surrounds, something that appears to be characteristic of the



second phase of buildings, perhaps of the late nineteenth century. All windows are modern wooden casements.

- 5.3.7 *East Elevation:* In sandstone, as the south elevation, though much rougher in style with less attention paid to accurate coursing. Includes a quantity of brickwork, some of which may be repairs. Chimney flues and stacks are all of brick, as noted earlier and one small window has been inserted approximately 3m above the ground; comprising a single light with sandstone lintels and sills.

Figure 25:

Farmhouse west elevation. Note the marked outline of the original north elevation abutted by the later extension, which possibly dates to the late nineteenth century.



#### 5.4 Detailed description of historic fabric: The L-plan barn, exterior

- 5.4.1 *General:* The barn forms an L-shape in plan with two ranges, an east-west aligned range to the east, with an outshot abutting (Fig 26, 27), and a north-south aligned range adjoining it to the west. The buildings are in sandstone throughout with functional modern roofs of corrugated asbestos.



Figure 26: L-Plan barn, general view looking north-west

- 5.4.2 *South Elevation (Front):* Three distinct phases of construction can be identified. The earliest phase is represented by the central east-west aligned range of two

bays with a central dividing wall of dimensions 12.6m long by 6m wide and 5m high. It is constructed of flattish sandstone blocks in regular courses with sandstone alternating block quoins at the east end. Some areas of rougher random-rubble construction may indicate repairs. The absence of alternating block quoins and the area of much darker masonry caused by heavy repointing where the north-south range joins indicates that the E-W range originally extended further to the west. The heavy repointing draws attention to the joint which may have resulted in some structural weakness (Fig 28). A large sandstone sill and lintel are also present in the wall at this point, indicating either a blocked opening, or re-use of masonry from a demolished part of the barn to key-in the north-south range.



Figure 27: L-Plan barn east-west range east end, showing outshot

Figure 28: Barn east-west range abutted by north-south range

The east-west range is accessed via two pairs of large wooden double doors each set in segmental arched openings with substantial sandstone block surrounds. A small square window is located to the side of each double doorway forming a mirror image with the plane of reflection between the two doors. The windows each have plain sandstone sills and lintels and are boarded up.

The north-south range measures 15m long by 7m wide, and rises to approximately 7m in height, considerably higher than the east-west range. The north-south range is a later addition, as evidenced by the different



treatment of the openings and the clearly visible join to the east-west range. The south elevation of this range includes the gable end with a very large central double doorway with sandstone alternating block surrounds and a Roman arch edged in brick and lime mortared above. The whole north-south range is of similar construction to the east-west range in flattish sandstone blocks with sandstone alternating block quoins. The opening is enclosed by large rectangular double doors with a hemispherical panel above, all of vertical timber boarding (Fig 29).



Figure 29: L-Plan barn north-south range gable end

At the east end of the east-west range an outshot measuring 3m east-west by 6m north-south with a height of 3.7m has been added (Fig 26,27). This is of sandstone rubble construction and has a single square opening set directly against the original wall of the east-west range. The opening is enclosed by vertical-timber boarded double doors. Access is blocked behind the wooden doors by a modern breezeblock wall.

- 5.4.3 *North Elevation (Rear, east-west range):* To the rear, each of the two bays is accessed by wooden stable-type doors on either side of the central dividing wall. The east-west range shows signs of a major phase of rebuilding, with large, roughly-coursed sandstone blocks replacing more regularly coursed sandstone blocks similar to those in evidence on the south elevation. This phase of reconstruction is probably associated with a diagonal block of brickwork running from 0.7m above the ground and sloping up westwards to meet the roofline. The most likely interpretation for this brick feature is a chimney or flue, inserted to vent smoke or gases from a mechanised agricultural process, such as steam-powered threshing. The north-south range is accessed by a single outward-opening door of vertical-timber boards. The north-elevation of the outshot is in poor repair, with some masonry collapsed in the lower part of the wall (Fig. 30).



Figure 30: L-Plan Barn east-west range, north elevation

- 5.4.4 *East Elevation (outshot):* The east elevation of the outshot is very roughly constructed from a mixture of sandstone and brick. The sandstone blocks themselves are of widely differing shapes and sizes, and are probably re-used from demolished buildings nearby. The upper part of this elevation is very heavily pointed, in some places obscuring the masonry, a technique known as ‘clash-pointing’. The outshot, as with the rest of the barn, is roofed in corrugated asbestos.
- 5.4.5 *East Elevation (north-south Range):* The north-south range has a further addition to its north end in the form of a second roughly-constructed single-storey extension in re-used sandstone blocks and bricks of varying shapes and sizes, obviously from a variety of sources (Fig. 31). This building is currently in use as a garage and the interior was not accessible at the time of the survey. A modern breezeblock garage of no architectural or historic interest abuts this building to the north.



