

**An Archaeological Recording and listed
building appraisal of 170, 171, 173, 174 and 175
High Street West, Sunderland.**



170 – 5 High Street West Sunderland

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Compiled By:
Daniel Amat & Claire Carey
Archaeological Research Services Ltd
Baltic Business Centre
Saltmeadows Road
Gateshead
Tyne and Wear
NE8 3DA

Checked By:
Simon Johnson
Tel: 0114 2750140
admin@archaeologicalresearchservices.com
www.archaeologicalresearchservices.com

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EXECUTIVE SUMMARY

In July 2008, Archaeological Research Services Ltd was commissioned by Mr J. Khan to undertake an archaeological building recording and listed building appraisal at No's 170, 171, 173, 174 and 175 High Street West, Sunderland.

Through map regression and archive research, it was determined that the buildings construction can be dated between the early 1790's and early 1800's, and the dates of which they become commercial properties are around the 1820's (as found in the trade directories)

As 170 – 5 High Street West are in such a state of disrepair, any proposed works are to be commended as they will restore these derelict properties into usable concerns, elevating there stature within the surrounding community. The works will ensure their continued contribution to the character of this otherwise architecturally unremarkable area by retaining the archaeological, historical and architectural character, of the north fronts. Given that the shop fronts are not original to the buildings, and given there poor state of repair, tasteful replacements or modifications would be recommended as they have been subject to full archaeological recording (presented here).

We consider the building recording work carried out and presented in this report as sufficient and no further archaeological work is required.

1. INTRODUCTION

1.1.1. In July 2008, Archaeological Research Services Ltd was commissioned by Mr J. Khan to undertake an archaeological building recording and listed building appraisal at No's 170, 171, 173, 174 and 175 High Street West, Sunderland (Fig. 1). Planning approval and listed building consent has been granted for alterations, refurbishment and extensions to Nos. 170-3 to create 9 self-contained flats, office and retail space and two car parking spaces. This report was written in order to comply with an archaeological condition on that approval and to accompany a forthcoming planning application for Nos. 174/5.

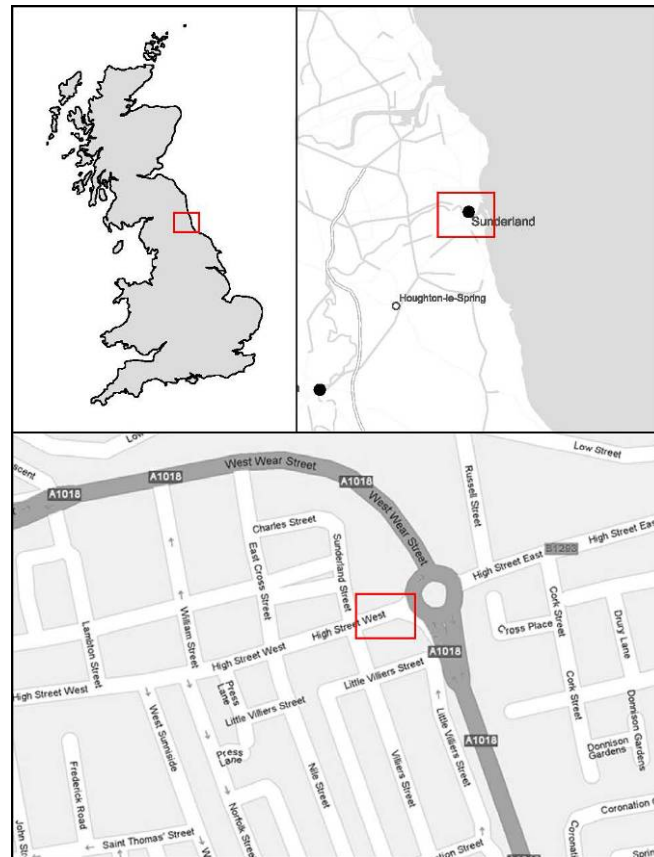


Fig. 1 site location, High Street West, Sunderland

- 1.1.2. The work was undertaken to an English Heritage Level 2 recording standards and complied with English Heritage's "*Understanding Historic Buildings – A guide to good practice*" (2006).
- 1.1.3. 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. In line with the scheme, this work will document and record 20th century architecture associated with our industrial past. There is a limited amount of 20th century sites within the Historic Environment Record, with the exception of military archaeology, and this work will contribute to the understanding and records for sites of this period.
- 1.1.4. 170 – 5 are centred at NZ 400 572 (fig. 2). The site is bounded by High Street West to the north, Villiers Street to the west and the A1018 to the east.

Fig 2 1:500 site location

2. HISTORICAL BACKGROUND

2.1. Prehistoric

There have been a number of sites revealed in the area which date to the prehistoric period. In 1905 excavations by R. Paxton uncovered a flint scatter on Grindon Hill to the south of the study area which is thought to date from the Mesolithic period. A Neolithic cursus and causewayed enclosure were identified through aerial photography to the south-west of the study area on Hastings Hill. A Bronze Age round barrow is located to the south-west of the study area which contained ten burials along with pottery of Neolithic and Bronze Age date and bone and flint tools. There is no direct evidence for prehistoric activity within the study area itself.

