

Sunderland High School, Sunderland Tyne and Wear

Historic Building Recording



Planning Ref: 17/01761/FUL and 18/00485/FDC Ref: T24182.02 July 2018

wessexarchaeology



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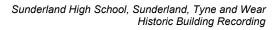
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Summary

Wessex Archaeology has been commissioned by CgMs Consulting to produce a historic building record of identified sections of stone boundary walls at Sunderland High School, Sunderland, Tyne and Wear.

The historic building recording established two main phases of construction, as well as a substantial section of later rebuild. The first phase of construction of the southern boundary wall appears to be associated with the former estate of the Nicholson House built in 1851, as indicated by cartographic records. The boundary wall may have been heightened in the late 19th century when tall longitudinal boundary walls were built dividing the lands of the former estate, following the construction of the original school building (St. Cuthbert's Hall) and Langham Tower, to either side of the former Nicholson House (renamed Carlton House). A long section of the southern boundary wall was then rebuilt in the mid-to late 20th century.

The historic building recording has produced an archive which is currently held in the Wessex Archaeology Sheffield Office under the project code T24182. The archive will be deposited with Tyne and Wear Archives and Museums in due course. An OASIS form ID number wessexar1-321873, has been provisionally completed and will be finalised at the time of deposition.

Acknowledgements

The project was commissioned by CgMs Consulting and Wessex Archaeology grateful to Pete Owen in this regard. Jennifer Morrison, Tyne and Wear Archaeology Officer of Tyne and Wear Archaeology Service, who produced the brief for the work, is also thanked.

Sunderland High School Sunderland, Tyne and Wear

Historic Building Recording

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology has been commissioned by CgMs Consulting (hereafter 'the Client') to produce a historic building record of identified sections of stone boundary walls at Sunderland High School, Sunderland, Tyne and Wear (hereafter 'the Site', Figure 1).
- 1.1.2 A planning application (17/01761/FUL and 18/00485/FDC) has been approved, subject to conditions, by Sunderland City Council for the demolition of the existing canteen and food technology block, and the erection of an extra care facility comprising of 55 bedrooms, with associated landscaping and car park. The proposed development involves the demolition of a section of the stone boundary wall to make way for new vehicle access from Gray Road. A long section of the former dividing wall of Carlton House and St. Cuthbert's Hall will also be removed.
- 1.1.3 Although no structures within the Site are statutorily listed, the Site does lie within the Ashbrooke Conservation Area. Due to the proposed removal of sections of the boundary wall, Tyne and Wear Archaeology Service, acting as archaeological advisor to Sunderland City Council, have advised that historic building recording should be undertaken of the boundary walls set to be impacted by the proposed development in accordance with the guidelines for a Level 2 (descriptive) record, as detailed in the document *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016).
- 1.1.4 The historic building recording was carried out in accordance with a brief provided by Jennifer Morrison, Tyne and Wear Archaeology Officer, Tyne and Wear Archaeology Service (TWAS) (2018). This brief set out the requirements and methodologies for the survey work. All works were carried out in accordance with industry standards and best practice (CIfA 2014, Historic England 2015a and 2016).

1.2 Site location and description

- 1.2.1 The Site comprised the southern area of the Sunderland High School complex. The school is bounded by Mowbray Road to the north, Mowbray Close to the east, Gray Road to the south and Ryhope Road to the west; which lies a short distance to the south of Sunderland City Centre, on the fringe of Ashbrooke and within the Ashbrooke Conservation Area (centred on NGR 439890, 556000, Figure 1).
- 1.2.2 The Site is situated on an elevation of approximately 35 m above Ordnance Datum (aOD). The Site is underlain by bedrock geology of the Roker Formation Dolostone; comprising oolitic dolostone with thin beds of subordinate fine-grained dolomite. Over this lie Devensian Glaciolacustrine deposits, primarily gravels, sands and clay (British Geological Survey).