Figure 31: L-Plan Barn, north-south range, east elevation.

- 5.4.6 *North Elevation (extension)*: The interior of the north-south range extension, currently in use as a garage, could not be accessed, but its north elevation was investigated from within the modern breezeblock garage. As with the east elevation, the north elevation was constructed from roughly-coursed sandstone blocks mixed with patches of brickwork. The elevation has a single opening, a window with a decorative brick surround, similar to those on the farmhouse north elevation and the barn north-south range west elevation (below). This had been bricked up on two separate occasions, one evidently in the recent past (Fig 32, below).



Figure 32: Blocked window, north-south range extension



Figure 33: windows, north-south range, western elevation

- 5.4.7 *North-South Range, western elevation*: As elsewhere on the north-south range, this elevation is constructed of regular courses of flattish sandstone blocks. There are two openings on this elevation, both windows with decorative brick surrounds similar to those on the farmhouse north elevation (Fig. 33, above). Sill and lintels are of even, perhaps even machine-cut, sandstone blocks. The southern opening is blocked with sandstone rubble. The northern opening still has a window with a rotten timber frame with 12 lights in three rows by four columns, mostly broken. The view that the north-south range is a later addition to the original east-west range is reinforced by the considerable difference in the style of the openings on this elevation.

## 5.5 Detailed description of historic fabric: The L-plan barn, interior

- 5.5.1 *Room 1*: The east-west range comprises two separate bays, entered via the two stable-doors in the north elevation. The western bay is the larger of the two [room 1] and measures 6m north-south by 4.9m east-west. It is of little interest internally. Its timber A-frame roof is not of any substantial age. To the interior, the masonry is rougher in style than it appears outside, with sandstone blocks roughly faced and clash-pointed. The floor is paved with flagstones up to 0.1m thick. This may be the original floor surface of the barn.

- 5.5.2 *Room 2* (Fig. 34): The eastern bay of east-west range was 4.9 metres square, and of more interest than its counterpart to the west. The timber A-frame roof is virtually identical to that in Room 1 and of little interest. The west wall, which is probably the original partition wall between the two bays, is of rough rubble construction, clash-pointed and rendered, with the render surviving on the upper part of the wall. The north wall is similar, with the block of diagonal brickwork probably originally associated with a chimney or flue noted from the outside clearly in evidence. Just beside it, set into the floor, was a square pit 2m by 2m, roughly infilled and edged in brick (Fig 36).



Figure 34: L-Plan barn, Room 2

This may represent the remains of the base of a metal boiler or furnace, perhaps originally having a flue mounted to the north wall of the barn where the brickwork insertion prevented damage to the masonry and lessened the risk of fire. The boiler flue would have exited at roof level. These flues were often utilised in agriculture as mechanical steam threshers, but by the 1930's advances in agricultural technology had rendered steam engines obsolete on most farms, and the boiler, machinery and flues were probably removed some time after 1930. The re-roofing of the whole barn may date to the same period.

The east wall, of rough sandstone rubble construction like the others, has been knocked through to provide access to the outshot, and it seems logical to assume that these two phases of modification occurred simultaneously. The opening is framed by a brick arch comprising two courses of headers with timber springers. The opening has been considerably reduced in size at a later date with brick piers and a wooden lintel and is closed by an iron gate set in the floor (Fig. 35). The floor seems to be of earth and mortar, though it is possible flagstones or brickwork may be concealed beneath layers of earth.



Figure 35: L-Plan barn, Room 2, looking east, showing brick arch knocked through to communicate with outshot, Room 3



Figure 36: possible boiler base, Room 2



Figure 37: brick floor, Room 3

- 5.5.3 *Room 3 (see figure 37)*: The outshot [Room 3] measures 2.45m north-south by 5.25m east-west. Internally all surfaces are roughly faced and un-rendered. This room has a brick floor, perhaps to support a stationary steam engine fed by a boiler in Room 2. On this basis, the diagonal brickwork inserted into the north wall of Room 2, the brick pit in Room 2 which may be a boiler base, the communicating brick arch between Room 2 and Room 3, and Room 3 itself, the outshot can all be interpreted as a single phase of reconstruction work within the building probably associated with the introduction of steam power during the late nineteenth century.
- 5.5.4 *North-South Range, Room 4*: Room 4, a large, high barn, was of little interest internally. The roof was only partially visible and was of modern timber as Rooms 3 and 5. Room 5, the extension to the north-south range, was not accessible internally at the time of the survey. Room 6 was a garage of modern date which was of no interest internally, but allowed the north elevation of room 5 to be investigated and photographed (discussed previously).