2.2. Romano-British

Wearside was less Romanised than other parts of Britain, comprising only a militarised zone which contrasted greatly with southern Britain. The closest town at Corstopitum (Corbridge) was many miles away and the nearest 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 (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.

2.3. Early Medieval

The name Sunderland is reputed to come from 'Soender-land' soender/sunder being the Anglo-Saxon infinitive, meaning "to part" (Cameron 1977). It is likely that the name refers to the valley carved by the river Wear that runs through the heart of the city. In 674 AD Benedict Biscop established the monastery of Wearmouth and dedicated the church to St. Peter. The church tower is the main architectural feature and contains several unique examples of Saxon architecture. The first recorded instance of glass manufacture in England states that Benedict Biscop brought over skilled Frankish workmen who made glass for the windows of the church (Sunderland Museum and Art Gallery 1965, 1).

2.3.1. The Venerable Bede was born at Wearmouth in 673 AD and devoted his life to writing and teaching at the monastery of Jarrow until he died in 735 AD. The area on the north side of the river where this monastery was located became known as Monkwearmouth (*ibid.*).

2.3.2. From the ninth to the eleventh centuries the town suffered from successive invasions by the Danes and Scots. In 930 AD Athelstan of England granted land on the south bank of the river to the Bishop of Durham. Shortly afterwards the Church of St. Michael was founded and the area was known as Bishopwearmouth (*ibid.*).

2.4. Medieval

In 1154 Sunderland was made a town and was granted a charter allowing the towns people certain rights including one to hold a weekly market. In 1247 Henry III granted an important charter to Sunderland establishing a Merchants Guild (*ibid.*).

- 2.4.1. The first mention of shipbuilding in Sunderland occurs in 1346 where it is recorded that Thomas Menvil “occupied a certain place at Sunderland called Hendon for the building of ships, paying to the Bishop an annual rent of two shillings” (Sunderland Museum and Art Gallery 1965, 2). Coal was first exported from the town in 1396 and by 1565 Sunderland was described as “a fishing town which has thirty householders, and is governed by Robert Bowes under the Bishop of Durham” (*ibid.*).
- 2.4.2. Around 1669, permission was granted for the building of a pier and lighthouse and in 1717 a Board of Harbor Commissioners was appointed to develop the port and its facilities. In 1796 the first bridge over the River Wear was opened. With its span of 236 feet it was then the widest single span cast-iron bridge in the world. It was remodeled and widened in 1859 and remained in use until 1929 when the present wider bridge was opened (*ibid.*).
- 2.5. *Post-medieval*
Sunderland grew in size and importance and in 1719 it was made into parish independent from Bishopwearmouth.

3. METHODOLOGY

- 3.1. The decisions made while writing the report (as presented in the final discussion), were made after researching and recording the buildings, using the methods discussed below.

3.2. Archive searches

- 3.2.1. The information within this report has been gathered from a number of sources, both primary and secondary, in accordance with the project specification. The following archives were consulted:

- Tyne and Wear Archives Service (TWAS).
- Sunderland Local Studies Centre.
- Durham Record Office. This archive was consulted using various search terms but ultimately yielded no results. No information on the study area could be found.

3.3. Investigation of historic maps

- 3.3.1 An historic map regression exercise was undertaken (section 4.2) to show changes to the site over time. Historic maps were consulted at the archive services listed in section 3.1 (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 (2004 revision). The following maps were included in the regression exercise:

- A map of the area dated 1831
- A map of the area dated 1851

- First edition Ordnance Survey of 1858, 25 inch to one mile
- Second edition Ordnance Survey of 1898, 25 inch to one mile
- Third edition Ordnance Survey of 1919, 25 inch to one mile
- Fourth edition Ordnance Survey of 1939, 25 inch to one mile
- Ordnance Survey revised 1980, 1:1250

3.4 Archaeological building recording

3.4.1 A photographic survey was undertaken in order to create a permanent record of the buildings 170-5 as they exist at present, in order to document features of historic architectural interest prior to modification work. Of particular interest were exterior elevations, close up shots of exterior detail such as windows, doors, sills, lintels, steps and railings. Limited interior detail was recorded as most interior access was prohibited on grounds of health and safety (as addressed with county archaeologist Jennifer Morrison 04/08/2008). The building was recorded to English Heritage Level 2/3 (English Heritage *Understanding Historic Buildings: A guide to good recording practice* 2006). The photographic recording was carried out using Pentax K1000 cameras, in both black and white and colour print. 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. Photographs and registers are shown in Appendix II and plans/ drawings are shown in appendix III

3.5. Constraints

3.5.1. Health and safety issues (as addressed with county archaeologist Jennifer Morrison 04/08/2008), namely unstable floorings/ ceilings, vermin infestations, animal and human effluence and the presence of drugs usage (in the form of many discarded syringes etc), prevented full internal recording. Also lighting was particularly poor and in some cases non existent due to the windows having sealed metal shutters. Although these factors prevented full recording, an image of the condition within the rest of the structures can be made from the initial inspection and subsequent first floor recording.

