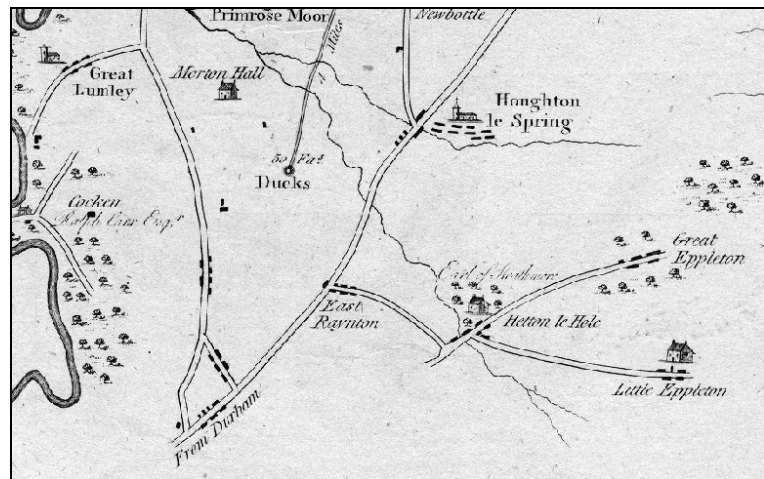


**An Archaeological Desk-Based Assessment and
Photographic Building Recording
at Summer House Farm, East Rainton,
Houghton-le-spring, Sunderland.**



John Gibsons map of East Rainton 1788

Archaeological Research Services Ltd
Report No. 2010/31
May 2010

OASIS no. archaeol5-77468

Compiled By:
Archaeological Research Services Ltd
Baltic Business Centre
Saltmeadows Road
Gateshead
Tyne and Wear
NE8 3DA

Checked By:
Ben Johnson
Tel: 0191 447 5111
Fax: 0191 447 7687
admin@archaeologicalresearchservices.com
www.archaeologicalresearchservices.com

An Archaeological Desk-Based Assessment and Photographic Building Recording at Summer House Farm, East Rainton, Houghton-le-spring, Sunderland.

Archaeological Research Services Ltd Report 2010/31

May 2010

Archaeological Research Services Ltd

Contents

List of Figures.....	3
Executive Summary.....	4
1. Introduction.....	5
2. Methodology.....	6
3. Archival research.....	6
4. Map regression.....	7
5. Photographic survey.....	9
6. Overview and Discussion.....	11
7. Recommendations.....	13
8. Publicity, confidentiality and copyright.....	13
9. Statement of indemnity.....	13
10. Acknowledgements.....	13
11. References.....	13

Appendix I: Historic Environment Record Register

Appendix II: Map Regression & Figures

Appendix III: Photographic Registers

Appendix IV: Specification

List of Figures

1.	Site location.....	5
2.	Site plan.....	15
3.	Building names.....	16
4.	Tithe plan.....	17
5.	1 st Edition OS map.....	18
6.	1 st Revision OS map.....	19
7.	2 nd Revision OS map.....	20
8.	3 rd Revision OS map.....	21
9.	Farmhouse, east facing elevation.....	22
10.	Farmhouse, south facing elevation.....	22
11.	Farmhouse, north facing elevation.....	23
12.	Farmhouse, west facing elevation.....	23
13.	Farmhouse, lean-to interior.....	24
14.	Farmhouse, lean-to.....	24
15.	Sheds attached to farmhouse.....	25
16.	Sheds attached to farmhouse interior.....	25
17.	East barn, South facing elevation.....	26
18.	East barn, interior.....	26
19.	East barn, west facing elevation.....	27
20.	West barn, east facing elevation.....	27
21.	West barn, north facing elevation.....	28
22.	West barn, interior floor.....	28
23.	East – west wall.....	29
24.	John Gibsons map of 1788.....	29
25.	HER & NMR sites.....	30
26.	Farmhouse, east facing elevation.....	31
27.	Farmhouse, west facing elevation.....	32
28.	East barn, South facing elevation.....	33
29.	Sheds attached to farmhouse.....	34
30.	West barn, east facing elevation.....	35

EXECUTIVE SUMMARY

In May 2010 Archaeological Research Services Ltd (ARS Ltd) were commissioned by Fitz Architects to undertake an archaeological desk-based assessment and photographic building recording of Summer House Farm, East Rainton, Houghton-le-Spring, Sunderland.

The earliest detailed plan of the site at East Rainton (Tithe plan of 1839) shows the study area to be a scatter of buildings most of which had large plots of land. Summer House Farm however appears to be enclosed by buildings which have been built up around it. Although there is no cartographic or documentary evidence that confirms that Summer House Farm was extant prior to 1839, it is likely that the farm occupied this central area of East Rainton prior to the village expansion which was caused by the increase of mining activity in the area. The exact date of construction of the earlier buildings could not be ascertained from documentary or cartographic evidence.

The cartography looked at for this report showed various phases in the development of the site. Upon visiting the site it was clear that every building had been modified and repaired in some way and that there were no features of archaeological or architectural significance found. The farmhouse and east barn in particular have seen extensive modifications and repair work. The west barn too has suffered from some poor re-pointing and repair work. These developments have considerably altered the character of the complex, leaving little of architectural merit or historical significance. Each building is in a poor state of repair and any work which would repair and restore them would be to their benefit, as well as benefiting the local community.

Cartographic and documentary sources used for this desk based assessment suggest that there have been alterations performed to the farmhouse through out its history. A full record of the exterior of all structures has been made. As access to the interior of the building was not possible on the initial site visit, due to the lack of internal stability of the farmhouse and bricked up barn, it is recommended that a return visit be made to the farm once this issue has been addressed. The return visit will be used to access the interior, in order to ascertain whether there is any visible evidence of the different phases of construction of original fixtures and fittings of architectural significance.

1. INTRODUCTION

1.1 Scope of work

1.1.1. In May 2010 Archaeological Research Services Ltd (ARS Ltd) were commissioned by Fitz Architects to undertake an archaeological desk-based assessment and photographic building recording of Summer House Farm, East Rainton, Houghton-le-Spring, Sunderland (Fig. 1).



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

1.1. Location and topography

1.1.2. The site is centred at NZ 3356 4799 (Fig. 2) just to the east of the A1. It lies approximately 3 kilometres south of Houghton-le-Spring and 8 kilometres north of Durham. The site lies within the former extent of East Rainton medieval village and therefore an archaeological desk-based assessment has been undertaken in order to assess the archaeological and historical importance of the site.

2. METHODOLOGY

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.

2.2. Historic Environment Record (HER)

The HER held at Jesmond Old Cemetery, Newcastle Upon Tyne was consulted in order to obtain information on the location of all designated sites and areas of historic interest, as well as findspots, monuments, listed buildings and conservation areas. A list of these sites can be found in Appendix I (Fig. 25). Short reports on previous archaeological investigations close to the study area were also consulted in order to help assess the level of preservation and for the potential for archaeological remains to survive within the study area.

2.3. Archives Services

The Tyne & Wear Archive Service, and the Durham University Library, Archives and Special Collections were consulted in order to study historic documents specific to the development area. Historic maps of the area were studied, along with building control plans and trade directories relating to the use and development of buildings within the study area. The Durham Records Office was also consulted but revealed nothing relevant to the study area.

2.4. Houghton-le-Spring Library Local Studies Section & Sunderland Local Studies

The Local Studies Section of both Sunderland and Houghton-le-Spring were consulted in order to obtain further cartographic, documentary and pictorial sources.

2.7. Web sources

All of the web sources listed in the specification were consulted for this investigation. Those that provided information relevant to the study area are listed below:

Magic Maps: <http://www.magic.gov.uk/>

Archaeological Data Service: <http://ads.ahds.ac.uk/>

British Geological Survey: <http://www.bgs.ac.uk/geoindex/index.htm>

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

3. ARCHIVAL RESEARCH

3.1. The HER documents a number of sites, monuments and find spots within the vicinity of the study area. Only those within close proximity have been recorded in this investigation and a full list can be found in Appendix I.

3.2. Prehistoric Period

3.2.1. There is no known evidence for prehistoric activity within the study area.

3.3. Romano-British

3.3.1. There is no evidence of Roman activity within the study area.

3.4. Medieval

- 3.4.1. The earliest known reference to Rainton can be found in Symeon's *History of the Church of Durham* (1125) where it is suggested that the name may have derived from the old English *Reignald's tun* after its builder Reignald, Son of Franco, one of the seven bearers of the body of St Cuthbert (Mawer 1920).
- 3.4.2. The Boldon Book (1183) states that 'The mills of Newbottle, of Biddick with half of the mill of Rainton yield is 15 marks'. As the division into West, Middle and east Rainton did not take place until 1866, this reference is probably to the mill of Middle Rainton.
- 3.4.3. Detailed records can be found (in the Halmote Court Rolls 1580) of individual land holdings within the village of East Rainton (Mabbitt 2004).

3.5. Post-Medieval to Present

- 3.5.1. In the early 16th century, with the dissolution of the monasteries, Rainton passed to the Dean and Chapter of Durham Cathedral and was held under lease (Surtees 1820)

3.5. Listed Buildings

- 3.5.1. Although there are no listed buildings within the development area, there are 2 listed within East Rainton:
 - HER 5391. High Glebe Farm. A 17th century farmhouse which is Grade II Listed
 - HER 6059. Church of St Cuthbert. An early 19th century parish church which is Grade II Listed.

