

REPORT ON BUILDING RECORDING & PHOTOGRAPHIC SURVEY

Carried out at

**SUNNISIDE FARM,
SUNNISIDE LANE,
CLEADON,
SOUTH TYNESIDE
NE34 8DY**

NGR: NZ 438650 563450

Prepared for

**Fitzarchitects Ltd
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HER Ref.: MON 00
Planning Application: ST/0941/07/FENQ
OASIS ID: 29803

Contract No: 11025

Date: June 2007

EXECUTIVE SUMMARY

It is understood that it is proposed to convert a number of farm buildings at Sunniside Farm, Sunniside Lane, Cleadon , South Tyneside NE34 8DY.

A survey was carried out on behalf of Fitzarchitects using a combination of measured drawings, photography and document study.

The results indicate the origin of the present buildings to be no earlier than the second half of the 18th century.

These buildings have been significantly modified and adapted for other purposes over the last two centuries. Other buildings demolished.

The remaining structures are of little archaeological/architectural significance. There is little if anything surviving from the interior of the buildings that is of historical or architectural merit.

The recommendations are that there is no reason from an archaeological or architectural viewpoint that the conversion of the buildings for residential purposes should proceed accordingly.

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1.0 INTRODUCTION

- 1.1.1 Barns at Sunniside farm are to be converted into four dwellings. The existing garages are to be demolished and replaced by a new garage block and there is to be a new access road and parking spaces. The barns at present are being used as stables and storage etc.
- 1.1.2 On the instructions of Fitzarchitects on behalf of their client, the owner of the above property, Ian Farmer Associates carried out a documentary and photographic survey. A drawn survey was based on modified AutoCAD drawings provided by the architects.
- 1.1.3 Photography was carried out on the exterior of the buildings, interior photography was as the building are still currently in use as storage, and stables etc. The drawn survey was as detailed as possible, allowing for the current use of the site. Health and Safety considerations were in place throughout the survey
- 1.1.4 All available records were consulted and used where possible.

2.0 GENERAL STANDARDS

2.1 Compliance

- 2.1.1 All work is carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA) and follows the IFA Standards for an archaeological desk-based assessment and building survey.

2.2 Definition

- 2.2.1 *'The definition of archaeological building investigation and recording (ABIR) is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, inter-tidal zone or underwater.'*

2.3 Purpose

- 2.3.1 *'The purpose of ABIR is to examine a specified building, structure or complex, and its setting, in order to inform:*
- *the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting*

or

- *to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.'*

2.4 Third Parties

- 2.4.1 This report has been prepared for the sole use of the Client for the purpose described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.
- 2.4.2 It is recommended that a copy of this report be submitted to the relevant authorities to enable them to carry out their own site assessment if necessary and provide any comments.
- 2.4.3 The comments given in this report and the opinions expressed herein are based on the information obtained initially from the desk study and site reconnaissance/survey, and subsequently the desk-based assessment and walkover survey. No intrusive investigation has been carried out to confirm the actual ground or environmental conditions.
- 2.4.4 Any risks, if any, identified in this report are perceived risks based on information reviewed. Actual risks can only be assessed following a physical investigation of the site by appropriate experts.
- 2.4.5 This report has been based, in part, on information supplied by others. The report has been prepared on the basis of that information being accurate.
- 2.4.6 The conclusions presented in this report are based on the guidance available at the time of preparation of the report. No liability can be accepted for the retrospective effects of any changes or amendments to legislation or guidance.

2.5 Site Archive

- 2.5.1 The site archive comprising of this report, the building survey drawings and the photographic archive will be deposited in the appropriate local museum within six months of completion of the report.
- 2.5.2 Tyne and Wear Specialist Conservation Team will require confirmation that the archive has been submitted in a satisfactory form to the relevant museum before recommending to the local planning authority that the condition should be fully discharged.