4. ARCHIVE SEARCH REASULTS

4.1 Map Regression Analysis

4.1.1. A number of historic maps and plans were consulted during this study. Those illustrated at a suitable scale have been included in a map regression exercise, where each map was rotated and scaled using AutoCAD software in order to build up a picture of how the study area has changed over time.

4.1.2. The earliest map consulted during this study that records the study area was Speed's 1610 Map of County Durham. The area of Sunderland is clearly marked on this map but was illustrated at a scale too large to show the study area in any detail. Various other maps from the 18th century were also consulted, but were also illustrated at a scale too large to show details of the study area.

- 4.1.3. The earliest consulted map that revealed the study area in detail was a plan dated 1831 (Fig. 3). It shows the whole plot divided into five buildings with a larger building to the east. The buildings discussed in this study make up the three central buildings.
- 4.1.4. A rather misleading plan dated 1851 (Fig. 4), would have you believe that the frontage of the five buildings, which face onto High Street West, have merged into one and are now in use as the 'Northumberland and Durham District Bank'. A section of the larger building to the east has also been incorporated into the new bank. The area to the rear of the bank is divided into six narrow plots with small building fronting onto Little Villiers Street. Although it is known that the Northumberland and Durham District Bank existed in one of the premises there is no evidence, past or present, to suggest that it ever occupied all of the buildings in question, and, as discussed in the trade directories below, there are other business listed as trading out of them at the same time.
- 4.1.5. The first edition Ordnance Survey of 1856 (Fig. 5) illustrates that the suite of buildings has been divided into six separate plots once again, with buildings fronting onto High Street West to the north and Little Villiers Street to the south. The area that will be occupied by the buildings in this study is made up by three of the plots, which have open courtyards at the centre. The buildings are still labelled 'Northumberland and Durham District Bank' and the large building to the east is labelled 'Wesleyan M. Chapel'.
- 4.1.6. The second edition Ordnance Survey map of 1898 (Fig. 6) illustrates that the study area is still divided into three plots but only the eastern plot has an open courtyard at the centre. The remaining two plots have been completely developed and no courtyards remain. The buildings are no longer labelled as a bank, which supports the documentary evidence taken from the trade directories and secondary sources, which states that the bank stopped trading and closed in 1857. The chapel is still in existence to the east of the study area.
- 4.1.7. The third edition Ordnance Survey map of 1919 (Fig. 7) reveals that some of the buildings within the western plot may have been removed, as an open courtyard can be seen once again. The central plot contains only buildings and the east plot remains as it was on the second OS map of 1898 (Fig. 6). The chapel to the east is labelled as a Methodist chapel.
- 4.1.8. The fourth edition Ordnance Survey map of 1938 (Fig. 8) shows that there have been no changes to the study area since the previous survey of 1898. The study area remains unchanged until the Revised edition Ordnance Survey of 1980 (Fig. 9), where the chapel to the east has been removed.

4.2. Building Control Plans

- 4.2.1. The archive searches only revealed one building control plan for the properties on High Street West (Fig. 10). This plan showed a proposed layout of 170/1 submitted in 1899 but does not look to have been implemented judging from what stands today.

4.3 Trade Directories

4.3.1. An extensive search of the local trade directories was performed at Tyne and Wear Archives service and the Sunderland Local Studies Centre, in order to assess the history of properties 170 – 5 High Street West. Because of the amount of entries these will be listed in chronological order with an overall summary.

4.3.2.1. The Universal British Directory 1793-98

This directory, although having details of the businesses of Sunderland, has no records of any businesses on high street west at this time.

4.3.2.2. Commercial Directory 1820

This directory lists the bank of ‘Backhouse Jonathan & Co.’ as being present on high street west.

4.3.2.3. Pigots Directory of Northumberland & Durham 1830

‘Backhouse Jonathan & Co.’ is still listed as being present on the high street but as yet no other businesses are listed for the study area.

4.3.2.4. Burnetts Directory 1831

This directory gives a more detailed account of the businesses which occupy high street west. ‘Backhouse Jonathan & Co’ are listed without a building number. 171 is listed as a grocer and tallow chandler, the proprietor being a Mr Caleb Wilson. 173 is listed as a Bakery with the proprietor, Mr John Stafford. 175 is listed as being a leather cutters owned by Mr William Alderson.

4.3.2.5. Pigot & Co’s. Commercial Directory 1834

The only listing in this directory is for ‘Backhouse & Co.’ bank listed on the high street.

4.3.2.6. Williams Commercial Directory 1844

There is still no listing in this directory for 170 High Street West. The reasoning for this may be that it was occupied by the bank, which, at this time had changed hands and was now referred to as ‘Northumberland and Durham District Banking Company’ (managed by H. Thomas & Co.). This new bank was listed at 171 High Street West this would suggest a move of premises from 170. There is no listing for 172, but there are two listings for 173. The first listing is for grocers managed by Mr J. C. Stafford, the second is for a drapiers owned by Mr H. Binns. 174 is listed as a timber merchants owned by Wilson J & B.

4.3.2.7. Vint & Carrs Directory 1844

This directory published the same year as the Williams directory includes listings for the previously unmentioned buildings. 170 is listed as a Hat manufacturer and furrier owned by Dobbing & Co. 171 is listed as the ‘Northumberland and Durham District Banking Company’. For the first time in these trade directories 172 is listed, the business being a china dealer owned by Mrs M. Atkinson. 173 is listed as simply Binns (owned by Mr H Binns) and 174 is listed as a general merchants ran by Joshua Wilson & Bros. 175 is listed as a leather cutter & Currier owned by Mr T. Flintoff.