1.3 Scope of the proposed works

1.3.1 The proposed alterations to the boundary wall involve the following:



- A. Removal of wall to create entrance stone to be reclaimed and re-used to construct walls at newly formed entrance;
- B. Opening closed with reclaimed stone;
- C. Opening closed with reclaimed stone and gate;
- D. Existing gate posts to be retained in position. 1 m length of demolished wall is to be rebuilt off new footings at new ground level as buttress to gate posts;
- E. 42.25 m length of existing wall to be demolished and stone reclaimed for use in garden walls elsewhere within proposed scheme;
- F. 16 m length of existing wall to be retained; and
- G. Length of wall to be taken down and rebuilt of new foundations as flank wall to new access path.
- 1.3.2 A plan of the Site shows the location of the proposed works with their letter code and extent (Figures 1 and 3).

2 METHODOLOGY

2.1 Aims and objectives

- 2.1.1 The main aim of the recording was to identify and record evidence for the original and subsequent historical form and use of the boundary walls, and to compile a permanent archive record of the walls to be impacted. The main objectives were to produce a general written, measured and photographic record of the sections of boundary wall to be impacted by the proposed development, allowing the presentation of this information as an archive and accompanying illustrated report.
- 2.1.2 The TWAS brief (2018) specifies that the finished report will make reference to Regional and Thematic Research Frameworks. The North-East Regional Research Framework for the Historic Environment (Petts and Gerrard 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.

2.2 Methodology

2.2.1 The historic building recording involved a combination of documentary research and metric and photographic surveys in order to produce the compiled report and the general archive as outlined in the brief designed by TWAS (2018). A descriptive survey was conducted in accordance with the guidelines for Level 2 recording as detailed in the document: *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). The methodology outlined in the brief is reproduced below for reference.

Documentary research

2.2.1 A programme of documentary research was carried out at Sunderland Local Studies Centre to obtain relevant information on the history and development of the Site. Cartographic



sources held at the Local Studies, as well as maps available online, were consulted to inform the historic building recording and provide a historic map regression.

2.2.2 A full list of sources is provided in the References section of this report.

Written record

- 2.2.3 A Historic England Level 2 written (descriptive) account of the boundary walls was undertaken and comprises:
 - *the building's location as a NGR and address;*
 - any statutory or non-statutory designations;
 - the date of the record, the names of recorders and, if an archive has been created, its location;
 - an analysis of historic map evidence (map regression); and
 - a description of the structure's form, function, date and sequence of development, as well as the names of architects, builders, patrons and owners if known.

Photographic record

- 2.2.4 A digital photographic record was compiled of the boundary walls, commensurate with the requirements of a Level 2 survey (Historic England 2016), and includes:
 - general views of the sections of walls which are to be removed in their wider setting or landscape; and
 - detailed photographs of the sections of walls which are to be removed.
- 2.2.5 The photographic record comprises high-quality digital format taken with a Canon EOS 5D MkII full frame digital camera (with 21 megapixel capability). All photography complies with Historic England guidance (Historic England 2015b and 2016).
- 2.2.6 A photographic scale of appropriate size was included in all general and specific detailed views, except where considered inappropriate or prevented by on-site conditions or health and safety concerns. Accompanying photographic registers recorded, as a minimum, the direction of the view and a brief description of the subject and location.
- 2.2.7 A selection of the photographic archive is included in this report.

Drawn record

- 2.2.8 The drawn survey comprises a plan showing the location of the sections of wall which are to be removed and the location and direction of photographic viewpoints.
- 2.2.9 The drawings produced on Site have been enhanced to Historic England (2016) standards and drawing conventions. The drawn record is presented in this report and the project archive at a scale of 1:500 and 1:200.