## 6. CONCLUSION

- 6.1. The village of Offerton appears to have been in existence at least since the Early-Medieval period. Early occupation is also possible given the close proximity of Prehistoric sites at Grindon Hill and Hasting Hill. Out of the buildings concerned in this report the farmhouse is the earliest and is illustrated on the first edition Ordnance Survey Map of 1855. The house has seen a number of modifications, the earliest and most important comprising addition of an upper storey and infilling of the rear part of the original farmhouse. The most likely date for this work would be the later part of the nineteenth century. This may be contemporary with the phase of modernisation and reconstruction identified to the L-plan barn, involving the addition of a north-south wing, construction of an outshot to the east, and substantial modifications to the fabric associated with the introduction of steam-powered agricultural machinery.
- 6.2. The L-plan barn was constructed sometime between that first survey and the second edition Ordnance Survey Map of 1896. At least three major phases of construction and modification were identified by the photographic survey. The L-plan barn, though heavily modified and having lost its original roof, is of interest because it has remained, up to the present day, in use for agricultural purposes and has retained its character. The east-west range is the earliest part of the structure and the second phase of development is of the greatest interest. This has left what are most likely the traces of a steam-powered agricultural machine, now long removed, which comprised the brick-lined base or pit that may have housed a boiler, a diagonal brickwork infill to the north wall to protect against the intense heat produced by the boiler flue and the brick floor to the outshot, which may have housed the machinery. The outshot was also most likely built at this time, rather than earlier, and was connected to the existing ranges by means of an arched brick opening inserted in the eastern end of the barn. The third major constructional phase involved removal of the machinery and re-roofing of the entire structure. It is not known whether these two events took place at the same time, but the machinery was probably obsolete by 1930, and the corrugated asbestos roofing probably belongs to the second half of the twentieth century.



- 6.3. Ivy House is a relatively recent building and is not shown on Ordnance Survey Mapping until the third edition of 1920. This building, which is to be demolished has been recorded and described in detail (section 5.2), but is of no particular architectural or historic interest

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## **9. ACKNOWLEDGEMENTS**

- 9.1. Archaeological Research Services Ltd would like to thank all those involved in this project, in particular Jason Gibbons at Hopper Howe Saddler and Jennifer Morrison, Tyne and Wear Archaeological Officer.

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Keys to the Past	<a href="http://www.keystothepast.info">http://www.keystothepast.info</a>
HER Sitelines	<a href="http://museums.ncl.ac.uk/sitelines">http://museums.ncl.ac.uk/sitelines</a>
NMR	<a href="http://www.english-heritage.org.uk">http://www.english-heritage.org.uk</a>
Durham Miner	<a href="http://gis.durham.gov.uk">http://gis.durham.gov.uk</a>
British Geological Survey	<a href="http://www.bgs.ac.uk">http://www.bgs.ac.uk</a>
Durham Records Office	<a href="http://www.durham.gov.uk/recordoffice">http://www.durham.gov.uk/recordoffice</a>

