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# NPA NEWCASTLE

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**Project Designs and Client Reports No. CP/291/06**

**‘THE PLACE’, WEST SUNNISIDE,  
SUNDERLAND, TYNE AND WEAR**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT AND BUILDING  
RECORDING**



*J. Storey's Bird's Eye View of Sunderland, 1856 (Manor Place circled)*

**FOR  
REID JUBB BROWN PARTNERSHIP**

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## EXECUTIVE SUMMARY

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In February 2006, North Pennines Archaeology Ltd was commissioned by Reid Jubb Brown Partnership, on behalf of the Sunnyside Partnership, to undertake an archaeological desk-based assessment and RCHME Level III/IV building survey in advance of a proposed redevelopment of the 'The Place', West Sunnyside, Sunderland, Tyne and Wear (NGR NZ 3990 5690). 'The Place' consists of the Manor Hotel and No 3 Manor Place on Athenaeum Street, and Nos 28 and 29 (and the rears of Nos 30 to 32) West Sunnyside.

The study involved the examination of all pertinent documents and cartographic sources held in the Tyne and Wear Archives, Newcastle-upon-Tyne, and Sunderland Local Studies Centre, as well as material held by the Tyne and Wear Archaeology Service in Newcastle-upon-Tyne. In addition, a number of published sources were consulted to provide background information, including the journal *Antiquities of Sunderland* and several relevant web sites.

The desk-based assessment identified that the buildings of Manor Place and West Sunnyside originally occupied a junction between the lands belonging to two wealthy Sunderland families, the Fawcetts and the Maudes. The development area was largely peripheral prior to the 19<sup>th</sup> century; most settlement was confined to the largely-medieval layouts of Sunderland (to the east and north, along the Wear) and Bishopwearmouth (to the west), connected by a road (High Street) which ran along the higher ground between them, to the north of the site. The land at this time was a patchwork of fields, and it was not until from the 18<sup>th</sup> century on that settlement began to encroach on this. The movement into the area was encouraged by the migration of the middle- to upper-classes from the cramped medieval streets of both settlements, to the cleaner air of the High Street. Large houses and estates began to be set out along the street, and the development area straddled land held by the Maudes (to the east) and the Fawcetts (to the west). The Maudes lived in a substantial house fronting onto High Street called Sunny Side, which later gave its name to the street of West Sunnyside. This house used the land to the south as pleasure gardens, and when the 19<sup>th</sup> century housing was later built, the pleasure gardens were preserved as the 'shrubbery', which survives to the present day as Sunnyside Gardens, just east of the development area.

In 1796, with the construction of the Iron Bridge, development of the agricultural land to the south of High Street increased rapidly. The Fawcetts' estate was laid out as streets from the west, reaching the edge of the development area by the early 19<sup>th</sup> century. In 1836-7, Manor Place was built, on the edge of the estate. In 1845, the Backhouse family bought the Maude estate, and pulled down the main house, building a bank fronting onto High Street. It is probable that West Sunnyside was built at this time, and certainly by 1850, when it appears on mapping. The buildings maintained their layout throughout the 19<sup>th</sup> century, with some outbuildings and extensions built to the rear around the turn of the 20<sup>th</sup> century. In 1932, Nos 1 and 2 Manor Place were reconstructed and turned into the Manor Hotel. The buildings have survived largely unaltered from that date.

The building survey noted the survival of original 19<sup>th</sup> century fabric within the Manor Hotel, though the hotel has been altered considerably in the 20<sup>th</sup> century and little of redeemable quality survives in the building. No 3 Manor Place, the oldest of the buildings in the survey, maintains its 19<sup>th</sup> century form largely unaltered, though the basement floor was merged with the ground floor, and some of the internal walls were altered. Its recent use as offices also appears to have removed a lot of the original 19<sup>th</sup> century architectural elements, particularly on the ground floor. Of some concern generally are the large structural cracks which have appeared in the building, and which threaten to cause it to perish. The best-surviving buildings within the

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## EXECUTIVE SUMMARY

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survey area are Nos 28 and 29 West Sunnyside, both of which maintain a lot of their original 19<sup>th</sup> century fabric and architectural elements, such as the decorative coving. Their usage as offices up to the present day appears to have been largely sympathetic, and a large amount of period detail survives.