2.3 Record date

2.3.1 The historic building recording was carried out on 21st June 2018.



3 HISTORICAL BACKGROUND

3.1 Sunderland High School

- 3.1.1 Sunderland High School was founded in 1883 by the Rector of Bishopwearmouth, Robert Long, with the main school building being St. Cuthbert's Hall. This was purpose built, constructed between 1886-1887 in the grounds of Carlton House (formerly Nicholson House) to the east, originally as Sunderland Church High School for Girls. It was designed by Sunderland architects Tilman & Tilman, a Sunderland-based architectural firm. The foundation stone was laid on 22nd February 1887 by the Dowager Marchioness of Londonderry and the school opened on 7th February 1888 (Vindomora Solutions Ltd 2018). St. Cuthbert's Hall housed the assembly hall, form rooms, English and art departments and library. A separate building housed the history, design technology, food and nutrition departments and the canteen.
- 3.1.2 The school went on to acquire Carlton House, built originally as Nicholson House in 1851 by J & B Green for Alderman William Nicholson, a supplier of copper, brass and iron fittings for ships. Carlton House was listed at Grade II (NHLEN: 1207107) in 1994. The school later also acquired Langham Tower, which had already been built in 1889-91, again in the grounds of Carlton House, by William Milburn for William Adamson, a trader in ships' provisions and oil, and son of W Adamson, a shipbuilder. Langham Tower was listed at Grade II in 1978 (NHLEN: 1207123).
- 3.1.3 The 1855 Ordnance Survey map shows *Nicholson House* within a large garden area whose southern and eastern boundary walls correspond to the present outline of the walls facing onto Gray Road and Mowbray Close respectively (Figure 2A).
- 3.1.4 The 1897 Ordnance Survey map illustrates several developments within the former Nicholson House estate. These include the name of the primary Nicholson House which is now labelled as *Carlton House*. To the east is the purpose-built school building (St. Cuthbert's Hall), and to the west lies *Langham Tower*. These three properties are separated by two longitudinal boundary walls aligned north to south, of which the easternmost would have been built in 1887 as part of the original school development. The western wall was added later when Langham Tower was erected between 1889 and 1891. The external boundary walls of the combined properties are almost equivalent to the preceding edition except for the south-western corner of the former Nicholson House estate which formerly curved to provide a private entrance and trackway into the estate from Ryhope Road (Figures 2A and 2B). The 1897 map also depicts tramlines along Gray Road to the south and Ryhope Road to the east. The eastern boundary wall fronts a newly created *Belle Vue* road later to become Mowbray Close.
- 3.1.5 The western boundary wall was moved and rebuilt when Ryhope Road was widened in the first quarter of the 20th century.

4 BUILDING DESCRIPTION

4.1 Introduction

4.1.1 The Site comprises the southern half of Sunderland High School with external boundary walls along Rhyhope Road to the west, Gray Road to the south and Mowbray Close to the east. There is also a long north to south internal garden wall demarcating a subdivision between a school building to the south-east and sport courts to the west.



4.1.2 The section of walls recorded consisted of A, G, D, E and F. A detailed plan of the Site has been compiled with the photographic viewpoints of the recorded sections of walls to be impacted upon by the proposed development (Figure 3).

4.2 Southern boundary wall

- 4.2.1 Section A was positioned within the southern boundary wall along Gray Road (Plates 1 and 2). The external face of section A was recorded from section B to the west projecting further to the east beyond the limit of section A. Detailed photographs were taken at five metre intervals (Plates 3 14). The southern boundary wall was built with uncoursed locally quarried Magnesian limestone irregular rubble which exhibited a series of remarkable concretionary structures (e.g. feather-like or plumose, radiating crystal, cannon ball, cellular, etc) with occasional fossilised remains. The original masonry was bonded with sandy white lime mortar although the outer surface had weathered out and was coated with a black patina. There were, however, discernible areas which had been repointed with later mortar.
- 4.2.2 The wall measured between 2.2 m and 2.3 m in height and acted as a boundary and retaining wall. Both internal and external faces were battered yielding an overall lower width of 450 mm and an upper width of 380 mm. The large majority of the upper area of the wall was obscured with vegetation although two construction phases were identified; the primary wall measured 1.45 m to 1.55 m in height with the uppermost courses consisting of thin tabular small stones. The remaining upper section, constituting the second phase of construction, comprised larger irregular limestone rubble bonded with grey ash mortar. The coping stones were roughly hewn limestone rubble which appear to have been repointed with cement mortar. The distinct phases of construction are more apparent to the east of section A (Plate 14). A phased elevation of the boundary wall has been compiled showing the different construction phases and the proposed works (Figure 4).
- 4.2.3 Approximately 20 m from the western end of the southern boundary wall (section B) there was a clear vertical joint across both phases of construction (Plate 7). The joint corresponded to a later rebuilt section along the boundary wall which extended 30 m to the east, beyond section A (Plates 7 13). The rebuilt section of wall was constructed with reused original rubble although bonded with later beige mortar and included a series of weep holes with PVC drainage pipes within the basal area. This section of wall may have suffered some substantial damage which necessitated the dismantlement and rebuilding of the wall, as well as improving the drainage of the revetment.
- 4.2.4 The internal face of the boundary wall could not be viewed due to the wall acting as a revetment for a higher ground within the Site, and was in addition, obscured by vegetation acting as soft screening to the boarders of the Site.