3.0 SITE

3.1 Site Location

- 3.1.1 The site is known as Sunniside Farm, Sunniside Lane, Cleadon, South Tyneside, NE34 8DY and may be located by National Grid Reference NZ 438650 563450.
- 3.1.2 Sunniside farm lies within the Cleadon Hills conservation area and is within a designated area of potential archaeological interest (UDP policy ENV8/3). Several casual finds of archaeological interest have been found in the surrounding but not immediate area of the farm.
- 3.1.3 The farm is situated to the west of Cleadon Waterworks which is listed (HER 2480) and Cleadon Windmill (HER 1587) which is also listed.
- 3.1.4 The only previous archaeological work in the area of the farm is a geophysical survey carried out on the east side of Sunniside Lane in 2004.
- 3.1.5 Site location plans are included in Appendix 1, Figures A1.1 and A1.2 and A1.3. Aerial photographs may be found in Appendix 3

3.2 Geological & Topographic Setting

- 3.2.1 Details of the geology underlying the site have been obtained from the British Geological Survey map, Sheet No. 21, 'Sunderland', solid and drift edition, 1:50,000 scale, published 1978.
- 3.2.2 The geological map indicates the farm to be built on a solid outcrop of Upper Permian magnesian limestone. There are no superficial deposits in the immediate vicinity of the farm. However, surrounding the site the magnesian limestone is capped by undifferentiated boulder clay and drift. The superficial deposits are underlain by Upper Permian dolomite.
- 3.2.3 The farm lies at approximately 68m above OD. An Ordnance Survey bench mark (value = 67.32m) is located approximately 300m SE of the farm, on the west side of Sunniside Lane. The topography is undulating with the farm lying on a westward facing slope.
- 3.2.4 The site is bounded by fields to the north, west and the south; the east side of the site is marked by an unclassified road, Sunniside Lane. However the farm is being encroached on by urban residential development.

4.0 AIMS AND OBJECTIVES

- 4.1.1 As part of the assessment process and in accordance with standard practice, an archaeological record (drawn and photographic) needs to be made of the above ground elements of the buildings to provide an archive record and to advise the planning process. The finished report will include recommendations for any further recording required.

5.0 METHODOLOGY

- 5.1.1 The photographic survey was undertaken May/June 2007. This was followed by document study and the drawing up of plans and elevation drawings.
- 5.1.2 The photographic survey included colour print, Black & White print, colour slide and digital. The farm is currently occupied both for residential purposes and as a business. There was therefore some restrictions on accessibility for interior recording and some exterior working
- 5.1.3 Accurate drawings were provided by the architects, these were subsequently amended for the purposes of this survey, e.g. details such as blocked doors and windows etc. Cross-sections and elevations were drawn where access was possible.
- 5.1.4 Scale drawings recording the form and location of other significant structural detail and drawings to show the form/profile of any architectural decoration were prepared.
- 5.1.5 A photographic record to show the buildings appearance and also to record the evidence on which the analysis of its historic development is based was made. The photographic record is an appendix to this report.
- 5.1.6 The documentary survey involved contacting the librarians at the establishments listed in the specification. This included South Shields local studies, Durham University special collections library and Newcastle City library local studies section. Other sources contacted included Durham Record Office and Tyne & Wear Archives. Once the appropriate sources had been located this involved visiting, examination and where possible copying appropriate documents and maps. Where allowed, sources have been copied for this report.
- 5.1.7 Ian Farmer Associates purchased and used copies of all available historical Ordnance Survey maps of the area. Copies of which have been used in the survey. See below.
- 5.1.8 The results of currently all available information have been consulted for the survey. Other deeds and records relating to the house will be made available at a subsequent date.

6.0 DESCRIPTION AND INTERPRETATION

6.1 Introduction

6.1.1 The text should be read in conjunction should be read in conjunction with Appendix 2 (measured survey) and Appendix 3 (photographs). Only a sample of digital photographs is represented here. The complete photographic record is located in a separate file.

6.1.2 Each building is numbered from 1 to 8 and is briefly described and discussed in numerical order. Throughout the text there will be references to the appropriate figure and photograph. An overview and recommendations follows the results of the desk based study. (See section xx).

6.2 House and Conservatory (1 & 2)

6.2.1 The House and conservatory (1 & 2) was not subject to this survey and will not be described further. They were numbered in Figure A2.1 for reasons of clarity.

