

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

Addendum

Discussion of the Schedule of Works



170 – 5 High Street West Sunderland

Archaeological Research Services Ltd Report No. 2008/69
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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.

The buildings were constructed between the late eighteenth and early nineteenth centuries as town houses; becoming commercial properties around 1820. The elements of the properties most likely to be affected by the proposed development are not original features and are in a poor state of repair.

The redevelopment of the properties would be beneficial and would ensure their long term survival. After consideration of the proposed scheme of works, the development is not likely to impact any original features. The original features that do survive along with later features that add to the aesthetic or historical character of the buildings are in a state of disrepair and their sympathetic replacement would be preferred as part of the final development.

If the preservation of the failed or decayed features is not possible sympathetic replacements would be preferred as the features have already been recorded in as much detail as health and safety issues will allow.

1. INTRODUCTION

- 1.1. In July 2008, Archaeological Research Services Ltd was commissioned by Mr 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. The 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.
- 1.2. This addendum to the report has been written in order to discuss the proposed schedule of works and any historic or archaeological impact they may have to the fabric and character of the buildings and there surroundings.

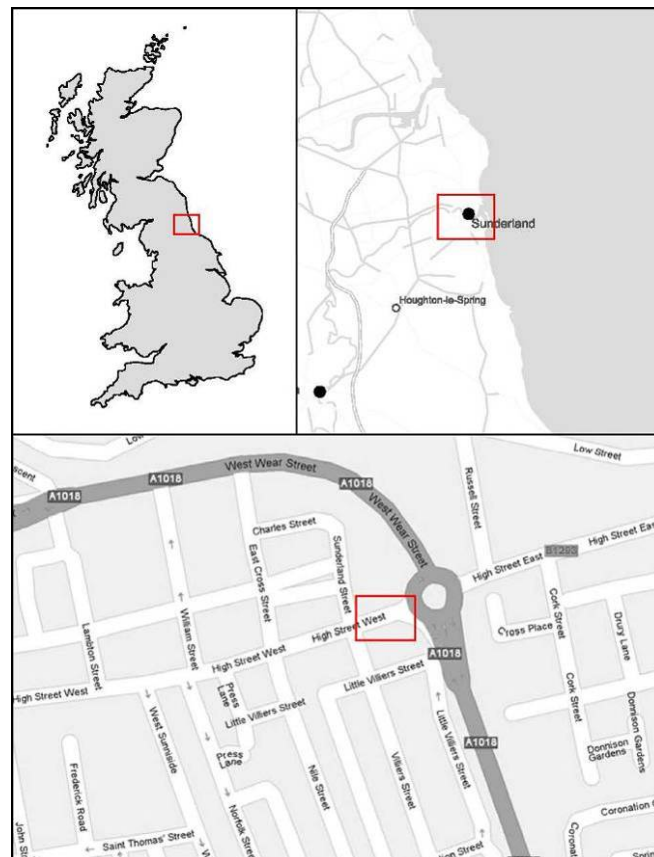


Fig. 1 site location, High Street West, Sunderland

- 1.3. 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.

2. DISCUSSION OF THE SCHEDULE OF WORKS

2.1. *Complete demolition and reconstruction of roofs of the properties.*

- 2.1.1. The roof structures of 170 – 175 High Street West (figs 2, 3 & 4) are in a poor state of disrepair. As mentioned in the building recording and listed building appraisal (Amat & Carey 2008), it was not possible to gain access into the majority of these buildings, however because of the poor internal condition of 172/3 it was possible to view the roof and atrium structures from the ground floor (though only from the doorway). From this viewpoint the internal structure of the roof appeared to be in extremely bad condition, actually bowing in places with visible rot. This was also the case with 170/1 and 174/5, with the only exception being the inclusion of modern ceiling lights. The roof tiles appeared to have been replaced on 174/5 as they were in better condition than 170/1 and 172/3. however the roof of 174/5 was also buckling underneath.
- 2.1.2. The roof of 172/3 was of a simple ‘rafter roof’ design. Given the date of the buildings, this is a very common and indeed utilitarian form of construction based on centre-point joinery using timbers of even scantling. As such, they are common at local, regional and national levels and their replacement should not be opposed, although the original roof line and covering should be retained.
- 2.1.3. The atrium of 172/3 (fig. 7), although an original feature, was also in a state of disrepair with no glass visible. Given that it is situated within a possibly unstable roof structure, if it is not possible to preserve this feature *in-situ*, the building would benefit from a sympathetic replacement in the same style.

2.2. *Strip of all existing paintwork across the shop fronts and re-paint.*

- 2.2.1. The paint work was of no historic value (fig. 6). It is likely a recent application within the last 30 years and it most certainly post-dates the amalgamation of 6 businesses down to 3 (Amat & Carey 2008). The paintwork has likely been stripped and re-applied over the years and is now flaking and in poor condition, its colour detracting from the buildings aesthetic appeal. The building would benefit from its replacement with a colour that is sympathetic to it.

2.3. *Replacement of shop frontages*

- 2.3.1. Externally, the shop frontages (figs 2, 3 & 4) of 170/1 and 174/5 fit below that of 172/3, and are of plain design. It was shown in the building recording and listed building appraisal report (Amat & Carey 2008) that the shop fronts are not original (originating around the time the premises were amalgamated), but their construction add to the character of the buildings. If it is not possible to preserve/ restore these features *in-situ*, the buildings would benefit from sympathetic replacements.

2.4. *Replace windows with double glazing*

- 2.4.1. As mentioned in the building recording and listed building appraisal (Amat & Carey 2008), the only set of windows likely to be original are those of 170/1 (fig. 5), although the windows to all the properties are sympathetic to the original

design and add to the building's character. However, the windows are in very poor condition, and if they cannot be restored, the building would benefit from replacements in a similar, sympathetic style.

2.5. *All doors and guttering to be replaced.*

2.5.1. The doors to the properties are not original. They are modern replacements from within at least the last 30 years. As the buildings have been derelict for some time they are now rotting/ vandalised and in poor repair. Any form of replacement sympathetic to the building would benefit its character and over all appeal externally.

2.3. SUMMARY

2.3.1. The works proposed to be carried out on 170 – 175 will not greatly affect the historic character of the buildings but will in fact enhance their aesthetic appeal in the area. If it is not possible to preserve the enhancing features including the windows, atrium and shop fronts, due to their poor state, they should be replaced with good quality, sympathetic equivalents. Due to the dereliction and poor condition of the buildings the proposed work should be commended as any refurbishment or replacement would vastly improve their appearance and heighten their standing in the local area.

Appendix I