## APPENDIX I: SITES AND MONUMENTS REGISTER

HER Number	Site Name	Grid Reference	Period	Site Type
158	Grindon Hill inhumation	NZ 3590 5460	Early Medieval	Inhumation
233	Grindon Neolithic/Bronze Age flints	NZ 3590 5460	Prehistoric	Barbed-and-tanged arrowhead
235	Doxford Park polished axe	NZ 3730 5220	Prehistoric	Axe
238	Middle Herrington flints	NZ 35xx 53xx	Prehistoric	Flint scatter
243	Grindon Village	NZ 3580 5490	Medieval	Deserted Medieval settlement
340	Offerton Haugh log-boat	NZ 3430 5663		
348	Offerton village	NZ 3460 5540	Early Medieval	Shrunken Village
349	Chapel of St. Cuthbert	NZ 34 55	Medieval	Chapel
350	Well of St. Cuthbert	NZ 34 55	Medieval	Well
481	Hasting Hill burial	NZ 3526	5444	Bronze Age
482	Hasting Hill inhumations	NZ 3526	5444	Bronze Age
483	Hasting Hill food vessel	NZ 3526	5444	Neolithic/Bronze Age
1716	Cox Green Copperas Works	NZ 3332 5586	Early Modern	Copperas Works
1847	Pillbox	NZ 34 55	Modern	Pillbox
1907	Cox Green Golf Course ridge-and-furrow	NZ 3343 5562	Medieval	Broad ridge-and -furrow
2635	South Hylton refuse heap	NZ 3422 5647	Early Modern	Spoil heap
2636	Hylton Quarry	NZ 3429 5622	Early Modern	Quarry
2637	North Hylton brick field	NZ 3471 5627	Early Modern	Brickfield
2638	Nab End shipbuilding yards	NZ 3472 5651	Early Modern	Shipyard
2653	South Hylton Copperas Works	NZ 3488 5665	Post Medieval	Copperas Works
2655	South Hylton Furnace	NZ 3485 5654	Early Modern	Furnace
2656	South Hylton Furnace and Smithy	NZ 3484 5633	Early Modern	Blacksmith's Workshop
2657	South Hylton Saw Pit	NZ 3519 5654	Early Modern	Saw Pit
2658	South Hylton Iron Works	NZ 3524 5652	Early Modern	Iron Works
2661	South Hylton Refuse Heap	NZ 3532 5645	Early Modern	Spoil Heap
2914	Grindon Sand Pit	NZ 3601 5474	Early Modern	Sand Pit
3058	Barmston Forge	NZ 3332 5606	Early Modern	Forge
3065	Barmston Crane	NZ 3349 5599	Early Modern	Crane
3066	Quarry	NZ 3446 5601	Early Modern	Quarry
3067	North Hylton Tar Distillery	NZ 3459 5614	Early Modern	Tar Works
3068	Smithy	NZ 3482 5619	Early Modern	Blacksmiths Workshop
3085	Quarries	NZ 3526 5599	Early Modern	Quarry
3086	Refuse Heaps	NZ 3475 5593	Early Modern	Refuse Heap
3087	Quarry	NZ 3446 5533	Early Modern	Quarry
3088	Quarry	NZ 3383 5496	Early Modern	Quarry
3089	Woodheugh Quarry	NZ 3384 5464	Early Modern	Quarry
3090	Penshaw Hill Sand Pit	NZ 3362 5438	Early Modern	Sand Pit
3091	Penshaw Hill Quarry	NZ 3353 5442	Early Modern	Quarry
3092	Penshaw Hill Quarries	NZ 3341 5431	Early Modern	Quarry
3094	Penshaw Monument	NZ 3339 5438	Early Modern	Commemorative Monument
3111	Quarry	NZ 3397 5415	Early Modern	Quarry
3112	Sandpit	NZ 3417 5436	Early Modern	Sandpit
3113	Quarries	NZ 3399 5458	Early Modern	Quarry
3114	Cumming's Quarry	NZ 3441 5463	Early Modern	Quarry
3115	Foxcover Engine	NZ 3508 5436	Early Modern	Engine
3116	Hasting Hill Quarry	NZ 3527 5441	Early Modern	Quarry
3118	Lime Kiln	NZ 3508 5436	Early Modern	Lime Kiln
4660	World War Two Roadblock	NZ 3348 6712	Modern	Road Block
4969	North Hylton Mailing Pottery Works	NZ 3460 5680	Post Medieval	Pottery Works
5439	Pillbox	NZ 3390 5510	Modern	Pillbox

## APPENDIX II: PHOTOGRAPHIC REGISTER

### Film One: Black and White Print

Shot Number	Description
1	Misfire in order to wind film on
2	North east facing elevation, scale 2 x 2m
3	Grate for ventilation on north east facing elevation
4	Flue for ventilation on north east elevation
5	Pigeon trap at western end of north east facing elevation
6	East end of north east facing elevation showing pigeon traps
7	Pigeon trap at eastern end of north east facing elevation
8	Blocked up window in eastern end of north east facing elevation
9	Western end of north east facing elevation, scale 2m
10	Doorway in north east facing elevation, scale 2m
11	Doorway in north east facing elevation, scale 2m
12	Lower floor window in south west facing elevation, scale 2m
13	Lower and upper floor windows in south west facing elevation, scale 2m
14	Eastern doorway in south west facing elevation, scale 2m
15	Central eastern door in south west elevation, scale 2m
16	Stable door in south west facing elevation, scale 2m
17	Central eastern door and upper floor window in south west elevation, scale 2m
18	Western doorway in south west facing elevation, scale 2m
19	Extension leading from western end of south west facing elevation, scale 2m
20	North west facing elevation, scale 2m
21	Slipped masonry in stable archway
22	Central eastern stairway leading to gallery and theatre, scale 2m
23	Central eastern upper landing facing north west, scale 2m
24	The theatre viewed from the gallery
25	Fireplace in Room One, scale 2m
26	Lath and plaster wall in Room One, scale 2m
27	Window in Room One on south west wall
28	Window in Room One on south west wall
29	Niches in theatre north east wall viewed from the gallery
30	Roof construction viewed from the gallery facing south east
31	Roof construction viewed from the gallery facing south east
32	Wall to the rear of the gallery, scale 2m
33	The stables facing east
34	The stables facing west
35	Lath and plaster ceiling in passageway leading to Room Two
36	Room Two facing north