The Manor Hotel is the least important of the buildings, and is proposed for demolition. It is recommended that this should go ahead without hindrance; the present level of recording should have served to sufficiently record the building. The remaining buildings are to be incorporated into the new design. No 3 Manor Place is the oldest of the buildings within the survey, and the building should be preserved, if possible being restored sympathetically to its original state. Of some great concern are the structural weaknesses observed in the fabric, which seem to point to the building being close to collapse; these issues should be addressed immediately. Removal of the Manor Hotel may exacerbate this, and care should be taken. Nos 28 and 29 West Sunnyside should also be restored sympathetically.

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## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like thank Kevin Brown and Ed Mapplebeck of Reid Jubb Brown Partnership for commissioning the project, and for their assistance throughout the fieldwork. North Pennines Archaeology Ltd would like to extend their thanks to: Jennifer Morrison, the Tyne and Wear Archaeology Officer; Mike Lowe, Conservation Officer for City of Sunderland; and all the staff at the Tyne and Wear Archives, Newcastle-upon-Tyne, and Sunderland Local Studies Centre, for their help during this project. Thanks are also extended to all the tenants and owners of the buildings, who graciously allowed us to undertake the survey.

The desk-based assessment was undertaken by Matthew Town, and the building survey was undertaken by Matthew Town and Richard Hewitt. The report was written by Matthew Town, who also produced the drawings. The project was managed by Frank Giocco, Technical Director for NPA Ltd. The report was edited by Juliet Reeves.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Listed Building Consent and Conservation Area Consent has been granted for the conversion and renovation works at the ‘The Place’, West Sunnyside, Sunderland, Tyne and Wear (NGR NZ 3990 5690). ‘The Place’ consists of the Manor Hotel and No 3 Manor Place on Athenaeum Street, and Nos 28 and 29 (and the rears of Nos 30 to 32) West Sunnyside. The building complex, which comprises offices and a hotel with courtyards to the rear, was built in the 19<sup>th</sup> century, the hotel being a later conversion of 19<sup>th</sup> century buildings. All the buildings (other than the hotel) are Grade II listed, and the site lies within the Sunderland Central Conservation Area. The development is to involve the retention of the listed buildings, and some demolition of the unlisted elements.
- 1.1.2 Consequently, Newcastle City Council advised that a programme of archaeological work would be necessary prior to the proposed development. NPA Newcastle were commissioned by Reid Jubb Brown Partnership to carry out the required archaeological desk-based assessment of the general area around West Sunnyside, and an RCHME Level III/IV building survey of the building complex itself.
- 1.1.3 The desk-based assessment comprised a search of both published and unpublished records held by Tyne and Wear Archives, Newcastle-upon-Tyne, and Sunderland Local Studies Centre, as well as material held by the Tyne and Wear Archaeology Service in Newcastle-upon-Tyne, and the archives and library held by North Pennines Archaeology Ltd. The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 The building recording comprised a programme of recording to provide a permanent record of the structures as-is and to identify important historic features which should be retained as part of the scheme. A photographic record of the interior and exterior of the buildings to be included in the conversion and refurbishment programme was made, and detailed notes were taken, features of architectural and historical interest being annotated onto large-scale survey drawings of the building provided by the client.
- 1.1.5 This report sets out the results of the work in the form of a short document presenting preliminary information, methodologies employed, historical background to the site, followed by the results of the survey in the form of room-by-room description, and interpretive discussion of points of historical, archaeological, or architectural interest where relevant. Figures show: the survey results, and the historical development of the building complex from cartographic and other sources together with a representative selection of plates drawn from the photographic archive.