Unfortunately because of no specific publishing date (only the year), it is not known whether the differences in these two directories (of the same date) is down to changes made within the year of publishing or inaccuracy's in the data.

4.3.2.8. Whites Directory of 1847 and Wards Directory of 1850 were less detailed but showed no change in the properties mentioned.

4.3.2.9. W. Whellan & Co. Directory of Durham 1856

'Northumberland and Durham District Banking Company' is still listed as occupying 171. 172 is now listed as a ship & insurance brokers including Athenaeum fire insurance all owned by Wayman & Garrick. 173 is still listed as being owned by Mr H. Binns and 174 is still a Grocers ran by Joshua Wilson & Bros.

4.3.3. Wards Directory 1859-60

There is no mention of a bank on the High Street in this directory or indeed the directories to follow. 170 is listed as a grocers owned by Stephenson & Nicholson. 172 is listed as a currier managed by Mr. B. Caswell. It appears odd that 173 is listed as a confectionary store owned by Mr J. Thompson when in later dates it is still owned and used as a Binns store. This may be an inaccuracy in the data. 174 is still a Grocers owned by Joshua Wilson & Bros and 175 remains as Mr T. Flintoff's courier service.

4.3.3.1. Christies Directory 1876-77

By the time of this publication 170 as a business has changed completely and is now owned and ran by the 'Hasswell Shotton & Easington and Coke Company'. There is no record for 171/2. 173 is listed as H. Binns sons & Co. and 174 is a drapers owned by Mr W. Brokhill.

4.3.3.2. Wards Directory 1885-6

170 is still listed as occupied by 'Hasswell Shotton & Easington and Coke Company'. 171 has changed hands and is now owned by the Ryhope Coal Company. 172 is a drapers owned by Mr W. Brockhill and 174 is listed as two businesses, a Shipbrokers managed by J. F. Marshal and 'Worms, Josse & Co. Coal Exporters'.

4.3.3.3. Kelly's Directory of Sunderland 1886

'Haswell Shotton & Easington and Coke Company' still occupy 170 High Street West and the 'Ryhope coal Co.' still occupies 171. H. Bins, Sons & Co. now occupies 172/3. 174 houses a shipbroker/ builder/ surveyor and steam ship agents, and 175 is still a linen broker owned by Mr W. M. Brokhill.

4.3.3.4. Wards Directory 1889

170 is still occupied by 'Haswell Shotton & Easington and Coke Company'. 171 is still occupied by the 'Ryhope coal Co.' and 172 is still a drapers owned by W. Brockhill & Co. there is no reference to 174/5.

4.3.3.5. Wards Directory 1915-16

170 is now owned by boat builders Mr M. Trefler and Mrs Cameronian. 173 is listed as an iron merchant owned by Harrison & Co. 174 is listed as having two

businesses, a pork butcher owned by Mr G. Dirr, and a hairdressers owned by a C. J. King.

4.3.3.6. Wards Directory 1939

171 is listed as a butcher under the ownership of a Mr C. Hern. 173 is still listed as an iron merchants owned by Harrison & Co. 174 is listed as two businesses, a butchers owned by a G. Cowan, and a haberdasher owned by a J. Warrents.

4.4. Summary of Trade Directories

4.4.1. An early illustration of High Street West created in 1790 (Held in the Tyne & Wear archive, Fig. 12) shows the land that 170-5 occupies as gardens and grassland. As the first listing in the area is that of the Backhouse Jonathan & Co. bank in the commercial directory of 1820, it is likely that the buildings were constructed between this time period of 1790 and 1820. It is not known whether the purpose of their construction was commercial or residential, but it could be surmised that with the nature of the high street being predominantly retail and commercial, these premises followed suit although it appears that they were not fully utilised until around 1831 as evidenced in Burnetts Directory.

4.4.2. Kelly's directory of 1886 shows what could have been the first instance of the properties being merged to create one premise. H. Binns & Sons are now listed as owning 172 & 173 High Street West. This would be a likely date for the shop frontage (which currently still exists) as it effectively encompasses both properties frontages. In Wards directories of 1915 & 1939 it is clear to see that the properties once numbered 170 – 5 have been altered into the 3 that are visible today and are probably the likely dates for the frontages of 170/1 and 174/5.

4.4.3. It is interesting to note that 173 high street west is the first commercial listing and possible first shop/ business owned and registered by Mr. H. Binns. The Binns family went on to develop the business into a chain of large department stores covering northern England and Scotland.

4.5. Secondary sources and pictorial references.

4.5.1. The Archives at both Tyne and Wear and Sunderland local studies yielded some interesting information with regards to both dating evidence of the construction of the buildings and then the businesses which occupied them. Two images held by the Tyne and Wear archive (Figs. 11 & 12) show that there were no buildings on the site up to 1790 (Fig. 12). If we use this information in conjunction with the map regression and trade directories, a construction date of late 18th, early 19th century can be obtained. These were the only two images held at the archives.