4.3 Boundary wall section G

4.3.1 Section G consisted of a short revetment located perpendicular to the southern boundary wall and the sport courts (Figure 3). It was composed of a series of large sandstone boulders which were only partially visible due to vegetation coverage (Plates 15 and 16).

4.4 Boundary wall sections D/E/F

4.4.1 Sections D, E and F corresponded to the southern half of the north-south boundary wall between the original school building (St. Cuthbert's Hall) and the former Carlton House (Plate 17). The boundary wall contained an inserted gateway (section D). Detailed photographs were taken at five metres intervals along the western and eastern faces of the wall although some areas were only partially visible due to the presence of vegetation,



particularly along the western face and section F corresponding to the southern part of the wall which is to be retained.

4.4.2 The boundary wall was built with roughly hewn medium course cross-bedded sandstone rubble laid fairly regularly to courses and bonded with grey lime and ash mortar. There were areas with later repointing as well as a few inclusions of limestone rubble. The wall measured 2 m in height, topped with saddle back copings. It was built with straight faces yielding an overall width of 350 mm. Its full height was seen along the western face, despite being slightly obscured by trees and climbing shrubs (Plates 18 – 23), whereas the eastern face was slightly lower due to the higher ground level (Plates 24 – 30). The wall stepped down with an angled section towards section F (Plates 23, 30 and 31). Both faces of section F (to be retained) were substantially obscured by vegetation, although it was seen from the east to contain a similar angled step towards the southern end (Plate 32).

5 CONCLUSION

5.1 General

- 5.1.1 The historic building recording has established that the Site comprised historic boundary walls relating to the former Nicholson House (and later Carlton House), St. Cuthbert's Hall and Langham Tower. Two major phases of construction were identified, as well as a substantial section of later rebuild. The first phase of construction of the southern boundary wall appears to be associated with the former estate of the Nicholson House built in 1851, as indicated by cartographic records. The boundary wall may have been heightened in the late 19th century when tall longitudinal boundary walls were built dividing the lands of the former estate, following the construction of the original school building (St. Cuthbert's Hall) and Langham Tower, to either side of the former Nicholson House (renamed Carlton House). A long section of the southern boundary wall was rebuilt in the mid-to late 20th century.
- 5.1.2 The historic building recording was successful in meeting its aims including the recommendations stipulated in section 22 Settlement and urbanism (SU) of NERRF (Petts and Gerrard 2006) such as SU13, SU14 and SU20.

6 STORAGE AND CURATION

6.1 Archive

6.1.1 The historic building recording works have produced a drawn, written and photographic archive. This is currently held in Wessex Archaeology Sheffield Office and will be deposited with Tyne and Wear Archives and Museums in due course. An OASIS form will be completed at http://ads.ahds.ac.uk/projects/oasis for inclusion in the ADS database. This will include tan electronic copy of this report in PDF format which will be accessible six months after deposition.