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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

- 2.1.1 A project design was submitted by North Pennines Archaeology Ltd in response to a request by Reid Jubb Brown Partnership for an archaeological desk-based assessment and building survey of the development area, in accordance with a brief prepared by Jennifer Morrison, Tyne and Wear Archaeology Officer. Following acceptance of the project design, North Pennines Archaeology Ltd was commissioned by the client to undertake the work. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 Several sources of information were consulted, in accordance with the project brief and project design. The study area consisted of the proposed development area only, as only the history and context of the buildings was required; there was no requirement for a search of the Historic Environment Record (HER) (Morrison *pers. comm.*) and as such only maps and secondary sources were consulted.
- 2.2.2 ***Tyne and Wear Archive Service, Newcastle-upon-Tyne, and Sunderland Local Studies Centre:*** the Tyne and Wear Archive Service (TWAS), at the Discovery Museum, Westmorland Rd, Newcastle upon Tyne was visited to consult documents specific to the building and immediate surrounding area. The Local Studies section of Sunderland City Library, on Fawcett Street, Sunderland, was also consulted. Documentary, cartographic, and pictorial sources, including insurance plans, building control plans and early Ordnance Survey maps, were examined. A search was made for any other relevant historical documentation, drawing on the knowledge of the archivists.
- 2.2.3 ***North Pennines Archaeology Ltd (NPAL):*** various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.

### 2.3 BUILDING SURVEY

- 2.3.1 As part of the building survey, all rooms in the complex were visited on foot, and details of interest were noted. Each room was numbered so photographs could be easily located. Architectural features were examined, and room by room descriptions were annotated onto large-scale survey drawings of the building provided by the client.
- 2.3.2 Photographic recording was carried out using Pentax K1000 and P30 SLR cameras with a variety of interchangeable k-bayonet fit lenses. Many of the photographs were taken in poor light conditions, so direct and indirect flash was used extensively.

Appropriate scales (usually 1 or 2 metre alternating red and white ranging rods) were displayed in each photograph. The photographic record used Monochrome and Colour Print Formats. Photographs were processed, and sets of prints were produced as per the requirements of the specification. Each photographic print was annotated on the back with the site code, project code, company name, room/feature.

## **2.4 ARCHIVE**

- 2.4.1 A full professional archive has been compiled in accordance with the project design, and in accordance with current English Heritage guidelines (1991). The paper and digital archive will be deposited with the Tyne and Wear Archaeology Service.

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## 3. BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The city of Sunderland lies on the east coast, approximately 23km south-east of Newcastle-upon-Tyne, and developed around the mouth of the River Wear, which still forms its focus. The development area is situated on the southern side of the river, and east of the modern commercial hub of the city of Sunderland.
- 3.1.2 The development area comprises four buildings and associated land to the rear, on the corner of West Sunnyside and Athenaeum Street. The buildings consist of: The Manor Hotel, No 3 Manor Place, Nos 28 and 29 West Sunnyside, and the rear views of Nos 30 to 32. The buildings overlook Sunnyside Gardens, a public park, to the east. The development area is bounded respectively by Athenaeum Street on the south side, and West Sunnyside on the east side, by the back lane to West Sunnyside on the west side, and by the property boundary with No 30 West Sunnyside to the north.
- 3.1.3 The solid geology consists of Magnesian Limestone, lying between Permo-Triassic reed beds 6km to the east, and Carboniferous Coal Measures 6km to the west. The drift geology consists of Upper Permian Yellow Sands and Marl Slate, lying between 10m and 60m in thickness (Peters and Mabbitt 2005).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 **Introduction:** the history of the development area is primarily rooted in the post-medieval period, and was largely marginal land until the 19<sup>th</sup> century. This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area; cartographic and HER information is also incorporated, specifically examining land in close proximity to the study area.
- 3.2.2 **Prehistoric:** there is no evidence for prehistoric activity in the vicinity of the study area, though isolated findspots occur across the city, and the coastal and riverine location would certainly have been attractive for early settlers.
- 3.2.3 **Romano-British:** the earliest identified evidence for settlement adjacent to the study area dates to the Romano-British period; in 1820, coins dated to the reign of Constantine I (306-337 AD) were found at the southern end of Villiers Street, c100m to the east (HER 62, cited in Peters and Mabbitt 2005). Sunderland is presumed to be the location of an undiscovered Roman fort, cited in the Notitia Dignitatum as *Dictum*, and in the Ravenna Cosmography as *Dixio*, and lying between *Arbeia* (South Shields) to the north and *Concangis* (Chester-le-Street) to the south (*ibid*). No substantial remains relating to the fort have been uncovered, though antiquarians noted massive stone foundations around Bishopwearmouth rectory.
- 3.2.4 **Medieval:** the present modern-day city of Sunderland is formed from three main historic settlements: Monkwearmouth (across the river to the north, and probably the earliest medieval establishment, established c673 AD), Sunderland, and Bishopwearmouth. The development area lies between the latter two settlements, and historically in Bishopwearmouth parish.