4.5.2. Two written sources were found at the Sunderland local studies centre. A statement within *A History of the town, port, trade & commerce* tells of the 'Wesleyan Methodist Church erected in the early 1790's' this is the church which appears butting up against 170 High street west in the early maps of the area but is no longer extant. If this church was built in the early 1790's this was a likely date for the construction on the surrounding properties too.

4.5.3. Another statement confirms what was found in the trade directories in that the first bank on High Street West was trading in the 1820's, 'In a directory of 1820 besides Messrs, J. Backhouse & Co. doing business in Sunderland' (Bain, date unknown) and another statement from the same book states 'Shortly after 1836, Messrs. J. Backhouse disposed of their Sunderland business to the "District Bank" after having served the public more securely than any of their predecessors'. This last statement is proof that the bank was still trading in 1836 after which it changed hands with the 'Northumberland and Durham District Banking Company'. Another statement given in *A History of the town, port, trade & commerce*, gives the exact date that the bank on high street west ceased business. 'On November 25th, 1857, the Northumberland and Durham District Banking Company stopped payment'. Although these book extracts have no publishing dates or names of the publishers, the information they give corresponds with the information gained from the trade directories and map regression.

4.6. Overall Discussion of archive searches.

4.6.1. By comparing the information gathered from the map regression, trade directories and secondary sources, it is clear to see not only what a diverse commercial history these buildings have had, but an approximate date of their origins. As seen in the secondary sources, an illustration of 1790 (Fig. 12) clearly shows no buildings on the land of the study area, but on a plan of 1838 (fig 3), 5 individual plots can clearly be seen. If we then bring in the information gathered from the trade directories it is made clear that there were no businesses trading in that region of high street west until 1820, the first of which being a bank. The statement made in *A History of the town, port, trade & commerce* pertaining to the construction date of the Methodist church would indicate that the early 1790's was also a likely construction date of the buildings 170 – 5 although the exact use of these buildings are not known until again their first entry in the trade directory of 1820.

4.7. Results of Building Recording

4.7.1. The following paragraphs are a descriptive narrative of the rooms and architectural features 170-5 High Street West, Sunderland. It is immediately obvious from first inspections of the exterior that the buildings have been blended into 3 properties, 170-1, 172-3 and 174-5 (Fig. 15).

4.7.2. 170/1 high street west. (Figs. 15 – 20)

External

4.7.3. The ground floor is characterised by its shop frontage. Much like 174/5 the majority of the frontage is of plain design (albeit boarded up from the outside). Above the windows exists a cornice and entablature above an architrave. This helps to lift the blandness of the elevation adding to the character. Although the exterior windows are boarded up a look to the interior shows that they are of a similar style to those in 174/5. 19 lights measuring 0.80m x 0.80m are spread across the frontage, 12 being to the west of the door, 6 to the east and 1 above the door itself. The door is of simple modern design and like the window frames is rotting with damp.

- 4.7.4. The first floor has 3 sash windows measuring approximately 2m x 1.3m. These windows are plain sash and do not have the same 'horns' as the other buildings. These windows may be original to the building although their panes are likely replacements. The three windows have an architrave on their surround in a similar style to the shop frontage. White wash covers the brick wall on this floor. The second floor also has 3 sash window but they are smaller than those on the first. Measuring roughly 1.10m x 0.80m they have moulding to match the first floor.

Internal

- 4.7.5. Much like the other properties access into this building was limited as was the lighting. The interior that was accessible has all been modernised and refitted likely within the last 50 years. No original features were noted within this room as the walls had relatively modern panelling. The flooring is in a state of disrepair with rotting boards and holes but the ceiling has been freshly plastered.

4.7.6. 172/3 High street west. (Figs. 21 – 26)

External

- 4.7.7. The main external feature of the building is the shop frontage which covers two floors. This frontage (now painted green) is plain to the ground floor. Being of partial Ashlar design (also painted green), it is surrounded by wooden frames. The dimensions of the Ashlar are 5.3m wide and 2.03m tall, this covers half of the ground floor front elevation. Judging by the style of the rest of the building and its neighbours it is possible that this Ashlar wall is not original and may have been added with the rest of the shop front. Above the Ashlar wall are large glass windows, although because of the nature and disrepair of these building, all glass work is boarded up and is not visible from the exterior.
- 4.7.8. The ground floor windows are finished with a plain freeze and cornice, enriched with rosettes, croquettes and acanthus leaves (appendix IV). These are the only notable features of the otherwise plain shop-frontage and are in a state of disrepair with noticeably rotted wood.
- 4.7.9. The first floor is characterised by the addition of a bay window used as the businesses display. Measuring 4.5m wide and 2.5m tall the wood and glass structure dominates the first floor. 5 large lights are separated by wooden mullions. Above the glass, there is a plain freeze and cornice matching the ground floor. This bay window and the ground floor shop front would appear to be of a single phase of construction
- 4.8. The second floor consists of 3 sash windows. These windows are of a sash style and are likely not original to the building due to there horned design which only came into use after 1840/50, postdating the likely date of the buildings construction by roughly 50 years. The sashes comprise of two lights with two large panes a piece. These are also of a later date, roughly around 1860/70 when glass manufacture became more proficient leading to larger panes of glass. The windows have a slightly protruding brick cill and are topped by a plain stone, square cut lintel.