## Film Two: Colour Transparency

Shot Number	Description
1	Misfire in order to wind film on
2	North east facing elevation, scale 2 x 2m
3	Grate for ventilation on north east facing elevation
4	Flue for ventilation on north east elevation
5	Pigeon trap at western end of north east facing elevation
6	East end of north east facing elevation showing pigeon traps
7	Pigeon trap at eastern end of north east facing elevation
8	Blocked up window in eastern end of north east facing elevation
9	Western end of north east facing elevation, scale 2m
10	Doorway in north east facing elevation, scale 2m
11	Doorway in north east facing elevation, scale 2m
12	Lower floor window in south west facing elevation, scale 2m
13	Lower and upper floor windows in south west facing elevation, scale 2m
14	Eastern doorway in south west facing elevation, scale 2m
15	Central eastern door in south west elevation, scale 2m
16	Stable door in south west facing elevation, scale 2m
17	Central eastern door and upper floor window in south west elevation, scale 2m
18	Western doorway in south west facing elevation, scale 2m
19	Extension leading from western end of south west facing elevation, scale 2m
20	North west facing elevation, scale 2m
21	Slipped masonry in stable archway
22	Central eastern stairway leading to gallery and theatre, scale 2m
23	Central eastern upper landing facing north west, scale 2m
24	The theatre viewed from the gallery
25	Fireplace in Room One, scale 2m
26	Lath and plaster wall in Room One, scale 2m
27	Window in Room One on south west wall
28	Window in Room One on south west wall
29	Niches in theatre north east wall viewed from the gallery
30	Roof construction viewed from the gallery facing south east
31	Roof construction viewed from the gallery facing south east
32	Wall to the rear of the gallery, scale 2m
33	The stables facing east
34	The stables facing west
35	Lath and plaster ceiling in passageway leading to Room Two
36	Room Two facing north
37	Lath and plaster ceiling in Room Two

### **Film Three: Black and White Print**

<b>Shot Number</b>	<b>Description</b>
1	Lath and plaster ceiling in Room Two
2	Archway leading to Room Two
3	West staircase facing north east, scale 2m
4	West staircase facing north east, scale 2m
5	West staircase facing north east, showing stone flooring, scale 2m
6	Room Three facing east, scale 2m
7	Room Three facing north, scale 2m
8	Room Four facing north, scale 2m
9	Fireplace in Room Four facing north east, scale 2m
10	Roof structure in Room Five facing east
11	Fireplace in Room Five facing east
12	Joists in north west wall of Room Five
13	Western end of south west facing elevation, scale 2m
14	South east elevation, scale 2m
15	South west facing elevation, scale 2 x 2m
16	South west facing elevation, scale 2 x 2m

### **Film Four: Colour Transparency**

<b>Shot Number</b>	<b>Description</b>
1	Archway leading to Room Two
2	West staircase facing north east, scale 2m
3	West staircase facing north east, scale 2m
4	West staircase facing north east, showing stone flooring, scale 2m
5	Room Three facing east, scale 2m
6	Room Three facing north, scale 2m
7	Room Four facing north, scale 2m
8	Fireplace in Room Four facing north east, scale 2m
9	Roof structure in Room Five facing east
10	Fireplace in Room Five facing east
11	Joists in north west wall of Room Five
12	Western end of south west facing elevation, scale 2m
13	South east elevation, scale 2m
14	South west facing elevation, scale 2 x 2m
15	South west facing elevation, scale 2 x 2m

## **APPENDIX III: SPECIFICATION**

### ***Introduction***

A development is proposed at Offerton Grange Farm which will convert a barn into a dwelling, extend the farmhouse to the rear, and following the demolition of Ivy House, two new dwellings will be built.

Prior to conversion, the stone-built barn will be fully archaeologically recorded (inside and out). The exterior of the farmhouse and Ivy House will be photographed.

The farmhouse extension and construction of two houses may disturb archaeological remains. Offerton is in origin a medieval village. The village is designated as an area of potential archaeological importance in City of Sunderland's UDP.

#### HER 348 Offerton village

The earliest reference seems to be c. 930, when King Athelstan gave "South Wearmouth" and its appendages, which included "Ufferton", to the see of Durham. Thereafter there is remarkably little information. Patrick of Ufferton is mentioned in 1172; in 1327 John de Denum died seised of the vill which he held from John of Hadham and William de Yeland; and it subsequently passed to the Strothers. In 18th century "the mansion house", presumably Offerton Hall, at the west end of the village, was the seat of Francis Middleton. Roberts and Austin type 6, i.e. "irregular two-row plan, without a green", which has shrunk. O.S. suggest there is evidence for depopulation on RAF APs.