3.6. Building Control Plans

- 3.6.1. There were no building control plans found for the immediate study area.

4. MAP REGRESSION

- 4.1. The following section discusses the developments specifically within the study area. The information has been taken from primary sources such as maps, plans and trade directories. John Gibson's map of 1788 (Fig. 24) shows East Rainton (illustrated as East 'Raynton') as 7 building lining a "T" junction section of road. As detail on the map is poor, it only serves to indicate the existence of East Rainton at this time.
- 4.2. *Tithe plan 1839 (Fig. 4)*

The tithe plan of East Rainton shows the farmhouse and barns as existing as they do today. To the south, attached to the farmhouse, there is a rectangular building running east-west. This building is no longer extant, but local opinion is that this building served as a shop/ post office until its demolition in the early 1980's. Two smaller rectangular buildings aligned north-south are also joined to the north facing elevation of the farm house. These buildings are no longer extant.

- 4.2.1. To the south west of the farmhouse building is a small field boundary which is lined with 3 small square buildings. These buildings are no longer extant and the area they occupied is used as a right of way for a neighbouring property. The barns to the east and west are as they stand today, including the small sheds which join the farmhouse with the east barn.
- 4.2.2. East Rainton village is built around a central area illustrated by blank land in this map. A Chapel can be seen to the south of this area positioned on its own. The rest of the village is a mix of houses with gardens and small field systems.
- 4.3. *First Edition OS map 1854 (Fig. 5)*
This map shows little change to the previous Tithe plan of 1839. There has been a change in building divisions but, due to the poor quality of the map, it is difficult to see whether this is a cartographic anomaly or structural change. ‘The Rose & Crown Inn’ is illustrated as being the building to the west of the barn structures, and ‘The Village Tavern’ exists to the south of the farmhouse. The chapel to the south is now labelled as ‘Wesleyan Chapel’. A triangular area of land in the village centre is now illustrated as what appears to be a village green.
- 4.4. *First Revision OS map 1893 (Fig. 6)*
The detail of this map is much greater than the previous maps. It is evident that the layout of the farmhouse structure is different from the modern OS map. The divisions between the farmhouse and the building attached to the south appear to be further north than in the present map. This may indicate that what is labelled as the Post Office on the map was actually part of the original farmhouse structure, and the actual farmhouse size during this period was at least a third smaller (internally) than it presently is.
- 4.5. *Second Revision OS map 1906 (Fig. 7)*
There is no real change in detail in this map from the previous map of 1839. The barns to the east have been extended with an addition aligned east-west to the north. The Post Office is no longer situated at the farm but has moved to a new location to the south. The chapel is now listed as being a Methodist church. The roadways in the centre of the village are now clearly defined and now breaking up the green.
- 4.6. *Third Revision OS map 1924 (Fig. 8)*
The building structures and village layout remain the same as the Second Revision OS map of 1906.
- 4.7. **DISCUSSION OF MAP REGRESSION**
- 4.7.1. By studying the historic maps of East Rainton, it is clear that the only major changes to happen to the site since the production of the Tithe plan of 1839 is the demolition of the adjoining buildings to the north and south of the farmhouse building. Since their first illustration in the 1839 plan the barn buildings have remained the same in terms of location and layout. Although internal divisions were not shown in the early plan, from the First Edition OS map (1854) onwards the farmhouse has had a division through the middle. This division likely remained until the demolition of the southern structure attached to it post-1924.

- 4.7.2. The division is not visible to the exterior (apart from the garden wall), and an internal survey could be beneficial in order to determine the different phases of the buildings development.

5. RESULTS OF PHOTOGRAPHIC SURVEY

The farmhouse and barn structures at East Rainton were built prior to the early 19th century and are predominantly built of rough sandstone blocks with a greyish mortar with sandstone to window and door reveals and sandstone quoins. It was not possible to view the interior of the Farmhouse at the time of the site visit as it had been deemed unsafe by the contracted structural engineer. There are three phases of construction, of which the first occurred prior to 1839, the second prior to 1854 and the third in the latter part of the 20th century. Phase I consisted of the construction of the farmhouse and barn buildings on the site. Phase II involved the demolition of the buildings attached to the farmhouse to the north. Phase III involved the demolition of the building (shop) attached to the south, and probable reconstruction of the southern and eastern elevations.

5.1. Building Descriptions

5.1.1. Farmhouse Exterior, East facing elevation (Fig. 9 & 26)

This elevation exhibits elements from the three phases of development. The frontage is of a mixed sandstone construction. Various portions of the elevation have been patched and rebuilt. The northern part of this elevation is obscured by vegetation. There are two windows to the ground floor, either side of a central door. Three windows exist to the first floor, in alignment with those on the ground floor. The windows are of a sash design having 2 lights to the upper fixed tier and 2 to the lower sliding tier. The windows are wood framed with wood glazing bars. They have sandstone (painted) lintels and cills. The door is currently boarded up but consists of a wooden frame with a rectangular light above it. Above the light is a sandstone lintel like those of the windows.

- 5.1.2. Between the ground floor and first floor windows on the northern section of this elevation, the stone work has been poorly re-pointed. The same can also be seen between the door and the central first floor window. The south side of this elevation is of a different construction in the style and quality of the sandstone blocks. Looking at historical maps of the site, an adjoining building, which was present post-1924 (Third Revision OS map), is now no longer extant. During its demolition it is possible that the stonework to the farm house has had to be altered or reconstructed. This is evident from the difference in style and quality of the sandstone blocks of the southern edge and wall front.

- 5.1.3. There are two brick stacks at each gable end of the roof. There is a noticeable slope in the roof from the front of the house. Starting just to the south of the front door, the roof stoops at an angle before levelling out at a lower point. The roof is slate tiled and has brick built chimneys to its north and south. A garden wall is present to the front of the property. This wall splits the building in half from just south of the front door to the end of the property to the north. The division created by this wall (although rebuilt mostly of modern breeze blocks) may reflect the same divisions seen in the historic OS maps. Local opinion

suggests that the positioning of this wall was due to the building adjoining the farmhouse (Post Office as seen on the Historic maps). The owners of the adjoining property held the deeds to the land immediately in front of the southern end of the farm house. Up until the demolition of this building it was used as a shop and this land served as the entrance. It is likely the wall was built in order to separate the two properties.

5.1.4. *Farmhouse Exterior, South Facing Elevation (Fig. 10)*

This elevation has been rebuilt/ reconstructed from red stone blocks. The blocks are machine cut and have been tied into the sandstone quoins. This elevation was largely obscured by the smaller house constructed to the south (the area previously occupied by the adjoining shop).

5.1.5. *Farmhouse Exterior, North Facing Elevation (Fig. 11)*

Access to this elevation was not possible upon visiting the site as it is situated in a private garden. It was possible to view the elevation from a distance which showed it was partially obscured by vegetation. The stonework has also been completely covered by a grey render.

5.1.6. *Farmhouse Exterior, West Facing Elevation (Fig. 12, 13, 14 & 27)*

This elevation is in a poor state of repair. The irregular shaped roof has 4 small lights. There are two blocked up doors to this elevation as well as a small lean-to. The lean-to has a wooden frame and corrugated metal panels. The frame is in a poor state of repair. The interior shows that the lean-to is constructed to the edge of the building in between it and the attached shed. There are two windows within the interior showing into the farmhouse. A small breezeblock shed is attached to, and obscures, the southern end of this elevation

5.1.7. *Sheds attached to farmhouse, West Facing Elevation (Fig. 15, 16 & 29)*

This building appears on the Tithe plan of 1839. The frontage has two wooden doors and sandstone quoins. In-between the two doors is a modern brick replacement wall, with two drainage pipes protruding from under the roof. The roof is made from corrugated asbestos sheets. The interior of the sheds consists of sandstone walls, indicating that they are older than the brick frontage, with timber beam roof supports.

5.1.8. *East Barn, South Facing Elevation (Fig. 17, 18, & 28)*

This shed shows two phases of construction. This elevation has a mix of sandstone and brick walling. The building appears to have been constructed from stone with later brickwork patching. The first floor is mostly constructed of brick, covered by a grey render. This is obvious repair work to the structure of the building and is keyed into the sandstone work below. There are two windows to the first floor, the one to the west providing an access hatch. These are wooden framed openings, both of which are blocked. The ground floor has a single window to the western side. Although the window is obscured by vegetation it can be seen to have a large sandstone lintel. A narrow door is positioned centrally on the building, also with a sandstone lintel. To the east of this elevation there is a large double door into the barn. This has brick jambs and a wooden frame. There has also been a long wooden lintel inserted which stretched to the centre of the building.