- 3.2.5 The earliest reference to Sunderland occurs in Bede's *Historia Ecclesiastica*; in 686, it is recorded as forming part of the early endowment of Jarrow monastery when the King extended the landholding to 400 acres to include the south side of the river – '*Sunder-land*', land divided from the church by the river. Bishopwearmouth may have evolved around St. Michael's monastery, and it is suggested that the name was coined to distinguish the settlement from its northern counterpart, Monkwearmouth (Peters and Mabbitt 2005). The earliest stone church is thought to have been established between 934 and 940. Reference to the settlement is made in the *Historia de Sancto Cuthberto*, which records that, in AD 934, King Athelstan granted '*my beloved vill of South Wearmouth*' to the Church of Chester-le-Street (Hart 1996), who built the church (the earliest documentary reference to a rector, however, is 1214). No physical evidence of this early church has ever been identified.
- 3.2.6 There are few documentary references to any of the settlements in the Later Medieval period. In 1183, the Boldon Book (a rental survey of the Cathedral Estate of Durham) refers to Wearmouth and Sunderland, and in 1381, a survey of holdings of the Bishop of Durham by Bishop Hatfield describes Sunderland as a shipping port (Peters and Mabbitt 2005).
- 3.2.7 **Post-Medieval:** in 1565, a survey commissioned by Elizabeth I recorded Sunderland as '*a fishing town and landing place...which has 30 householders and is governed by Robert Bowes under the Bishop of Durham...but there are neither ships nor boats and only 7 fish cobles that belong to the town occupying 20 fishermen. This town is in great decay of building and inhabitants and especially Queens houses that belonged to charities and guilds*' (cited in Inkster 1999). Post-medieval Sunderland occupied a narrow strip of land between the river and high banks, and a later survey in 1587, also commissioned by the Queen, noted that the old township at the river mouth has extended westwards along the river, from the position of the current Wearmouth Bridge to Russell Street, building on embankments formed by dumped ballast from shipping (Peters and Mabbitt 2005).
- 3.2.8 In the later years of the 16th century, Sunderland developed, as regular exports of coal began. A charter was granted to Sunderland in 1634; at this time the shipping trade and works were arranged along Low Street. In 1649, the High Street, or Sunderland Loaning or Lonnin, was built along the high banks to Bishopwearmouth, with a seven foot high wall between Crowtree Lane and Russell Street; it was also referred to as Kings High Way (Corder MSS 30-31, 1). With its construction, Low Street gradually lost its residential character, becoming entirely a list of raff and ship yards, tanneries, breweries, boat building yards, cooperages, and sail makers, with numerous public houses; Durham Cathedral records show that wharves, messuages, houses and quays were being leased from 1663. Burgage plots developed off High Street at the east end, mainly of a mixed commercial and residential nature.
- 3.2.9 Harbour improvements were planned in 1669 and 1717 (Hart 1996), and in 1719, an Act of Parliament established Sunderland as a separate parish from Bishopwearmouth, with its own parish church. The westward expansion of the town is clear in Emmanuel Bowen's atlas of 1720. Samuel Buck's '*North Prospect of the Town of Sunderland*', published in 1723, is orientated with north towards the base of the picture, and shows a series of unnamed buildings on the top of the escarpment on the High Street between Sunderland and Bishopwearmouth, but not the study area or Bishopwearmouth, which

both lie outside the picture. These buildings become identified on later mapping as Sunny Side or Sunnyside, and burials and baptisms dated from 1723 are recorded there, mainly in families of weavers or sailors; no records exist for the settlement earlier than this (Corder MSS 29, 7).