6.2 Copyright

- 6.2.1 The full copyright of the written/illustrative archive relating to the site will be retained by Wessex Archaeology under the *Copyright, Designs and Patents Act* 1988 with all rights reserved. The Client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification.
- 6.2.2 This document, the report and the project archive may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able



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6.3 Security copy

6.3.1 In line with current best practice (e.g. Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

REFERENCES

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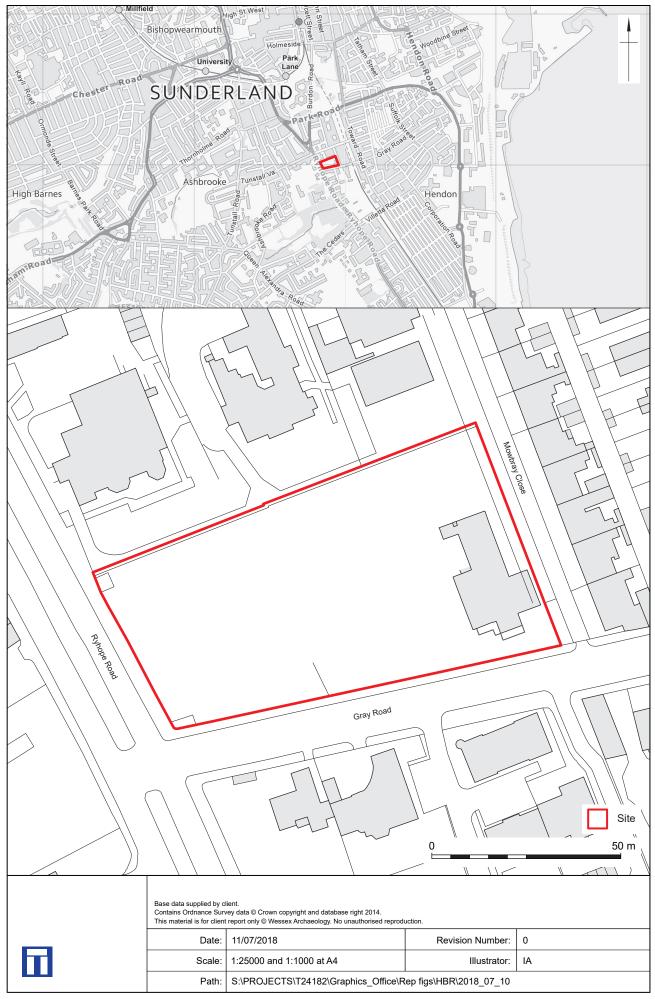
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- Vindomora Solutions Ltd 2018 Sunderland Church High School, Mowbray Road, Sunderland, Tyne and Wear. Historic Building Recording. Unpublished report Project 210-18HS