- 5.1.9. The roof is in relatively good condition when compared with the rest of the buildings and consists of slate tiles with two small glazing lights. This is probably due to it having been replaced/ repaired shortly before the farm became unoccupied. The interior to this building shows heavy modification/ reconstruction as did the exterior. The walls have been rendered but where it has come away, it is possible to see the original sandstone walls with brick insertions.
- 5.1.10. *East Barn, West Facing Section (Fig. 19)*
This elevation was only visible over the wall of a neighbouring property. The solid sandstone wall could be seen until reaching the roof level of the building. From this level upwards it had been replaced by modern brickwork, probably built at the time of the roof being refurbished. A small window exists to the ground floor but this has brick surrounds inserted into the sandstone.
- 5.1.11. *West Barn, East Facing Elevation (Fig. 20 & 30)*
This building consists of a large two story barn with a smaller northern extension, with no internal access to one another. The southern barn was not accessible to the interior and could only be viewed from this elevation. Two blocked up doorways are present within the sandstone walling. The doorway located centrally on this elevation is raised, having four concrete steps to reach it. There are also two windows to the ground floor (both blocked up) which have sandstone lintels and cills. This elevation exhibits signs of poor repair work within the sandstone blocks. There is one window (also blocked) to the first floor. The roof is made from corrugated asbestos, with one panel removed and replaced by a corrugated plastic (as a light). The join between this larger part of the barn and the smaller barn to its north could not be viewed due to the vegetation attached to it.
- 5.1.12. The northern extension of the barn, although mostly obscured by vegetation, was of the same sandstone design as the other barns on the site. To the ground floor there was a large double door with a wooden frame and long wooden lintel, the re-pointing and obvious alterations around the door would suggest that the lintel is a later replacement for the earlier doorway. The first floor has one window located centrally. This has a wooden frame without any glass fill. The roof is slate tiled with a single small light in its centre.
- 5.1.13. *West Barn, North Facing Elevation (Fig. 21)*
This elevation shows the same sandstone design as the east facing elevation. Sandstone quoins run up to the pitched roof, which has had some repair work done to it in the form of brick replacements below the apex.
- 5.1.14. *West Barn, Interior (Small barn Fig. 22)*
The walls of the interior were rendered so the stonework behind was not visible. The flooring was concrete with scored drain-away patterns consistent with those found in generic farm stables. Like the other buildings this barn is in a very poor state of repair, this was mostly evident in the ceiling of the floor above. An access hatch leading to the first floor was without ladder, but it was evident that it was unsafe to access.
- 5.1.15. *Wall running East – West Along Access Road (Fig. 23)*
This wall, measuring 45 metres long, is made from small sandstone blocks, with some brick replacements. Along its length are areas of repair and rendering.

5.2. Discussion of Photographic Survey

- 5.2.1. The farm buildings surveyed in this report are in a poor state of repair. It was evident while surveying the site that access to the buildings (currently unoccupied) would be hazardous. As mentioned the farmhouse interior was not accessible at the time due to health and safety restrictions. It is likely that the interior of the property would reflect the changes made to it through the three phases of construction, which are evident to the exterior. Given that the farmhouse used to have buildings attached to either side, north and south, the third phase in the buildings construction likely took place when these buildings were demolished. The south facing elevation has been completely re-built and there are visible construction changes on the east facing elevation.
- 5.2.2. The sheds attached to the farmhouse have been extensively repaired by reconstructing in brick leaving no significant archaeological or architectural features. The east barn has also been extensively repaired with the majority of the first floor having been rebuilt in brick, and the roof completely replaced. This building (possibly due to the extensive repair work) showed no features of archaeological or architectural significance. The west barns also showed no significant features to the exterior. The interior of the smaller barn contained the original stable flooring. The west barns are in a more original state, having less alterations or repair work to them, as such access into the larger barn would be beneficial.
- 5.2.3. No significant features of archaeological or architectural significance were observed during the photographic survey, but for the interest of determining the phasing in these old farm buildings it is recommended that once the buildings are made safe and opened up (farmhouse and western barn) the interiors should be surveyed and recorded.

6. OVERVIEW AND DISCUSSION

- 6.1. The earliest detailed plan of the site at East Rainton (Tithe plan of 1839) shows the study area to be a scatter of buildings most of which had large plots of land. Summer House Farm however appears enclosed by other buildings which have been built up around it. Although there is no cartographic or documentary evidence to say that Summer House Farm was extant prior to 1839, it is likely that the farm occupied this central area of East Rainton prior to the village expansion, caused by the increase of mining activity in the area. The exact date of the construction of the buildings could not be ascertained by cartographic or documentary evidence.
- 6.2. The cartography looked at for this report showed various phases in the development of the site. Upon visiting the site it was clear that every building had been modified and repaired in some way and because of this there were no features of archaeological or architectural significance found. The farmhouse and east barn in particular have seen extensive modifications and repair work. The west barn too has suffered from some poor re-pointing and repair work. These developments have considerably altered the character of the complex, leaving little of architectural merit or historical significance. Each building is in a poor

state of repair and any work which would repair and restore them would be to their benefit, as well as benefiting the local community.

7. RECOMMENDATIONS

- 7.1. Cartographic and documentary sources used for this desk based assessment suggest that there have been alterations performed to the farmhouse through out its history. A full record of the exterior of all structures has been made. As access to the interior of the building was not possible on the initial site visit, due to the lack of internal stability of the farmhouse and bricked up barn, it is recommended that a return visit be made to the farm once this issue has been addressed. The return visit will be used to access the interior, in order to ascertain whether there is any visible evidence of the different phases of construction of original fixtures and fittings of architectural significance.

8. PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

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

9. STATEMENT OF INDEMNITY

- 9.1 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.

10. ACKNOWLEDGEMENTS

- 10.1. Archaeological Research Services Ltd would like to thank Clinton Mysleyko of Fitz Architects, 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.

11. REFERENCES

Austin, D. and Roberts, B.K. 1975. *The Villages of County Durham: a checklist*

Mawer, A. 1920. *The Place-Names of Northumberland and Durham.*

Mabbit, J. C. 2004. *The Bungalow, , North Street, East Rainton, Sunderland.*
Tyne and Wear Museums Archaeology Report Number 99.

Surtees, R. 1820. *The History and Antiquities of the County Palatine of Durham. Volume II*

APPENDIX I: HISTORIC ENVIRONMENT REGISTER

HER no.	Grid Ref.	Description	Period
272	NZ336479	East Rainton medieval village	Medieval
3206	NZ33844814	Dun Well Pit, East Rainton	19 th C
3212	NZ34064772	Hazard Pit, East Rainton	19 th C
3215	NZ33384773	Pontop Pit, East Rainton	19 th C
4537	NZ3347	The Village Inn & Brewery	19 th C
4538	NZ3347	John Smales' Brewery	19 th C
5391	NZ33584786	High Glebe farmstead	17 th C
6058	NZ33624791	East Rainton Methodist chapel	19 th C
6059	NZ33554777	Church of St Cuthbert	19 th C
6060	NZ33614764	Church of St Cuthbert, Vicarage	19 th C