6.3 Offices (3) (A2.1,A2.2,A2.3, A3.1,A3.2,A.5,A3.6)

6.3.1 Description: The former farm buildings which form part of the east range and are aligned N-S. These have been converted to offices and are currently in use as such. Only the shell and the roof (much repaired) of the agricultural buildings survive. The walls are of random coursed Permian magnesian limestone with the occasional boulder of Triassic (?) New Red Sandstone (NRS). The roof is of welsh slate. The rear wall of the offices shows no evidence of blocked doors or windows. (A3.5)

6.3.2 Interpretation: From the aerial photograph of circa.1983 depicting the semi derelict farm buildings (A3.1) it can be observed that practically the entire original west facing side of this structure was later removed when it was converted into offices. The earlier aerial photograph depicts the northern half of the frontage to be stone built and the southern half of the frontage to be brick built. There is additional evidence of two windows and a door. The former function of the structure cannot be ascertained from the early aerial photograph., however a possible equipment repair workshop cannot be discounted

6.4 Garage/Storage (4) (A2.1, A2.3 - A2.5, A3.1, A3.4, A3.17)

6.4.1 Description: This structure is currently been used as a garage/storage. It is a rectangular structure aligned E-W. On the south facing wall there are two doors and two ventilation slits. (A2.5) On the north facing wall there are a series of four windows (A2.4). Both the doors and the windows have modern frames. It could not be ascertained that they were replacing earlier door and

window frames. The ventilation slits appear contemporary with the original structure. The current entrance to the garage is located on the west end of the building and replaces an earlier smaller doorway. The walls of the structure are recently repointed randomly coursed magnesian limestone with occasional NRS boulder. The corners have been strengthened using quoins. The roof is of welsh slate

- 6.4.2 Interpretation: This structure is also one of the original farm buildings, as indicated on the earlier aerial photograph (A4.1). On the earlier aerial photograph the west end of the building has a much narrow entrance, not suitable for vehicles such as carts etc. There is some evidence for earlier windows on the north side of the structure but these cannot be clearly discerned from the photograph. The south side of the structure is hidden in the aerial photograph.
- 6.4.3 It is possible that this structure was a barn and /or an animal shelter. However it has undergone significant alteration that its original purpose cannot easily be discerned.

6.5 Stables (5) (A2.1, A2.2 - A2.5, A3.1, A3.2,A3.16)

- 6.5.1 Description: This structure, one of the original farm buildings is aligned North-South, parallel to Sunniside Lane. It abuts the offices (3) to the south. The north end of the building forms part of the north boundary to the site.. The west face looks onto the stable yard. It is currently used as stables on the ground floor with private residential accommodation above.
- 6.5.2 The stone walls are of recently repointed random coursed Permian magnesian limestone. The gabled roof is of welsh slate.
- 6.5.3 The west face of the structure, facing the stable yard is pierced at the upper floor level by five new windows associated with the residential flat above the stables. These seem to be replacements for wooden shuttered window that are depicted in the early aerial photograph of the building.
- 6.5.4 Interpretation: The stable entrances on the ground floor below the windows, at least in three instances are replacing archway entrances for what would have been accommodation for farm traffic/carts etc. The new stone blocking infill and wooden doors of the stables can clearly be seen on the recent aerial photograph. On the original aerial photograph there only three entrances and it can be observed that new stable and their associated entrances have been inserted on either side of the older archways. There has been an attempt with the new stable entrances to imitate the earlier entrances.