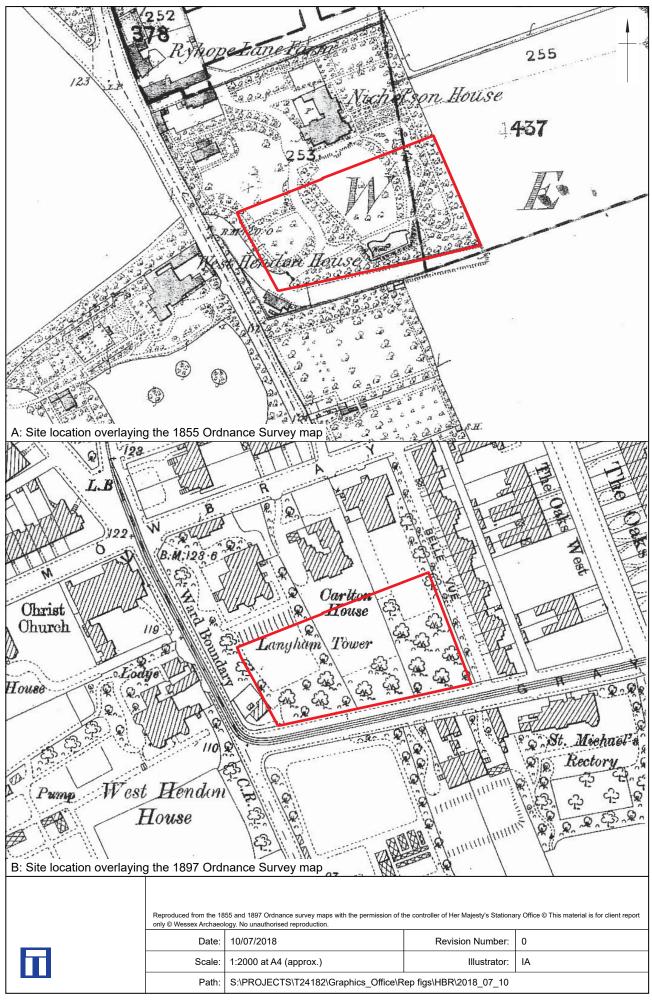
Consulted internet sources

- British Geological Survey: <u>https://www.bgs.ac.uk/</u>
- Google Earth: <u>http://earth.google.com</u>
- Old Maps <u>https://www.old-maps.co.uk/#/</u>