APPENDIX II
FIG2

FIG3

FIG4

FIG5

FIG6

FIG7

FIG8



Figure 9. Farmhouse, east facing elevation



Figure 10. Farmhouse, south facing elevation



Figure 11. Farmhouse, north facing elevation



Figure 12. Farmhouse, west facing elevation



Figure 13. Farmhouse, lean-to interior



Figure 14. Farmhouse, lean-to



Figure 15. Sheds attached to farmhouse



Figure 16. Sheds attached to farmhouse interior



Figure 17. East barn, South facing elevation



Figure 18. East barn, interior



Figure 19. East barn, west facing elevation



Figure 20. West barn, east facing elevation



Figure 21. West barn, north facing elevation



Figure 22. West barn, interior floor



Figure 23. East – west wall

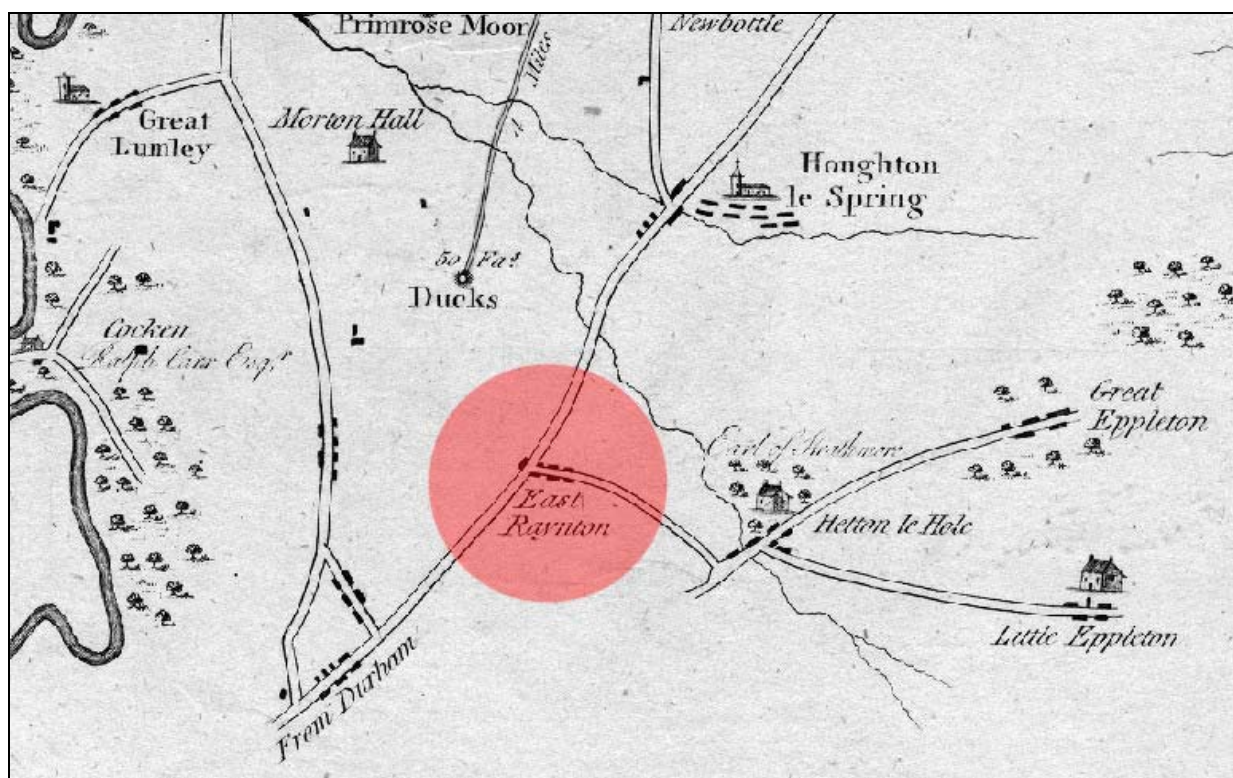


Figure 24. John Gibson's map of 1788

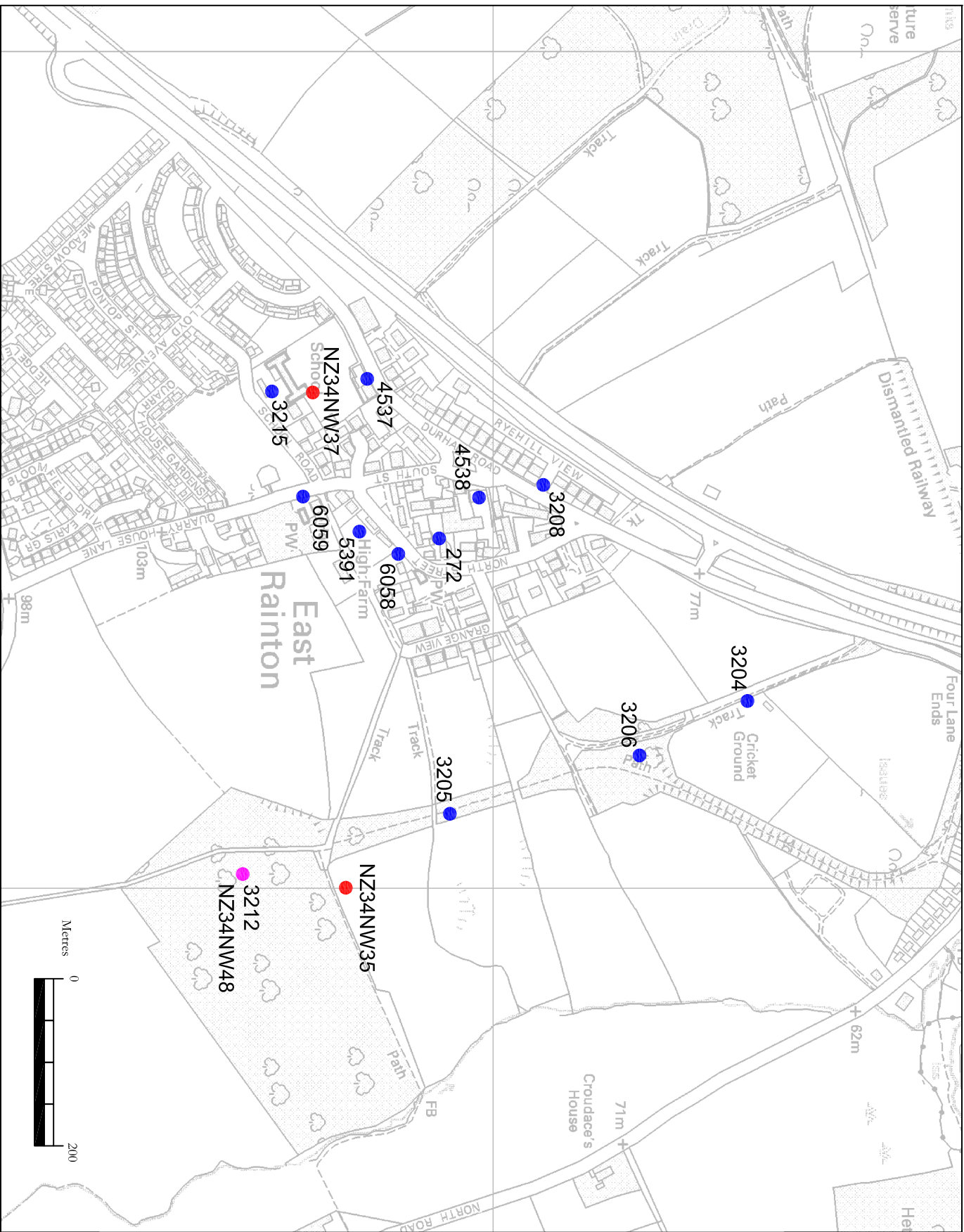


Fig. 25. HER and NMR Site locations

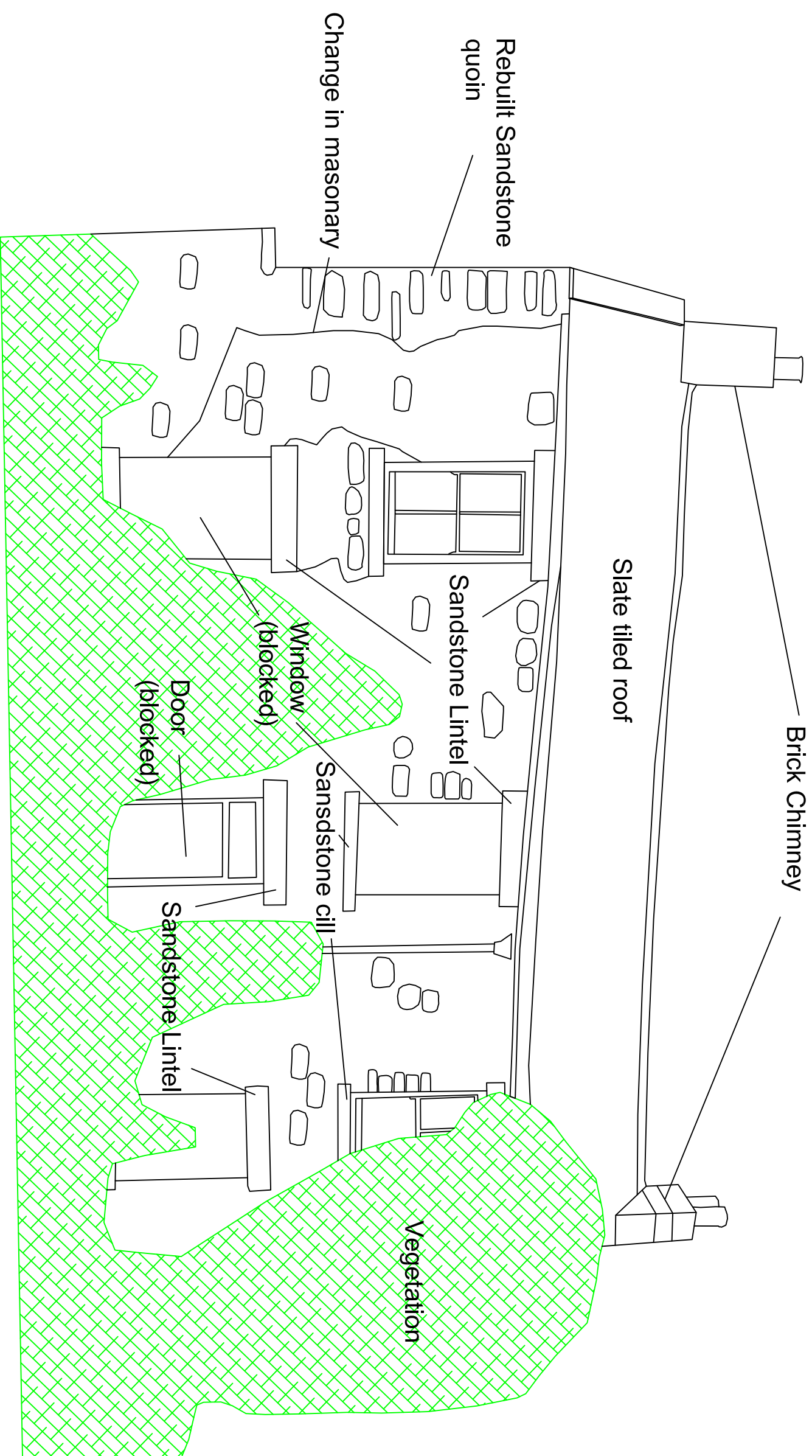
- HER number
- NMR number
- HER and NMR number



Key:

Copyright/ Licencing
 This Drawing
 © ARS Ltd
 Ordnance Survey data if applicable
 © Crown Copyright, all rights reserved
 reproduction with permission. Licence No. 100045420

Figure 26.
Farmhouse.
East Facing
Elevation



Key:

Farmhouse. East Facing Elevation

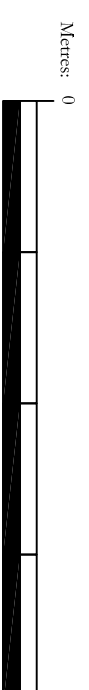
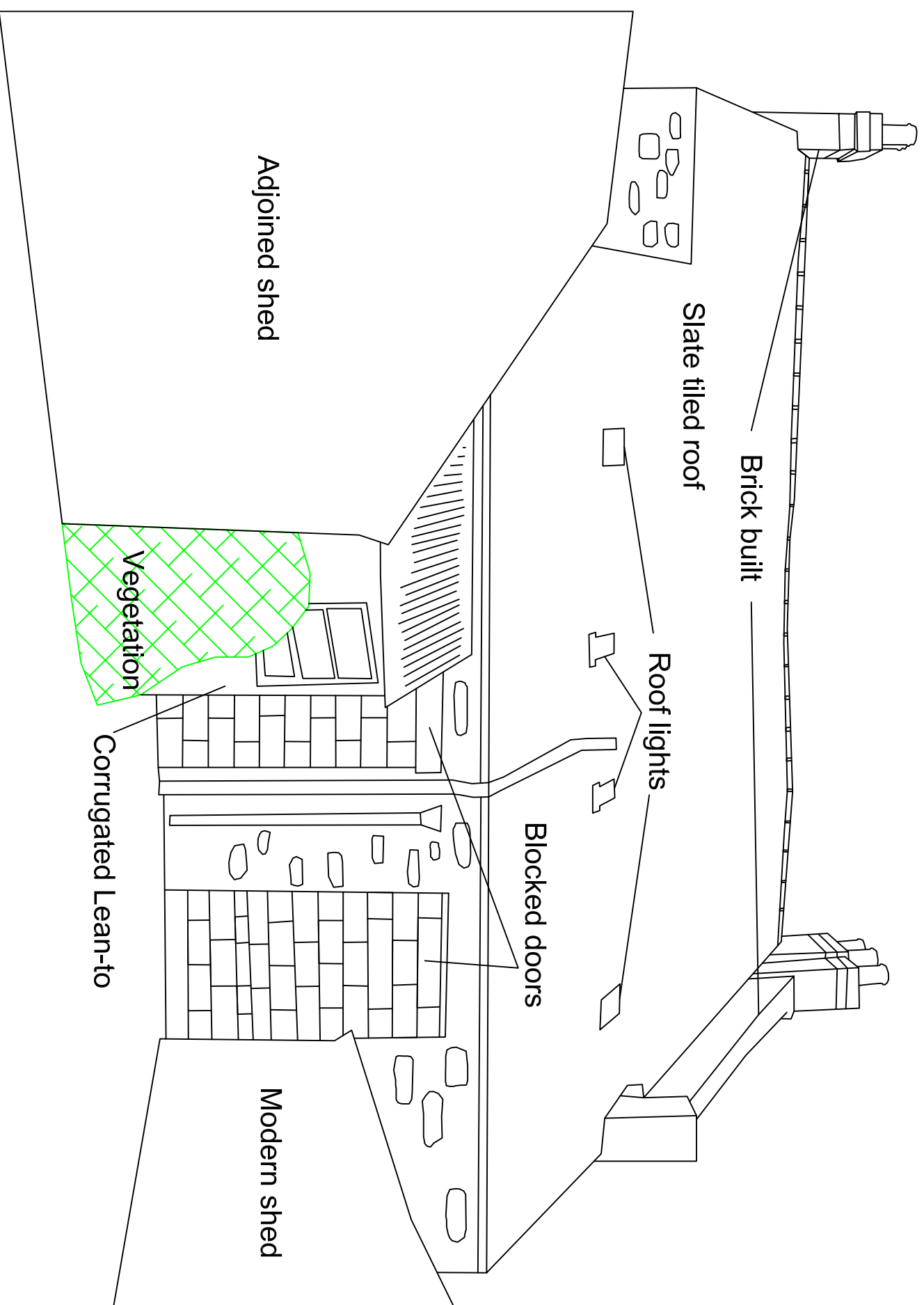


Figure 27.
Farmhouse.
West Facing
Elevation



Key:



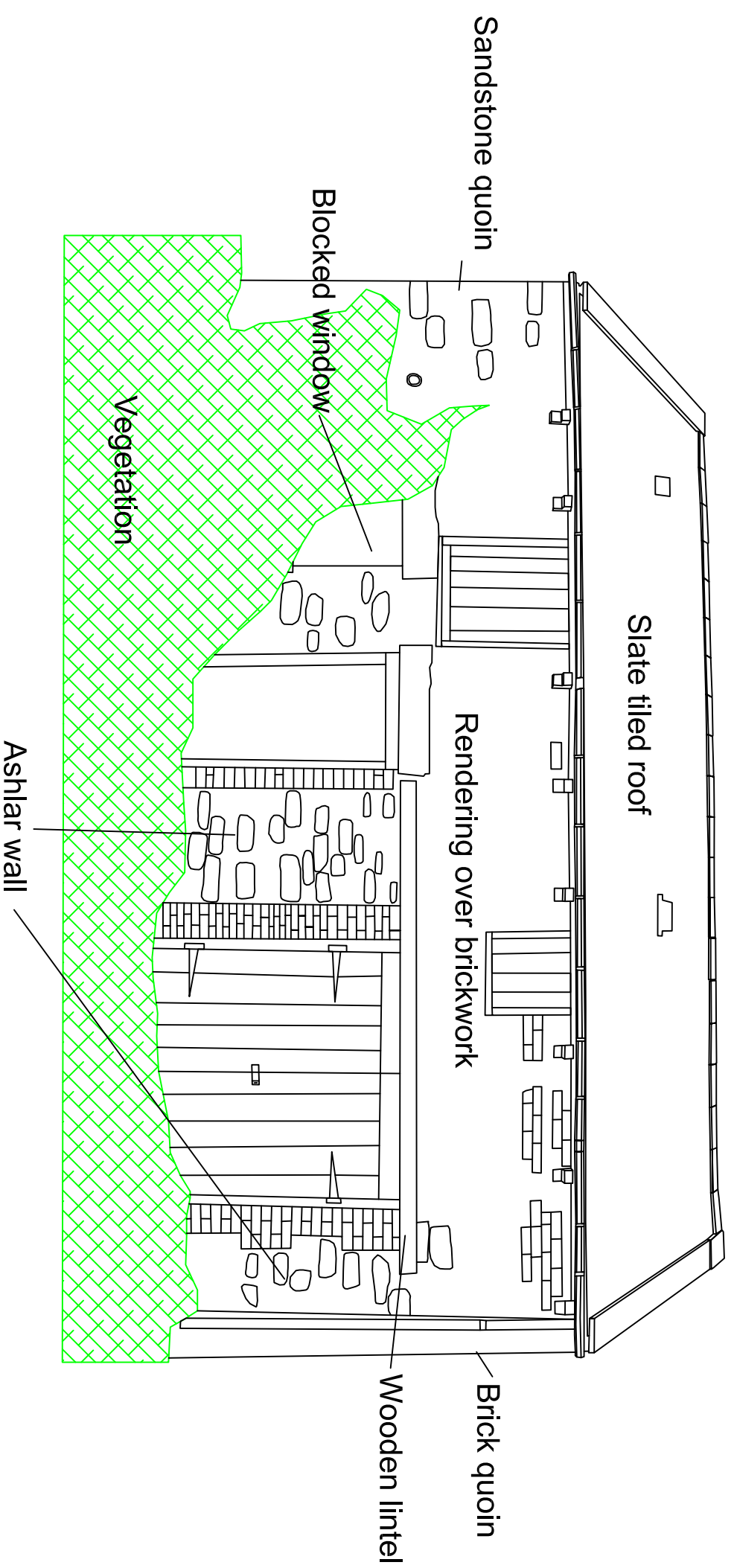
Farmhouse. West Facing Elevation



Figure 28. East Barn. South Facing Elevation



Key:



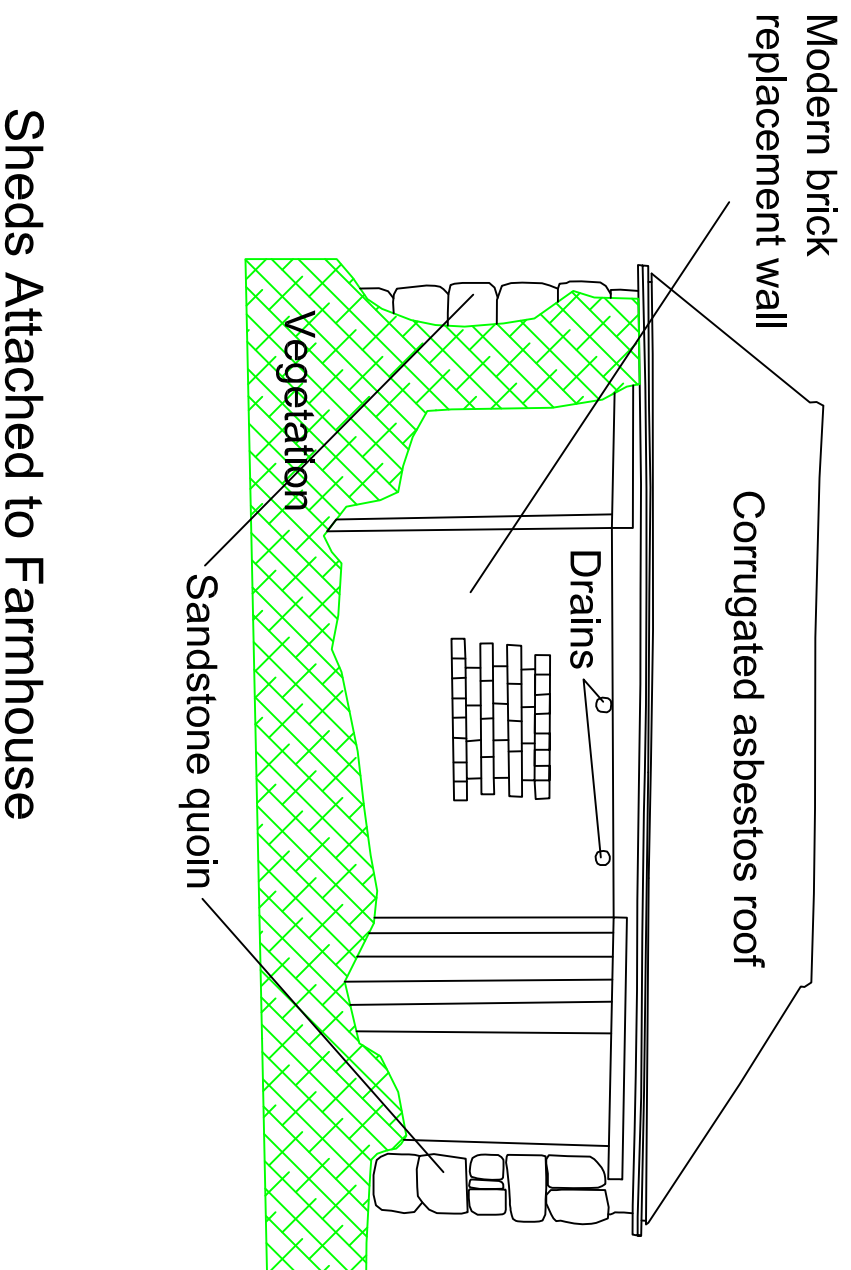
East Barn. South Facing Elevation

Meters: 0



Fig. 29. Sheds Attached to Farmhouse

Key:



Sheds Attached to Farmhouse

Metres: 0



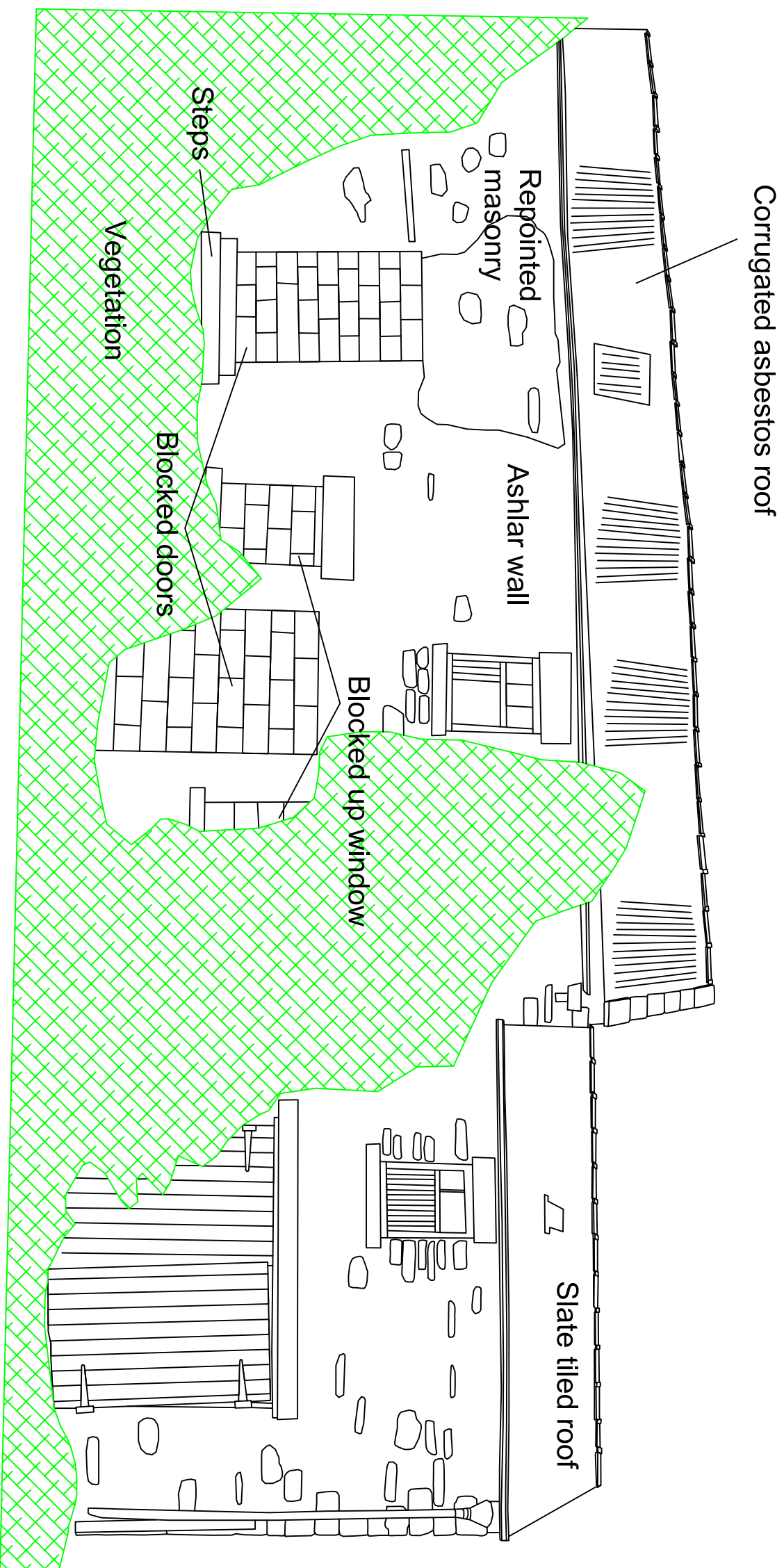
Copyright/ Licensing

This Drawing
© ARS Ltd

Ordinance Survey data if applicable
© Crown Copyright, all rights reserved
reproduction with permission. Licence No. 100045420

Fig. 30. West
Barn. East
Facing Section

Key:



West Barn. East Facing Elevation

Metres: 0



APPENDIX III: PHOTOGRAPHIC REGISTERS

Film 1: Colour

Shot No.	Description	Scale	Direction
1	Farmhouse, east facing elevation	2m	W
2	Farmhouse, east facing elevation	2m	W
3	Farmhouse, east facing elevation	2m	W
4	Farmhouse, east facing elevation	2m	W
5	Farmhouse, east facing elevation	2m	NW
6	Farmhouse, east facing elevation	2m	NW
7	Farmhouse, east facing elevation	2m	SW
8	Farmhouse, north facing elevation	2m	S
9	Farmhouse, west facing elevation	2m	E
10	Farmhouse, west facing elevation	2m	E
11	Farmhouse, west facing elevation	2m	E
12	Shed attached to farmhouse	2m	E
13	Shed attached to farmhouse	2m	E
14	Shed attached to farmhouse	2m	E
15	Shed attached to farmhouse	2m	E
16	Shed attached to farmhouse	2m	E
17	Shed attached to farmhouse	2m	E
18	Shed attached to farmhouse	2m	E
19	East barn, south facing elevation	2m	N
20	East barn, south facing elevation	2m	N
21	East barn interior	2m	N
22	East barn interior	2m	N
23	East barn interior	2m	N
24	East barn interior	2m	N
25	West barn, east facing elevation	2m	W
26	West barn, east facing elevation	2m	W
27	West barn, east facing elevation	2m	W
28	West barn, east facing elevation	2m	W

Film 2: Black and White

Shot No.	Description	Scale	Direction
1	Farmhouse, east facing elevation	2m	W
2	Farmhouse, east facing elevation	2m	W
3	Farmhouse, east facing elevation	2m	W
4	Farmhouse, east facing elevation	2m	W
5	Farmhouse, east facing elevation	2m	NW
6	Farmhouse, east facing elevation	2m	NW
7	Farmhouse, east facing elevation	2m	SW
8	Farmhouse, north facing elevation	2m	S
9	Farmhouse, west facing elevation	2m	E

10	Farmhouse, west facing elevation	2m	E
11	Farmhouse, west facing elevation	2m	E
12	Shed attached to farmhouse	2m	E
13	Shed attached to farmhouse	2m	E
14	Shed attached to farmhouse	2m	E
15	Shed attached to farmhouse	2m	E
16	Shed attached to farmhouse	2m	E
17	Shed attached to farmhouse	2m	E
18	Shed attached to farmhouse	2m	E
19	East barn, south facing elevation	2m	N
20	East barn, south facing elevation	2m	N
21	East barn interior	2m	N
22	East barn interior	2m	N
23	East barn interior	2m	N
24	East barn interior	2m	N
25	West barn, east facing elevation	2m	W
26	West barn, east facing elevation	2m	W
27	West barn, east facing elevation	2m	W
28	West barn, east facing elevation	2m	W

Film 3: Colour

Shot No.	Description	Scale	Direction
1	Lean-to	2m	S
2	Lean-to	2m	S
3	Lean-to	2m	S
4	West barn exterior wall	2m	S
5	Site shot	2m	NE
6	West barn interior	2m	
7	West barn interior	2m	
8	West barn interior	2m	
9	Site shot	2m	
10	East barn west facing elevation	2m	NE
11	West barn north facing elevation	2m	SW
12	Track way with wall	2m	W
13	West barn west facing elevation	2m	E
14	Wall	2m	S
15	Wall length	2m	W
16	West barn east facing elevation, through gate	2m	E
17	West barn east facing elevation, through gate	2m	E