#### HER 349 St. Cuthbert's chapel

The inclusion of this chapel, on the HER depends solely on a single reference in an "antient deed" in the possession of John Hodgson, and cited by him in a footnote. "An antient deed...by which William Basset conveyed to John de Staindrop, called the Coroner, a messuage and lands in Offerton, in the county of Durham, mentions 'the chapel of the blessed Cuthbert in Vfferton', in that village". As the O.S. point out, there is no trace on the ground and no local tradition.

#### HER 350 St. Cuthbert's well

The inclusion of this well, on the HER depends solely on a single reference in an "antient deed" in the possession of John Hodgson, and cited by him in a footnote. "An antient deed...by which William Basset conveyed to John de Staindrop, called the Coroner, a messuage and lands in Offerton, in the county of Durham, mentions 'the well of St. Cuthbert' in that village". As the O.S. point out, there is no trace on the ground and no local tradition.

In accordance with PPG16 and UDP policy B14 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. It will make recommendations for further archaeological work required.

The assessment must be carried out by a suitably qualified and experienced archaeological organisation. The purpose of this brief is to obtain tenders for this work. The report must be the definitive record for deposition in the Tyne and Wear HER.

The North-East Regional Research Framework for the Historic Environment (2006) notes the importance of research as a vital element of development-led archaeological work. It sets out key research priorities for all periods of the past allowing commercial contractors to demonstrate how their fieldwork relates to wider regional and national priorities for the study of archaeology and the historic environment. The aim of NERRF is to ensure that all fieldwork is carried out in a secure research context and that commercial contractors ensure that their investigations ask the right questions. The relevant key research theme for this assessment is MD2.

### **The Building Survey**

The finished report must comply with English Heritage, 2006, “Understanding Historic Buildings – A guide to good recording practice” (revised and expanded version of Royal Commission on the Historical Monuments of England’s 1996 document “Recording Historic Buildings – A Descriptive Specification (Third Edition)”), and must:

- Chart the historical development of the building or site and adequately explain and illustrate what is significant. Where possible significant parts and phases of development should be dated
- Aim at accuracy. The level of record and its limitations should be stated
- A record should make a clear distinction between observation and interpretation, thereby allowing data to be reinterpreted at a later date
- Be produced on a medium which can be copied easily and which ensures archival stability

The appointed archaeological contractor must be mindful at all times of the health-and-safety implications of working in historic buildings.

The survey of the barn is to be an English Heritage Level 3/4 recording.

A photographic record will also be made of the exterior of the farmhouse and Ivy House.

Surveys are made by direct measurement using tapes and rods and can be supported by Electronic Distance Measuring equipment (EDM or REDM theodolites) on larger and more complex sites.

Detailed measured survey may be augmented by other techniques designed to record detail such as photogrammetry and rectified photography.

The scale of the drawings derived from a survey must be appropriate to the building, typically 1:100 or 1:50 for plans, 1:50 or 1:20 for sections.

The finished drawing should be legible when reduced for publication, the degree of reduction being dependent on the level of detail required.

It is recommended that drawings aiming to convey historical understanding or to support historical interpretation adopt the drawing conventions set up in section 8 of English Heritage’s 2006 guidance document.

All drawings must include metric drawn scales, with a north point on all plans.

The following tasks comprise the building survey:

- 1 *Site location plan showing the position of the barn and farmhouse*



2 *Produce accurate elevations and a plan of the barn with any phasing depicted in differential shading*

Outline elevations (not detailed measured survey) should be produced, based on the client's architect's drawings, or by a combination of sketching and some measured survey, sufficient to demonstrate phasing, proportion and location of historic features, such as existing windows and doors and blocked openings.

Structural phasing, changes in building material, evidence of any fixtures and fittings, features of historic significance (eg. Former fireplace openings, changes in internal levels) must be noted on elevations and plans. Historic fabric and features should be identified and numbered and presented in a table within the finished report (see para 7 below). The feature numbers should then be added to the plans.

Two possible formats are acceptable: CAD files from a package supporting AUTOCAD DWG files or exporting as DXF files; Drawing film, inked-in to publication standard and labelled with transfer lettering for reproduction on A4 size.

3 *Draw a cross-section through the barn*

A cross-section at 1:50, to illustrate the vertical relationships within a building (e.g. ceiling heights, differing floor heights, roof trusses). Drawings to the same specification, and in the same style, as the floor plan (Para 2 above).