Internal

- 4.8.1. Due to health and safety restrictions it was not possible to enter the building completely but instead recording could only be done from within the doorway. From the doorway it could clearly be seen that the flooring is not stable where it still existed. What did exist is supported by rotted joists. On the whole the interior of 172/3 is none existent (appendix III). The rotted floor gives way into an open cellar, and the ceilings and floors above are in an equally poor state, actually allowing for a view of the roofing from the ground floor. The interior walls are rotted and in the majority of cases no longer extant. As is evident from the pictures taken during the photographic recording no discernable original features are evident in the building.

4.8.2 174/5 high street west. (Figs. 27 – 33)

External

- 4.8.3. The ground floor of 174/5 is characterised by its shop frontage (appendix III & IV). Plain in design with simple mouldings it looks relatively modern when compared to its more ornate neighbour (172/3). Although the windows are blocked with metal shutters and cannot be seen externally, from an interior inspection they comprise of 18 lights (measuring 0.50m x 0.50m), split into blocks of 9 divided by the central doorway. The lights are separated by plain wooden transoms and mullions. The door is also of modern design, of wooden construction with a large light being predominant. A brick course runs below the windows bringing their structure up to 0.58m above ground level. This brick course may have been added at the same date as the shop frontage to create a stallriser.
- 4.8.4. The first floor consists of 3 windows (which at the time of investigation were boarded up) each having sandstone lintel and cills. The cill is narrow having a width of 0.16m but the lintel is larger and trapezoidal in shape (having a length of 1.1m and a width of 0.16m). Due to the health and safety reasons it was not possible to record the first floor windows but from a brief visual inspection they appear to be of the same style as the second floor sash windows (appendix III & IV).
- 4.8.5. The second floor consists of 3 windows smaller than the first floor. Measuring 1.25m high and 0.9m wide these windows are of a sash style and, like with 172/3 are not original to the building as they too carry the 'horn' style (as mentioned 4.8). The lintels and cills of these windows are identical to those on the first floor.
- 4.8.6. The only other feature noticeable externally is the presence of 3 modern lights cut into the roofing of the property.

Internal

- 4.8.7. Due to health and safety restrictions it was only possible to record the ground floor to this property. After initial inspection the upper floors and corridors leading to them were deemed as being unsafe to access having poor to no lighting and an abundance of obstacles and contaminants. The ground floor consisted of one room, which has had obvious modern renovations performed on it possibly around the 1960s/ 70s. No original features remain and its current

condition is in disrepair. Large holes are present in the flooring and ceilings which reveal again rotted joists and boards.

4.9. Summary of Building recording

- 4.9.1. Externally, the shop frontages of 170/1 and 174/5 fit below that of 172/3, this coupled with the fact that they are of a much plainer design would suggest that they are later additions to the buildings. Although the shop fronts are not original, they would add to the character of the building. The sash windows of 172/3 & 174/5 are not original to the building, likely being later replacements as the 'horn' style was not adopted until around 1840/50, and the panes in them also appear to be later replacements. The windows of 170/1 are of plain design and are possibly original although their panes are defiantly later replacements. The windows to all these properties help to lend to the aesthetic appeal of the buildings although due to ill repair would benefit from modern replacements.
- 4.9.2. The shop frontages of the properties are very different to each other. The varying degrees of detail between them could suggest a difference in age. Although aesthetically pleasing to the properties the shop frontages are not original features and at least post date 1886, which according to the trade directories (as discussed above) was when the buildings originally began to amalgamate into what we see today.
- 4.9.3. As mentioned, due to health and safety reasons it was not possible to record the internal structures of these building in there entirety. Internally the buildings have undergone major renovations in the past 60 years, with new laminates on the walls and alterations to the doors and windows, as well as the ceilings and floors. The internal structure of 170/1 is very modern. Recent laminate shop fittings cover the walls but are in a bad state of disrepair. Externally the structure is also poor form with rotting wood and damaged windows. 172/3 can only be described as a shell. The woodwork to the exterior is rotted, and internally, what is left, is not safe to access. The exterior of 174/5 is again in poor condition with the door and window frames in need of replacement. Internally the structure is much the same, with modern laminates on the walls and dangerous flooring throughout.
- 4.9.4. Because these buildings have been derelict for many years, they are in a very poor state of disrepair. Internally, particularly 172/3 & 174/5, they have been occupied repeatedly by drug users and as such are contaminated with that paraphernalia. Vandalism is also evident with random holes in the walls, but mainly the degradation of the interiors looks down to neglect and age.

5. DISCUSSION & LISTED BUILDING APPRAISAL

- 5.1. Once part of a long row of late 18th century buildings which formed the main commercial high street of Sunderland, these 5 (now amalgamated into 3) buildings are now part of only a handful left in that area of Sunderland particularly because of the development the area has been through in recent years. Aesthetically the buildings characters are helped by their sash windows

which, because of there disrepair, would benefit from modern replacements in the same style.