Film 4: Black and White

Shot No.	Description	Scale	Direction
1	Lean-to	2m	S
2	Lean-to	2m	S

3	Lean-to	2m	S
4	West barn exterior wall	2m	S
5	Site shot	2m	NE
6	West barn interior	2m	
7	West barn interior	2m	
8	West barn interior	2m	
9	Site shot	2m	
10	East barn west facing elevation	2m	NE
11	West barn north facing elevation	2m	SW
12	Track way with wall	2m	W
13	West barn west facing elevation	2m	E
14	Wall	2m	S
15	Wall length	2m	W
16	West barn east facing elevation, through gate	2m	E
17	West barn east facing elevation, through gate	2m	E

Tyne and Wear Specialist Conservation Team

Specification for Archaeological Desk Based Assessment and Building Recording at Summer House Farm, East Rainton, Houghton-le-Spring, Sunderland

Planning Application: pre-application

Author:

Jennifer Morrison
Tyne and Wear Archaeology Officer
West Chapel
Jesmond Old Cemetery
Jesmond Road
Newcastle upon Tyne
NE2 1NL
Tel (0191) 2816117
jennifer.morrison@newcastle.gov.uk

Date: 20 November 2009

County Archaeologist's Reference Number: MON7702

The Tyne and Wear Specialist Conservation Team is the curatorial service for archaeology, industrial archaeology and historic buildings throughout the Tyne and Wear districts. It helps and advises Newcastle, Gateshead, North Tyneside, South Tyneside and Sunderland Councils to carry out their statutory duties to care for the precious historic environment of Tyneside and Wearside. The Team can be found at the Strategic Housing, Planning and Transportation Division of the Environment & Regeneration Directorate of

Introduction

Site Grid Reference: NZ 3356 4799

The site of Summer House Farm and English's lorry premises is proposed for residential development. The historic farmhouse and barns will be retained and converted.

The historic farm buildings, the farmhouse, stone walls and two barns, which are shown on OS first edition of 1850 but could be much earlier, need to be recorded.

In accordance with standard practice, PPG15 and 16 it is recommended that a programme of recording is undertaken prior to conversion in order to advise the conservation, alteration, repair or management of the building, to provide a better understanding and to compile a permanent archive record of the structure.

Prospective archaeological surveyors must be able to recognise architecturally important features and place these within the chronological sequence of the development of the building. Experience of recording buildings is essential, and a proven track-record in this field must be demonstrated in the tendering process.

All work must be carried out in compliance with the codes of practice of the Institute of Field Archaeologists and must follow the IFA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures, revised 2001 www.archaeologists.net

The site lies within the former extent of East Rainton medieval village. Medieval and post medieval remains may survive.

HER 272 East Rainton village

Date of earliest reference uncertain. The 2 Raintons may have originally been one township, and cites Symeon as suggesting that this had appeared by the end of the C9, and belonged to the church of Durham before the introduction of the monks. Perhaps better to accept a C12 date, based on the reference to "Reynton et aliam Reinton" in John's confirmation of Henry II's charter. Though the mill of Rainton is mentioned in the village in fact belonged to the priory of Durham. Feodarium: 7 free tenants with 1 messuage, 60 acres land and 5 acres meadow each; 1345 - 13 tenants with 18 tofts, 2 cottages etc; 1539, 1580 - 9 tenants. 19th century plans show a substantial, clearly defined settlement. Though described as "an irregular cluster or agglomeration without a green", there is still a distinctively triangular/wide oblong space in the centre of the village with back lanes on all sides.

In accordance with PPG16 and UDP policy B14

B14 WHERE DEVELOPMENT PROPOSALS AFFECT SITES OF KNOWN OR POTENTIAL ARCHAEOLOGICAL IMPORTANCE, THE CITY COUNCIL WILL REQUIRE AN ARCHAEOLOGICAL ASSESSMENT/EVALUATION TO BE SUBMITTED AS PART OF THE PLANNING APPLICATION. PLANNING PERMISSION WILL NOT BE GRANTED WITHOUT ADEQUATE

ASSESSMENT OF THE NATURE, EXTENT AND SIGNIFICANCE OF THE REMAINS PRESENT AND THE DEGREE TO WHICH THE PROPOSED DEVELOPMENT IS LIKELY TO AFFECT THEM {Sunderland City Council 1998}

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.

All work must be carried out in compliance with the codes of practice of the Institute of Field Archaeologists and must follow the IFA Standard and Guidance for Archaeological Desk Based Assessments, revised September 2001

www.archaeologists.net

Research Aims and Objectives

The assessment should make reference to Regional and Thematic Research Frameworks.

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.

See <http://www.algao.org.uk/Association/England/Regions/ResFwks.htm>

Ideally and where possible the evaluation should cross-reference its aims and objectives to national priorities, defined in SHAPE (Strategic Frameworks for Historic Environment Activities and Programmes in English Heritage), and the English Heritage Research Agenda 2005-2010.

Where appropriate note any similar nationwide projects using ADS, internet search engines, ALSF website, HEEP website, OASIS, NMR excavation index.

Building Recording

Health and Safety

The farm has been empty and redundant for many years. The farmhouse in particular is in a poor condition. The commissioning client's structural engineer will advise on whether safe access is possible to the interior of the farmhouse. If it is safe to enter, the archaeologist will need to install a

temporary generator-powered lighting supply in order to carry out the recording. The interior must **not** be entered if it is confirmed that it is unsafe.

Because this is a detailed specification, the County Archaeologist does **not** require a Project Design from the appointed archaeologist.

However a health and safety statement and risk assessment, identifying potential risks in a risk log (see template in appendix 2 of The MoRPHE Project Manager's Guide) and specifying suitable countermeasures and contingencies, is required to be submitted to the commissioning client.

The Client may wish to see copies of the Archaeological Contractor's Health and Safety Policies.

The Management of Research Projects in the Historic Environment (MoRPHE) – The MoRPHE Project Managers' Guide 2006 contains general guidance on Risk management (section 2.3.2, Appendix 2).

Risk assessments must be produced in line with legislative requirements and best practice e.g. as set out in the SCAUM (Standing Conference on Archaeological Unit Managers) Health and Safety Manual
<http://www.scaum.org/uk>

The Risk Assessment will identify what PPE (hard hats, glasses/goggles, steel toe cap and instep boots, gloves, high-viz clothing etc) is required.

Other potentially applicable legislation:

Working at Heights Regulations 2005, Manual Handling 1992

'Safe use of ladders and stepladders: An employers' guide' HSE Books 2005

Some archaeological work (such as those that last more than 30 days or involve more than 500 person days) may be deemed notifiable projects under C.D.M Regulations 1994 (amended 2007). Where C.D.M Regs apply, the HSE must be notified. A CDM Co-ordinator and principal contractor must be appointed. The CDM-C will produce a Health and Safety file. The PC will prepare the Construction Phase Plan. The HSE website includes a Power Point presentation on CDM training.

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

The appointed archaeologist must comply with current H&S legislation.

A hard hat and safety boots are to be worn at all times.

Only enter the historic building if the commissioning client has confirmed that it is safe to enter. Abandon the visit if conditions are worse than expected.

Useful checklist of potential H&S issues (from 'Safety in Buildings Archaeology' Paul Jeffrey, The Archaeologist, Winter 2005, Number 55

- Is the building secure?

- Are the electric and gas services off?
- Are you able to get in and out without being accidentally locked in?
- Is the fabric of the building safe or are there potential hazards?
- Are there uneven surfaces, unlit steps or rotten timbers?
- Is there a build up of pigeon droppings or standing water with risk of rats or other rodents (zoonotic diseases)?
- Are you working in an isolated area with difficult access for bringing in equipment?
- If using scaffolding are you sure that it is safe, has it been checked by a competent person and are you trained to use it correctly?

The Health and Safety Executive website has downloadable leaflets
www.hse.gov.uk

The Standing Conference of Archaeological Unit Managers has two manuals “Health & Safety in Field Archaeology” and “Employment Manager”.

Royal Institute of Chartered Surveyors has a manual “Surveying Safety – Your guide to personal safety at work”
www.rics.org.uk/Management/Healthandsafety/surv_safe.htm

Recording level

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 survey is to be broadly in accordance with an English Heritage Level 2/3 recording.

Level 2 – a descriptive record. Both exterior and interior will be viewed, described and photographed. The record will present conclusions regarding the building’s development and use. A plan and other drawings may be made but the drawn record will normally not be comprehensive.

Level 3 – an analytical record. Includes an introductory description, account of origins, development and use. An account of evidence, drawn and photographic records, draws on readily accessible documentary sources.

Notification

The County Archaeologist needs to know when archaeological fieldwork is taking place in Tyne and Wear so that he can inform the local planning authority and can visit the site to monitor the work in progress. The Archaeological Contractor must therefore inform the County Archaeologist of the start and end dates of the Building Recording exercise. He must also keep the County Archaeologist informed as to

progress on the site. The Client will give the County Archaeologist reasonable access to the development to undertake monitoring.

Fieldwork - General Conditions

The Archaeological Contractor must detail measures taken to ensure the safe conduct of the work. The Client may wish to see copies of the Archaeological Contractor's Health and Safety Policies.

The Archaeological Contractor must be able to provide written proof that the necessary levels of Insurance Cover are in place.

All staff employed by the Archaeological Contractor shall be professional field archaeologists with appropriate skills and experience to undertake work to the highest professional standards.

The Survey

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.

Use polyester based film for drawings (lasts longer than plastic).

Use low-acid paper.

Original drawings on film must be made with a hard pencil, at least 4H.

Do not ink over original pencil drawings.