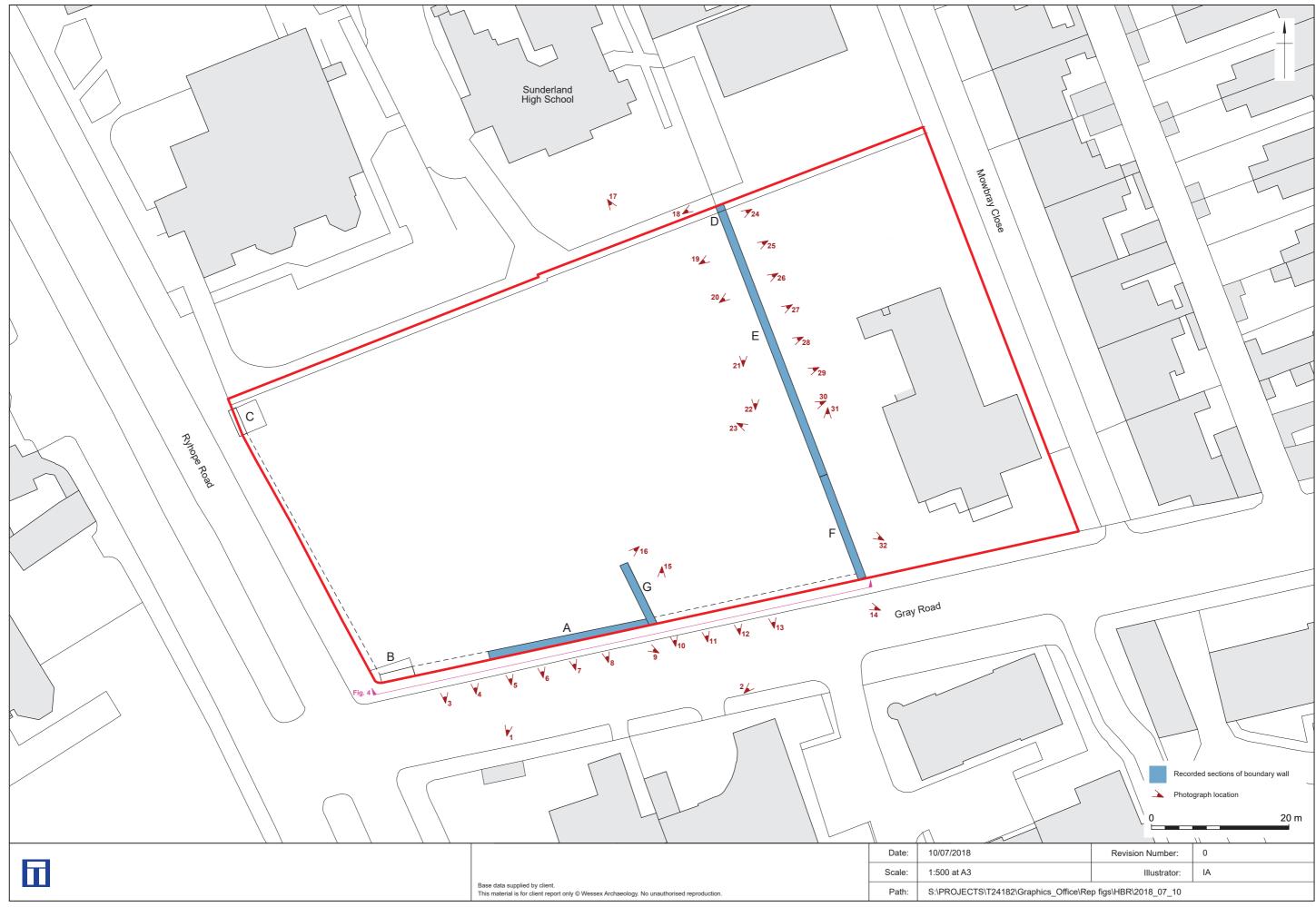
Consulted maps

- 1855 Ordnance Survey Map of Sunderland
- 1897 Ordnance Survey Map of Sunderland