4 *Scale drawings recording the form and location of other significant structural detail*

e.g. Timber or metal framing, roof structure

5 *Produce a photographic record*

Photographs should be used not only to show a building's appearance, but also to record the evidence on which the analysis of its historic development is based.

All photographs forming part of a record should be in sharp focus, with an appropriate depth of field. They should be adequately exposed in good natural light or, where necessary, sufficiently well-lit by artificial means.

An experienced archaeological photographer should produce a record of the barn (interior and exterior) and the exterior of the farmhouse and Ivy House as is in b/w (which is preferable for permanent archival purposes) **and** colour print, (digital images are **not** acceptable in view of the currently unproven archival performance of digital data) with scale and a record number of the structural component clearly visible.

- General views of the buildings in their wider setting or landscape
- The barn, Ivy House and the farmhouse's external appearance – typically a series of oblique views will show all external elevations of the building to give an overall impression of its size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate
- Detailed coverage of the three building's external appearance – windows, doors, decorative detail, blocked openings, chimneys, etc etc
- Overall appearance of interior of barn
- Internal detail of barn, structural and decorative – windows, doors etc etc
- Any dates or other inscriptions, any signage, maker's plates or graffiti, which contribute to an understanding of the building or its fixtures or machinery. A contemporaneous transcription should be made wherever characters are difficult to interpret

- Any building contents which a significant bearing on the building's history

6 *Context list phasing tables, cross-referenced to the plans and photographs.*

A minimal recording methodology should number each feature on the photographic record, group the features by phase, and locate their position on the floor plans and elevation drawings.

7 *Text*

The finished report will detail the recording methodology and outline the structural sequence, as observed from the survey.

- Precise location of the building, by name, street, town
- National grid reference
- Date the record was made and name of the recorder
- Summary statement describing the building's type or purpose, materials and possible date(s) so far as is apparent
- An account of the building's plan, form, function, age and development sequence
- Description of exterior of all buildings, and interior of barn
- Names of architects, builders, patrons and owners should be given if known
- An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations
- An account of any fixtures, fittings, plant or machinery associated with the building and its purpose
- Any evidence for the former evidence of demolished structures or plant associated with the building
- Copies of other records of the building, or a note of their existence and location
- Relevant information from other readily available sources – from books, documents, plans, from other people who may be familiar with the building
- A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status
- An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site
- Copies of any archive plans of buildings
- Copies of any historic photographs of the building
- Full bibliographic references and list of sources consulted
- Glossary of architectural terms likely to be unfamiliar to readers.

### ***Archaeological Assessment***

1. The Assessment must inform the planning authority of the archaeological and historical importance of the site.
2. All relevant documentary (such as local history books, journals, papers, documents, county histories, trade directories, census returns, council minutes, court rolls, wills, newspaper cuttings, historic photographs and postcards, prints and engravings

etc.) and cartographic records (including historic mapping, archive plans, surveys, estate plans, tithe maps and OS mapping) relating to the vicinity must be consulted and synthesised.

The archaeological consultant is expected to consult:

Tyne and Wear Archives at Blandford House, Blandford Square, Newcastle upon Tyne NE1 4JA (tel. 0191 2326789 ext 407)

Durham Record Office, County Hall, Durham DH1 5UL (tel. 0191 3833253)

Durham University Library, Archives and Special Collections, Palace Green Section, Durham DH1 3RN (tel. 0191 3342932)

Sunderland Local Studies Centre, City Library and Arts Centre, Fawcett Street, Sunderland SR1 1RE (tel. 0191 5148439)

Sunderland Museum Archive, Museum and Winter Gardens, Burdon Road, Sunderland SR1 1PP (tel. 0191 5532323)

National Monuments Record, Kemble Drive, Swindon SN2 2GZ (tel. 01793 414600)

and any other local resource with relevant information.

Useful websites:

<http://museums.ncl.ac.uk/sitelines> - **not** to be used instead of visiting the HER in person because it is only updated every six months and does not include event data

<http://local.live.co.uk> – aerial photographic coverage

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

[www.english-heritage.org.uk/NMR](http://www.english-heritage.org.uk/NMR)

[www.helm.org.uk](http://www.helm.org.uk)

[www.wellinever.info](http://www.wellinever.info)

[www.tynesidelifeandtimes.org.uk](http://www.tynesidelifeandtimes.org.uk)

Geological bedrock and drift mapping for the area must be analysed.

There must be a search of aerial photographs. Sunderland Council (Mike Lowe, Conservation Officer 0191 5531515) has a collection. The NMR at Swindon should be checked.