- 6.5.5 The east wall of the structure facing Sunniside lane shows evidence of blocked windows. Two different sizes can be clearly seen. The blocking comprises of random coursed magnesian limestone rubble. There is no evidence of brick infilling. (A2.2, A3.6)
- 6.5.6 At the north end of the structure, there is evidence of a blocked doorway together with the scar of an external staircase. The former would have provided access to the original granary above the cart shed. (A2.6, A3.1, A3.7)
- 6.5.7 The original use of the building is interpreted as a granary/cart shed, now currently used as residential accommodation and stables respectively.
- 6.6 Tack Room (6) (A2.1, A2.6, A2.7, A2.8, A2.10, A3.7, A3.8)**
- 6.6.1 Description: This structure is currently used as a tack room for the stables; it is also used as general storage.
- 6.6.2 The walls are of random coursed Permian magnesian limestone with occasional boulder of red sandstone. It has recently been repointed. It has a pitched roof of welsh slate. The overall style and structure is in keeping with the other farm buildings previously described. This structure forms part of a range of buildings forming the north side of the farm.
- 6.6.3 The north elevation shows a blocked up window infilled with random coursed magnesian limestone. The west elevation has two doorways. These have new frames and doors. These permit access to the tack room. It could not be ascertained whether both or only one was contemporary with the original construction of then farm buildings.
- 6.6.4 The interior of this building has been gutted for its current purpose, the roof timbers have been recently replaced (last 20 years?). The current form is similar to a 'King' post type construction (A2.10)
- 6.6.5 This building has a steel ramp which currently allows access to the upper floor of building (7).
- 6.6.6 Interpretation: It is difficult to interpret what the function of the original structure was. It may have been a shelter shed for animal and/or stable with a granary above. This remains a matter of conjecture
- 6.6.7 The upper floor of structure continues into structure (7) at upper floor level. It is separated by an archway at ground floor level. This archway (Figure A2.1, A2.6, A2.7, and A3.9) allowed access to the fields for the farm animals. Now it allows access for the horses for the current owners

6.7 Tool Room (7), (A2.1, A2.6, A2.7, A2.9, A2.10, A3.1, A3.2)

- 6.7.1 Description: This structure is currently used for tool storage, both on the ground floor and the upper floor. It forms part of the north range of the buildings and is aligned E-W.
- 6.7.2 The structure is of random coursed limestone with a pitched welsh slate roof, which is hipped at the west end.
- 6.7.3 The north elevation shows evidence of a blocked window at upper floor level. The aerial photograph from 1983 (Plate A3.1) shows the former window unblocked. Additionally there are a further three smaller windows at upper floor level. They have modern window frames, however evidence from the early aerial photograph shows the windows, they may be therefore be contemporary with the original structure.
- 6.7.4 As with building (6), this building has been gutted and the interior rebuilt. It has a recently replaced roof timber roof construction in a modified 'Crown' post style. (A2.8, A2.9)
- 6.7.5 Interpretation: The south elevation facing the courtyard, has three modern louvered windows at upper floor level and two modern sash windows lower floor level as well as a door. It was not possible to physically determine whether there had been original doors and windows that were contemporary with the original structure. The possibility exists however they were, in order to provide light and access to the structure on the courtyard side?
- 6.7.6 The west end of the north range of buildings has what may be interpreted as a pitching hole which has been adapted as a window (?)
- 6.7.7 The roof of at the west end is hipped, and not gable ended
- 6.7.8 The most likely interpretation of the original function for this structure is that it was an animal shelter on the lower floor with equipment/ grain or hay storage above.

6.8 Garages [8] (A2.1, A2.12, A2.13, A2.14, A 2.8, A3.1, A3.2,

- 6.8.1 Description: The structure is currently used as garages. It is aligned N-S and forms the west range of the farm buildings.
- 6.8.2 The walls are of randomly coursed Permian magnesian limestone with pillars of rendered brick. There is a pitched roof of welsh slate.

- 6.8.3 The side elevations show no evidence of blocked doors or windows. The pillars separating the garages are rendered brick.
- 6.8.4 Interpretation: The garages form the western range of the farm courtyard. Originally on the west side of the range, on the field side, was a timber lean-to with a corrugated iron roof. This is shown on the aerial photograph of 1983 (Plate A3.1), but is absent on the most recent aerial photograph of 1995. Also on the 1983 aerial photograph of 1983, there are three possible small windows shown immediately beneath the roof eaves on the west side of this range of buildings. These cannot be seen on the most recent aerial photograph. Close examination of the wall failed to reveal evidence of the windows. It is therefore likely that part of the wall was demolished on the west side during the refurbishment and then rebuilt?
- 6.8.5 Again it is difficult to determine what the original function of the western range was, a multiple of uses are possible, e.g. farm machinery/equipment, animal stalls etc. It is unlikely to have been hay and/or grain.