The following tasks comprise the building survey:

- 1 *Site location plan*
- 2 *Produce accurate elevations and plans of each floor of the farmhouse (only if the building can be safely entered) and barns 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 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 cross-sections through the principal structural units – the farmhouse (only if the farmhouse can be safely entered) and barns*

At least one cross-section at 1:50, based on architect's plans 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 *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 structure 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).

Black and white film processed to British Standard 5699 is the archival ideal, as it is recognised as suitable for long-term storage.

Use processing companies that develop film to high specifications. Commercial, automatic processing techniques do not meet archival standards and must not be used.

Used films should be processed as soon as possible to counter the effects of film deterioration.

All photographs must be marked with the project identifier (e.g. site code), film number and frame number.

Mark negative holders, not negatives

Mark prints on the back using a soft pencil, not ink

Include an index of all photographs, in the form of running lists of frame numbers

The index should record the category of film, film number, frame number, title and subject, date the picture was taken and who took it

Silversafe-type paper envelopes are ideal storage media for negatives (or polyester packets)

Store prints in acid-free paper enclosures or polyester sleeves (labelled with print number)

All photographs must include a scale and where appropriate a north sign or other means of location/orientation

All photographs must have the record number of the structural component clearly visible.

{reference: Duncan H. Brown, 2007, "Archaeological Archives – A guide to best practice in creation, compilation, transfer and curation"

The photographic record will include:

- General views of the buildings in their wider setting or landscape
- The buildings and stone walls 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 close-up coverage of the buildings' external appearance – windows, doors, decorative detail, blocked openings, chimneys, etc etc
- Overall appearance of each room and circulation areas (only if safe access is possible)
- Internal close-up detail, structural and decorative – windows, doors, fireplaces, staircases, cornices, architraves, skirting boards, doorcases etc etc (only if safe access is possible)
- 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 buildings' history

5 *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.

6 *Survey report*

A report will be produced, detailing the recording methodology and outlining the structural sequence, as observed from the survey.

- Precise location of the buildings, 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
- Room by room description and description of exterior
- 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 building's past and present relationship to its setting – e.g. its relationship to local settlement patterns, to a field system, man-made landscape, its part in a larger architectural or functional group of buildings, its visual importance as a landmark etc.
- 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
- Historic map regression
- Copies of archive plans of building
- Copies of historic photographs of the building
- Full bibliographic references and list of sources consulted
- Glossary of architectural terms likely to be unfamiliar to readers.

Documentary (street and trade directories, company, family or institution records, indexed newspaper articles, local historical journals, council proceedings, census) and cartographic records, plans (including deposited building plans, 1:500 town centre OS maps, Charles Goad Fire Insurance Plans etc) and photographs relating to the building will be consulted at the list of archives and libraries below.

Useful websites:

www.twsitelines.info - **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

www.sine.ncl.ac.uk

The results may also warrant publication in a suitable archaeological journal. The tender should therefore include an estimated figure for the production of a short report of, for example 20 pages, in a journal such as *Archaeologia Aeliana*, the *Arbeia Journal*, *Industrial Archaeology Review* or *Durham Archaeological Journal*. This is merely to give the commissioning client an indication of potential costs.

Before preparing a paper for publication, the archaeological contractor must discuss the scope, length and suitable journal with the County Archaeologist.

Archaeological Assessment

1. The Assessment must inform the planning authority of the archaeological and historical importance of the site.
2. The following sources **must** be consulted:

Tyne and Wear Historic Environment Record, West Chapel, Jesmond Old Cemetery, Jesmond Road, Newcastle upon Tyne NE2 1NL (0191 2816117 or jennifer.morrison@newcastle.gov.uk). An appointment must be made.

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 **£50** plus photocopying costs.

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)

Please note - Tyne and Wear is a modern county (in operation as a County Council 1974-1986, now five district councils – Newcastle, Gateshead, North Tyneside, South Tyneside and Sunderland). The area was formerly divided between County Durham and Northumberland. Archive sources for Tyne and Wear are therefore spread between Tyne and Wear Archives, County Durham Record Office, Northumberland Museum and Archives and 5 district local studies libraries.

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

Amongst other items they hold Building Control Plans for Tyne and Wear which provide useful 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.

Durham Record Office, County Hall, Durham DH1 5UL (tel. 0191 3833253) – mostly holds records for Gateshead, Sunderland and South Tyneside but does hold some records relating to those districts north of the River Tyne and has a lot of mining records. Visitors must make an appointment. Closed on Fridays. www.durham.gov.uk/recordoffice

Durham University Library, Archives and Special Collections, Palace Green Section, Durham DH1 3RN (tel. 0191 3342932) – holds amongst other items the tithe maps for County Durham and church records. The separate local

history section in the library has a good collection of books, journals and leaflets.

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

Houghton-le-Spring Library, Newbottle Street

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

www.english-heritage.org.uk/NMR

www.pastscape.org.uk – publicly accessible online version of the NMR

www.english-heritage.org.uk/viewfinder - online picture resource of NMR's photographic collections

and any other local resource with relevant information.

Useful Websites:

www.twsitelines.info - **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/grey literature reports

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

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

www.sine.ncl.ac.uk

www.beamishcollections.com – building and street photographic collection

www.helm.org.uk

www.wellinever.info

www.tynesidelifeandtimes.org.uk

www.magic.gov.uk/website/magic/

www.tomorrows-history.com

www.dur.ac.uk/picturesinprint/

www.nemlac.co.uk – North East Museums Libraries & Archives Council

www.collectbritain.co.uk/galleries - Grimm's sketches of C18 Northumberland and Durham

www.newcastle.gov.uk/SOPNE - images of the NE region

www.neemark.com - collection of mining archives based at Murray Library, Sunderland University

www.dmm.org.uk – Durham Mining Museum

www.english-heritage.org.uk/server/show/nav.9596 - database of all English Heritage Department reports completed since 2006

Documentary Sources

All relevant documentary sources relating to the vicinity must be consulted and synthesised within the report (and images copied if copyright allows this), including:

- 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

Cartographic Sources

All relevant cartographic sources relating to the vicinity must be consulted and synthesised within the report (and copied if copyright allows this), including:

- historic mapping
- archive plans
- building control plans
- surveys
- Goad Insurance Plans
- estate plans
- tithe maps
- OS mapping – all editions first to present

Geological bedrock and drift mapping

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

Listed buildings and Conservation Areas

Information on nearby listed buildings and Conservation Areas must be included and is available from the HER.

3. The Assessment must describe the land-use history of this part of East Rainton 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. Site photographs must 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 buildings. The commissioning client will provide copies of available plans.

The Report

The 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/gazetteer 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 building recording part of the report must have the following features:-

- 1 List of drawings, cross-referenced to a location plan or plans
- 2 Details of visits to the building undertaken by the contractor
- 3 Photographic prints and negatives in conservation grade transparent plastic wallets suitable for storing in A4 ringbinders
- 4 Site location plan and grid reference
- 5 Plan of proposed development
- 6 List of all sources consulted, and their location
- 7 Site photographs
- 8 Geology of site
- 9 Period by period discussion of site history and development
- 10 Historic map regression
- 11 Copies of any relevant archive plans and historic photographs
- 12 Brief discussion of the potential of the site in relation to NERRF, EH research agenda and other relevant agenda
- 13 A card cover with title, date, author, consultant organisation and commissioning client
- 14 Some form of binding which allows easy copying of the report
- 15 Copy of this specification
- 16 Recommendations for any further archaeological work required.

Two bound colour paper copies of the report need to be submitted, both with a full photographic archive:

- One for deposition in the County HER
- one for Tyne and Wear Archives – this is the copy with the negatives in it. Please send this to the HER as TWAS will collect reports from the HER on an annual basis

Three pdf copies on CD are needed (along with a small selection of the photographs saved as tiffs or jpegs):

- one for the commissioning client
- one for the planning authority (Sunderland City Council) – to be submitted formally by the developer with the planning application

- and one for deposition in the County HER - to be sent with the paper report but not attached to it.

The report must have the following features:-

The report and CD for the HER must be sent by the archaeological consultant directly to the address below. If the report is sent via the planning department, every page of the report will be stamped with the planning application number which ruins the illustrations. Also the HER is often sent a photocopy instead of a bound colour original which is not acceptable.

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 at <http://www.oasis.ac.uk/>. 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). For enquiries of a technical nature please contact: Catherine Hardman at the Archaeology Data Service (tel. 01904 433954 or oasis@ads.ahds.ac.uk). Or contact the Tyne and Wear Archaeology Officer at the address on page one.

If you need this information in another format or language, please contact Jennifer Morrison at the above address.

For HER use only:
Quality control

Sources used:

- Northumberland Record Office
- Tyne and Wear Archives
- Newcastle City Library Local Studies
- Durham Record Office
- local library
- Special collections, Palace Green
- HER
- Building Control Plans
- Goad Insurance plans
- Conservation Officer
- APs

Report content:

- site location plan
- grid reference
- use of documentary sources (books/journals/papers/county histories/trade directories/court rolls/census returns/documents etc)
- use of cartographic sources (estate maps/tithe/archive plans/OS)
- land-use history
- historic photographs/drawings/engravings
- geology
- anticipated preservation conditions
- evidence of site visit and site photograph
- listed buildings and Conservation Areas
- map regression
- plan of cellars/areas of disturbance
- catalogue and plan
- impact of proposed development
- recommendations
- trench location plan
- CD
- OASIS form