- 5.2. The shop frontages to all the buildings, although no doubt having been pleasing to the eye when new (albeit plain in design), are by no means original to the properties (as shown in the trade directories), and are extremely run down. They have their own merit, lifting the character to the exterior of the derelict buildings, but as they are so run down and that they have been fully recorded in this report, alterations to the front of these buildings would not have negative but in fact add to their character and standing in the area.
- 5.3. Internally the buildings are in desperate need of renovation. From what could be seen during the building recording, no original features remained within the properties and because of there dereliction and continued use by vandals/squatters there condition could only decline further.
- 5.4. Any work to be carried out to these properties both internally and externally, would be beneficial to not only the properties themselves, but to the character and standing of the surrounding area. Not only would renovations make the buildings more structurally sound and their character more aesthetically pleasing, but would dramatically improve the appearance of the local area while maintaining the historic fabric or the original structures. Given that, as mentioned, the buildings have been used by squatters and drug takers while vacant, from a community stand point, revamping the buildings and occupying them would create a safer environment for the public.

6. PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

- 6.1. Any publicity will be handled by the client.
- 6.2. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

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- 7.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

8. ACKNOWLEDGEMENTS

- 8.1. Archaeological Research Services Ltd would like to thank our client, Mr J. Khan, and Leybourne Associates for facilitating our work. Thanks are also expressed to Jennifer Morrison at Tyne and Wear Specialist Conservation Team, and all those at the consulted archives.

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Tyne & Wear Sitelines HER <http://www.twsitelines.info/>