The County Historic Environment Record housed at the West Chapel, Jesmond Old Cemetery must be consulted. *Archaeological contractors are advised that there is a search fee payable for consulting the HER (Access and Pricing Policy available on request). Contractors visiting the HER in person and conducting their own research will be charged the basic search fee of £25 plus photocopying costs.*

Any relevant Building Control Plans for the site must be consulted at Tyne and Wear Archives, to provide information on the location of cellars or basements or other features which may have destroyed or truncated archaeological deposits. The location of the cellars or areas of disturbance must be marked on a plan in the finished report.

The County Industrial Archaeologist, Ian Ayris must be consulted on any industrial aspects of the Assessment (tel. 0191 2777190 or email [ian.ayris@newcastle.gov.uk](mailto:ian.ayris@newcastle.gov.uk))

3. The Assessment must describe the land-use history of this part of Offerton and assess the probability that archaeological deposits survive on this plot
4. The Assessment must describe the geology, topographic position, soil type and drainage of the site, using geological and soil survey maps. The report must make reference to the anticipated preservation conditions likely to be encountered on the site, especially relating to variables affecting the preservation of biological or organic remains.
5. The archaeological contractor must make at least one site visit and the finished Assessment will briefly describe the current condition of the site. Some general site photograph(s) should be included in the finished report.
6. The archaeological contractor will assess the impact of the proposed development on archaeological deposits by analysing the plans and foundation designs (where available) for the proposed new building. The commissioning client will provide copies of available plans.

### ***The Assessment Report***

The Assessment report must contain and synthesise the results of the analysis of all the sources mentioned above. As far as possible, all maps shown should be at the same scale, to assist in comparing maps of different date and scale, ideally as overlays on a modern base-map, although highlighted enlargements may be used to facilitate the addition of extra annotation.

The report must include a catalogue of features of archaeological or historical interest within or close to the study area. Their location must be shown on a site plan. This must include all sites of interest, not just those currently included in the HER.

A final section of the report should consist of recommendations (in the opinion of the consultant, after assessing all evidence available at the present time) about the type, scale and location of any future archaeological work needed to locate and record historic buildings or archaeological deposits suspected on the site. If evaluation is recommended then the finished report will include a site plan showing the scale and location of suggested trial trenches.

The report must have the following features:-

1. Site location plan and grid reference
2. List of all sources consulted, and their location
3. Details of field visits undertaken by the consultant
4. Photographic prints and negatives in conservation grade transparent plastic wallets either bound into the report or in an A4 ringbinder (all three copies require a full set of prints, but only one set of negatives is required and these should be included in the copy for the HER)
5. A card cover with title, date, author, consultant organisation and commissioning client
6. Some form of binding which allows easy copying of the report

Three paper copies of the report need to be submitted, one for the commissioning client, one for the planning authority, and one for deposition in the County HER. A digital copy of the report on CD is also required by the HER – to be sent with the paper report but not attached to it. *The report and CD for the HER must be sent by the archaeological consultant directly to the address below.*

## **OASIS**

The Tyne and Wear County Archaeologist supports the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index/access to the large and growing body of archaeological grey literature, created as a result of developer-funded fieldwork.

The archaeological contractor is therefore required to register with OASIS and to complete the online OASIS form for their desk based assessment and recording at <http://ads.ahds.ac.uk/project/oasis/>. Please ensure that tenders for this work takes into account the time needed to complete the form.

Once the OASIS record has been completed and signed off by the HER and NMR the information will be incorporated into the English Heritage Excavation Index, hosted online by the Archaeology Data Service.

The ultimate aim of OASIS is for an online virtual library of grey literature to be built up, linked to the index. The unit therefore has the option of uploading their grey literature report as part of their OASIS record, as a Microsoft Word document, rich text format, pdf or html format. The grey literature report will only be mounted by the ADS if both the unit and the HER give their agreement. The grey literature report will be made available through a library catalogue facility.

Please ensure that you and your client understand this procedure. If you choose to upload your grey literature report please ensure that your client agrees to this in writing to the HER at the address below.

For general enquiries about the OASIS project aims and the use of the form please contact: Mark Barratt at the National Monuments Record (tel. 01793 414600 or [oasis@english-heritage.org.uk](mailto:oasis@english-heritage.org.uk)). For enquiries of a technical nature please contact: Catherine Hardman at the Archaeology Data Service (tel. 01904 433954 or [oasis@ads.ahds.ac.uk](mailto:oasis@ads.ahds.ac.uk)). Or contact the Tyne and Wear Archaeology Officer at the address below.

Jennifer Morrison  
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Ref: Offerton  
February 2007  
Pre-Application