7.0 DEMOLISHED FARM BUILDINGS (A3.1, A3.2)

- 7.1.1 By comparing the two aerial photographs dating to circa 1983 and Circa 2000, A3.1, A3.2 respectively it can be seen that there although the general farm layout is the same there two significant absences.
- 7.1.2 The first of these is a large structure, was located where the present stable yard is at present. It is aligned approximately north-south and abuts the south side of structure (5), immediately east of the archway. It is not parallel to the eastern and western building ranges of the farm
- 7.1.3 The structure again appears (from the available aerial photograph) to be of random coursed magnesian limestone with a pitched roof of welsh slate at the south end. There appears to have been two rectangular windows on the lower half of the visible west side of the building and two rectangular windows in the upper half of the structure. It is likely therefore that this structure was two storeys high.
- 7.1.4 The building may have been a barn but also may have had other uses also. The demolition of the structure has occurred in the last 20 years, when the rest of the site was refurbished. This has obviously enabled the present stable courtyard to be established.
- 7.1.5 The other demolished structure, in the right hand corner of the earlier aerial photograph (Plate A3.1) appears to be two adjoining rectangular structure, it is aligned N-S.
- 7.1.6 The southernmost structure appears to be constructed of stone, possibly randomly coursed local magnesian limestone in keeping with the other farm

buildings. The roof however, unlike the other buildings; it is gabled though pantiles have been used instead of welsh slate. There is one door on the west side and possibly two blocked windows

- 7.1.7 The northern adjoining structure, again of random coursed magnesian limestone has a half gabled roof of sheet asbestos (?) There evidence of one window on the west side of the structure.
- 7.1.8 It is possible that the structure (s) is a farm workers cottage associated with the farm, however there is no evidence of a chimney,
- 7.1.9 As the structure is now demolished it is not possible to conclude anything more.
- 7.1.10 The demolition rubble of both structures is located at the west side of the western farm range, where the lean to was located on the earlier aerial photograph.

8.0 SUNNISIDE FARM IN ITS HISTORICAL CONTEXT

- 8.1.1 The emphasis of this study has been on the farm buildings which are subject to this survey. The farm house which is not subject to this survey is only briefly mentioned.
- 8.1.2 The farm, known as Sunniside is located at the foot of the Cleadon Hills. Early maps show the name as *Sunnyside*. This includes Jeffrey's map of 1769, which depicts a farm (?) north of Cleadon showing the same name. This may indicate the possibility that the some of the buildings in the survey date to the latter half of the 18th century? (A4.1)
- 8.1.3 On Greenwoods map of 1820, Sunniside is clearly indicated in the appropriate location (Fig A4.2, and on 1839 tithe map (Fig.A4.5) There are no specific plans of the farm prior to the 1839 tithe map
- 8.1.4 From 1862 onwards Sunniside Farm is depicted on Ordnance Survey maps
- 8.1.5 The 1st Edition, 1862 (1:10560) indicates Sunniside but building details are not clearly seen at this scale (A4.6)
- 8.1.6 The 1st large scale Edition, 1895 (1:2500), A4.7, also indicates Sunniside, at this scale the farm building can clearly be seen, including the now demolished structures. The present farmhouse is not depicted. The archway in the north range of farm buildings is not present, instead there is a gap in the building range; the range is also shorter at this stage. One particularly interesting circular structure is visible but is not depicted on later maps, is attached to the north side of the northern range of farm buildings. This is provisionally interpreted as a horse – engine house where machinery for the threshing of

cereals was installed. It is unclear where the actual farmhouse is on this map. The southern range of farm buildings extended further west at this time and it appears that there was another building possibly the original farm?