Durham records office
<http://www.durham.gov.uk/recordoffice>

FIG 3

FIG 4

FIG 5

FIG 6

FIG 7

FIG 8

FIG 9

APPENDIX II: ARCHIVE SEARCH FIGURES

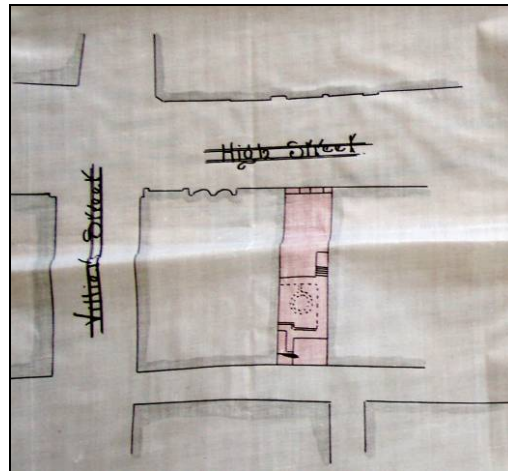


Fig. 10 Building control plan of proposed shop layout 171 High Street West

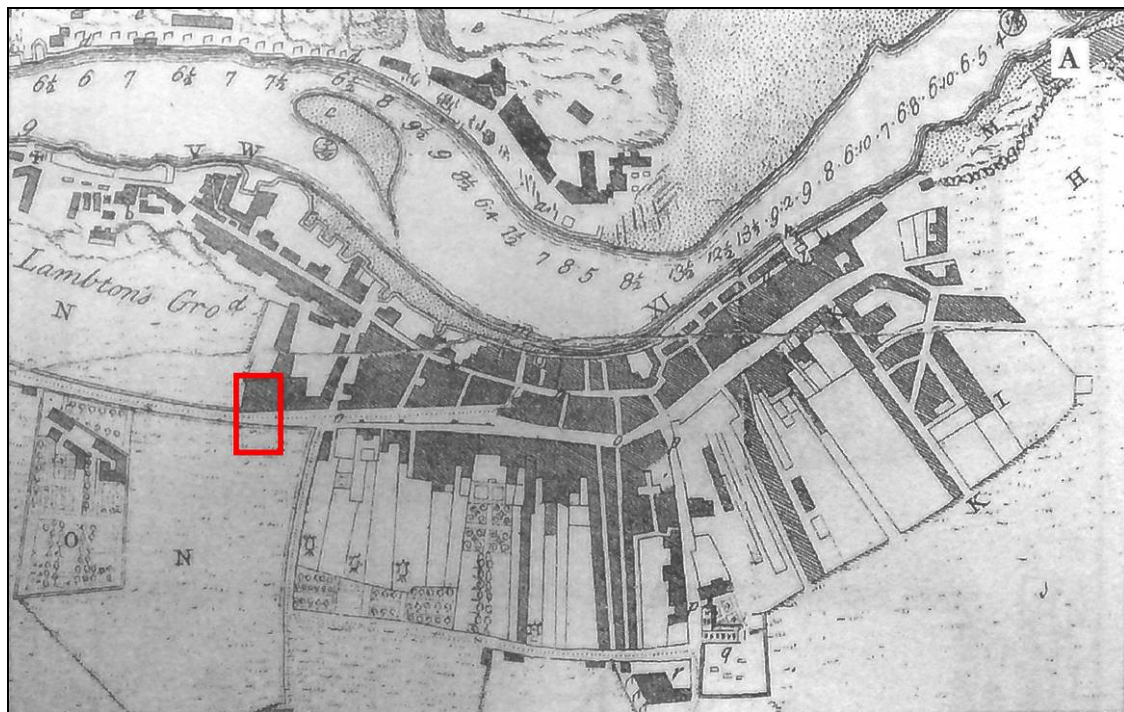


Fig. 11 map of 1737 showing study area

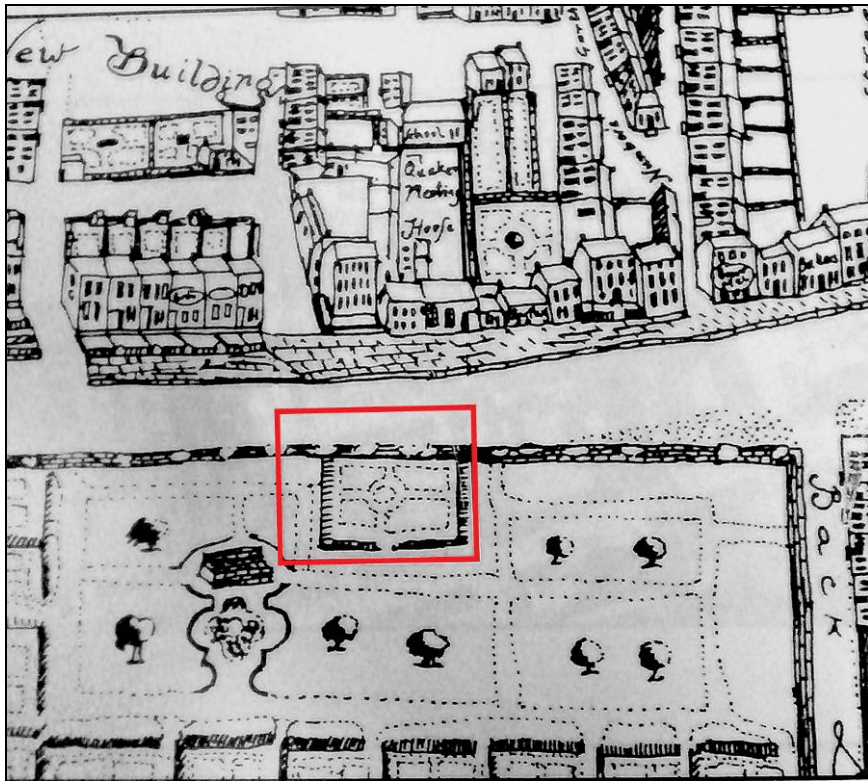


Fig. 12 illustrated map of 1790 showing study area



Fig. 13 early 1900's photograph of High Street West



Fig. 14 Photograph of High Street West dated 1920

APPENDIX III: BUILDING RECORDING FIGURES



Fig. 15 170 – 5 High Street West



Fig. 16 170/1 High Street west north elevation



Fig. 17 first and second floor windows of 170/1



Fig. 18 Internal wall of 170/1 showing modern laminates



Fig. 19 Poor condition of flooring of 170/1



Fig. 20 Internal north elevation showing shop frontage 170/1



Fig. 21 172/3 north elevation



Fig. 22 First floor bay window and second floor sash windows 172/3



Fig. 23 shop frontage moulding & architrave 172/3



Fig. 24 Internal structure of 172/3 from the ground floor looking through to ceiling



Fig. 25 Condition of first floor, floor support and ceilings 172/3



Fig. 26 Ground floor flooring and vermin contamination



Fig. 27 174/5 north elevation



Fig. 28 First and second floor sash windows 174/5



Fig. 29 North elevation (internal) showing shop frontage 174/5



Fig. 30 Condition of ground floor boards 174/5



Fig. 31 Rotted ceiling joists 174/5



Fig. 32 Access passage to first floor staircase

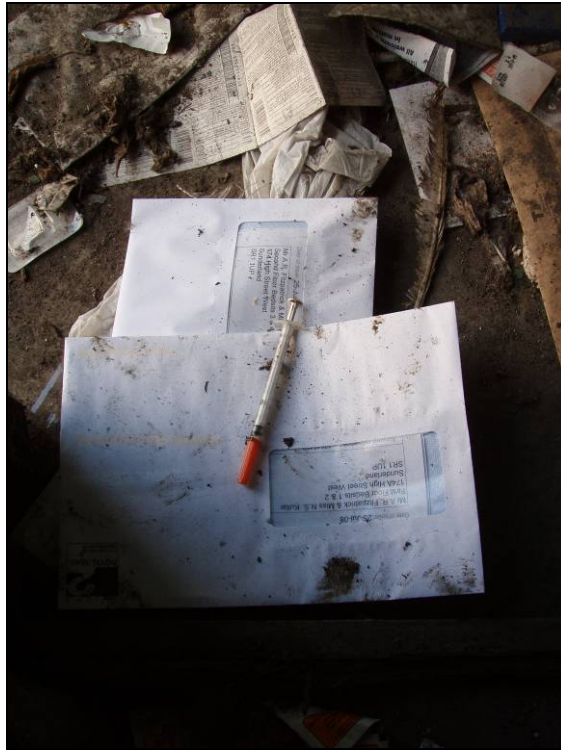


Fig. 33 Evidence of drug use 174/5

FIG 34

FIG 35

FIG 36

FIG 37

FIG 38

FIG 39

FIG 40

FIG 41

FIG 42

FIG 43

PHOT REG