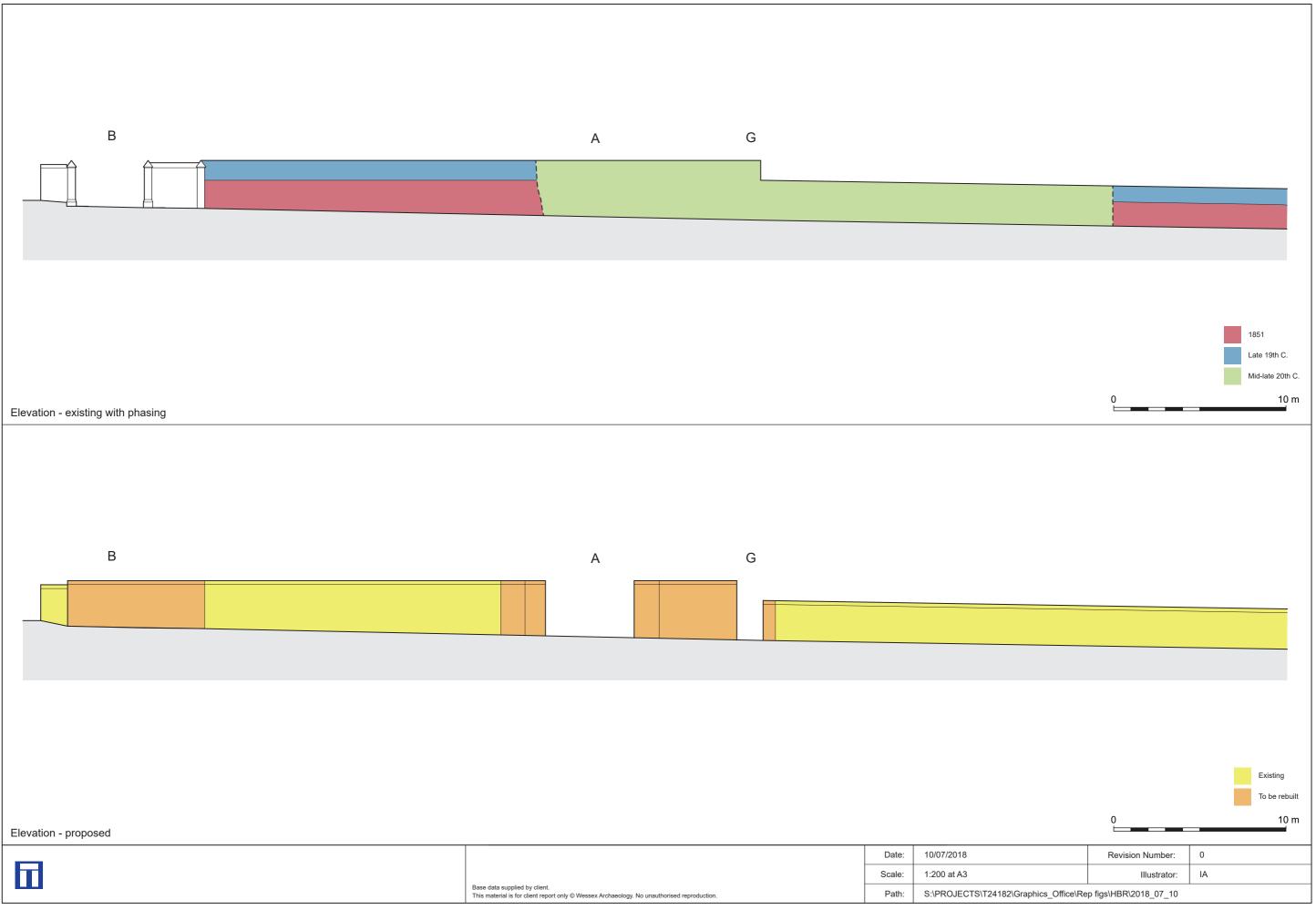


Historic mapping



Plan showing sections of the recorded boundary wall and photographic viewpoints

Figure 3



South facing elevation of the southern boundary wall

Figure 4



Plate 1: Eastern area of the boundary wall along Gray Road showing section A



Plate 2: Southern boundary wall along Gray Road to the east of section A

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Plate 3: Detailed view of southern boundary wall, to the west of section A



Plate 4: Detailed view of southern boundary wall, to the west of section A

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Plate 5: Detailed view of southern boundary wall, section A



Plate 6: Detailed view of southern boundary wall, section A

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Plate 7: Detailed view of southern boundary wall, showing rebuilt area of section A



Plate 8: Detailed view of southern boundary wall, showing rebuilt area of section A

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Plate 9: Detailed view of southern boundary wall, showing rebuilt area of section A



Plate 10: Detailed view of southern boundary wall, showing rebuilt area to the east of section $\ensuremath{\mathsf{A}}$

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Plate 11: Detailed view of southern boundary wall, showing rebuilt area to the east of section A

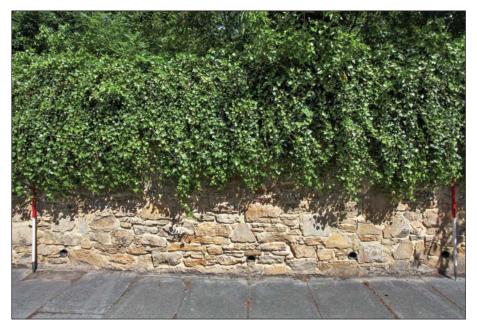


Plate 12: Detailed view of southern boundary wall, showing rebuilt area to the east of section $\ensuremath{\mathsf{A}}$

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Plate 13: Detailed view of southern boundary wall, showing rebuilt area to the east of section $\ensuremath{\mathsf{A}}$



Plate 14: East end of the southern boundary wall, showing different phases

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Plate 15: Section G of wall



Plate 16: Section G of wall

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Plate 17: General view of sections D and E of wall



Plate 18: Gate entrance, section D

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Plate 19: Detailed view of the west face of wall, section E



Plate 20: Detailed view of the west face of wall, section E

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Plate 21: General view of the west face of wall, section E



Plate 22: General view of the west face of wall, section E

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Plate 23: General view of the west face of wall, section E towards section F



Plate 24: Detailed view of the east face of wall, sections D and E

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Plate 25: Detailed view of the east face of wall, section E

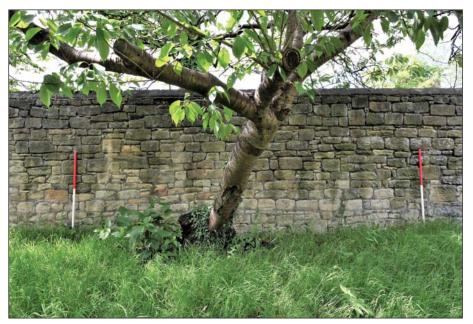


Plate 26: Detailed view of the east face of wall, section E

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Plate 27: Detailed view of the east face of wall, section E



Plate 28: Detailed view of the east face of wall, section E

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Plate 29: Detailed view of the east face of wall, section E



Plate 30: Detailed view of the east face of wall, section E, with slope down

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Plate 31: General view of the east face of wall, section E towards section F



Plate 32: General view of section F with slope down

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