- 8.1.7 The 2nd Edition of 1914(1: 2500), A4.8 shows major changes to the farm at this stage; the name, Sunnyside has been modified to Sunniside. The farmhouse has been built, the hose engine house has been demolished and the northwest end of the north range of the farm buildings has been extended. The north range is now continuous with an archway where there was once a gap in the buildings. The south range of farm buildings has been reduced in length. One possible interpretation is that this structure as depicted in the previous edition was the original farmhouse. Once the new farmhouse had been built at the end of the nineteenth century at its present location the earlier farmhouse was demolished as it was surplus to requirements? An early 20th century post card of the Cleadon waterworks shows the newly built farmhouse in the foreground. (A4.9)
- 8.1.8 The 3rd and 4th edition ((1:2500) of 1942 and 1958 respectively shows only minor changes to the farm layout, A4.10, A4.11. This includes the lean to on the west side of the western building range of the farm. There are additional small structures in the farm yard area whose purpose is unknown. There also appears to be a yard with track way attached to the north-western corner of the northern range of buildings. By the time the 1958 edition was published, Sunniside is now labelled as Sunniside Farm for the first time!
- 8.1.9 Unpublished 'work in progress' Ordnance Survey maps (1:1250) of 1973-1974 indicates little change at the farm, A4.12.
- 8.1.10 The first 1: 10 000 editions, in 1987 show the absence of the large barn (where the stable yard is now for the first time, the possible farm workers cottage is still present however. By then time the second edition was published at this scale in 2000, the farm workers cottage had been demolished. The most recent map in 2006 shows little change after that date and this is the current layout of the buildings. (A4.13 – A4.15)

9.0 THE ARCHAEOLOGICAL/HISTORICAL SETTING OF SUNNISIDE FARM

- 9.1.1 The farm is possibly first indicated on Jeffrey's map of 1769 (A4.1), Sunnyside is clearly indicated, north of Cleadon. It also appears Greenwoods map of 1820 (A4.2) possibly based on Jeffrey's map. There is also a tithe map of 1839 (A4.3). After this date, from 1860 to the present day, mapping is covered by the Ordnance Survey (A4.6 to A4.15).
- 9.1.2 The present farm appears to date from the latter half of the 18th century based on the documentary evidence available. This should not preclude the possibility however that the present farm is built on the site of a predecessor
- 9.1.3 The farm is situated at the foot of the Cleadon Hills to the North of the village of Cleadon. No definite evidence of prehistoric activity has been found in the area and Romano British activity is limited to coins of the late empire. The exact location of the discoveries remains unknown. Saxon and Early medieval of activity in the area is limited to place names.
- 9.1.4 The Boldon Buke has the first reference to Cleadon and Whitburn. The book was a survey of the possessions of the Bishop of Durham at the time of King Henry II, circa 1180. There is no direct evidence for a farm at Sunnyside at this time however the possibility should not be excluded.
- 9.1.5 There has been a casual find of medieval date, south of the farm. This was a bronze belt tag and was probably lost by a traveller in the area. (HER 4614)
- 9.1.6 Post medieval activity in the area is mainly quarries. These are likely to have provided material for the building of the farm in the second half of the 18th century.
- 9.1.7 The farm has undergone various modifications and changes since the early 19th century. Buildings have been reduced or extended, others have been demolished. The present farmhouse was built in the late 19th century. The changes and modifications have continued to the present day where the buildings are used for residential purposes, stables, garages and general storage. The recent proposed modification is converting all of the farm buildings for residential purposes.

10.0 RECCOMENDATIONS

- 10.1.1 The buildings are of little historical and architectural significance. They have undergone significant alteration since the 19th century and as a result of these only basic shells of the original structures remains.
- 10.1.2 There are few clues to indicate what was contained in the original structures.
- 10.1.3 There is no reason both archaeologically and architecturally that the conversion of the farm buildings should not proceed with one proviso. When

the buildings are emptied prior to conversion allowance should be made to photograph the interior of the structures

11.0 OASIS

11.1.1 Ian Farmer Associates Archaeological Services support the online access to the Index of Archaeological Investigations (OASIS) Project. The overall aim of the OASIS Project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large scale developer funded fieldwork.

11.1.2 The online OASIS form has been completed and is awaiting validation by Tyne & Wear HER thus placing the information into public domain at <http://ads.ahds.ac.uk/project/oasis/>

12.0 ACKNOWLEDGEMENTS & REFERENCES

12.1 The assistance of the following are gratefully acknowledged for their assistance during this survey:

12.2 Fitzarchitects and the owners of Sunniside farm, the Tyne & Wear archaeological officer, Jennifer Morrison and the staff of all library establishments consulted

12.3 References include the following:

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For and on behalf of Ian Farmer Associates (1998) Limited



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