- 3.2.10 The first depiction of the study area is in 1737, on Burleigh and Thompson's '*A Plan of the River Wear from Newbridge to Sunderland Bar*' (Figure 2). The map shows the settlements of Sunderland and Bishopwearmouth clearly, joined by the High Street. To the west of Sunderland, and north of the road, lies '*Mr Henry Lambton's Ground*', also labelled as '*Pann Fields*'. Other than the '*Halfway Houses*' depicted west of the grounds, the north side of the road is largely undeveloped between the two settlements. The south side of the road is occupied by a series of regular fields, particularly adjacent to Bishopwearmouth. A group of five buildings (the unnamed buildings previously seen on Buck's map of 1723) lie midway between the two settlements on the south side of the road, with a sub-rectangular walled formal garden extending south from the buildings; the settlement is marked as '*Sunnyside*'. A diagonal boundary extends off from the south-west corner of the gardens to a southern road, running parallel to the previous road, and then called Back Lonin or Back Lane (Hyslop 1929), extending between the south side of Bishopwearmouth and a collection of buildings marked as '*The Field House*'. A long lane runs north of the latter buildings to the northern road, and the land to the west between the lane and '*Sunnyside*' is also marked as '*Pann Fields*'.
- 3.2.11 In 1737, Warren Maude of Sunderland (born 1710, the son of Samuel Maude, a wealthy coal fitter) is mentioned as a trustee in a will of Robert Foster, along with Ebenezer Wardell, a fitter of Sunnyside. Ebenezer was the son of Lancelot Wardell of Low Barnes; on Lancelot's death in 1739, Ebenezer is recorded as having moved back to his father's residence. Mortgage documents relating to Warren describe him as being of Sunderland in 1736, but by 1744 as of Sunnyside, so he presumably bought Ebenezer's house on the death of Lancelot (Corder MSS 29, 135). The Maudes were influential Quakers, and the establishment of Quakerism is attributed to William Maude, a draper from Wakefield, who bought land with Richard Willson, a fellow Quaker, on the north side of High Street in 1670 in '*the pan field*', and started the first Friend's Meeting House (HER 63; Corder MSS 30-31, 3). Riots in 1688 burnt the meeting house, and the house was not rebuilt until 1718 (ibid); the Quaker meeting house is shown on the north side of the main street on the 1790 map (Fig 3). Warren died in 1779, and Sunnyside passed on to his favourite son Jacob (Corder MSS 29, 135).
- 3.2.12 Rain's '*Eye Plan of Sunderland and Bishopwearmouth*' dated between 1785 and 1790 (Figure 3) shows a wealth of detail for landholdings in the study area, though the depiction is largely schematic. By this time, the land between the two settlements had begun to be built up; houses were built along the High Street with gardens in the front. The historian Hutchinson writing in 1787 states that at this time the land between the two settlements was eagerly sought after by wealthy individuals who wished to escape the cramped medieval streets of the settlements. The land on the west side of the '*Halfway Houses*', shown on the 1737 map, was developed extensively, and included a sail cloth factory (HER 4406). The Lambton grounds were still named as '*General Lambton's Ground*' (and a part as '*Pan Field*'), and settlement had encroached

westwards onto the grounds from Sunderland (marked as '*New Buildings*'). The regular fields adjacent to Bishopwearmouth were bounded on the west side by Crow Tree Lane; the southern four fields are named on the map as '*Mr Leighton's Ground*' and '*Mr. Maud's Ground*'. The easternmost of the two northern fields, labelled as '*J. Harrinson Esq.'s Ground*', now accommodated a group of buildings along the road, surrounded by formal gardens.

- 3.2.13 To the east of these fields, a further four fields are depicted, marked as '*Chris Fawcett Esq. Ground*' (who died in 1795), and the north-eastern field accommodated two buildings, with gardens to the rear; the eastern building appears the same as that depicted in 1737. The original 1737 central group of buildings is shown east of these, arranged around a square again labelled as '*Sunny Side*'; the layout appears marginally different, with the easternmost buildings perhaps rebuilt. The central southern building appears to be the main Maude residence; Corder states that a sketch of the building shows '*a large fine Georgian house*' (Corder MSS 29, 134-5). The square contains an oval walled or fenced formal garden; to the south of the buildings, the formal gardens shown in 1737 survive, and now include the diagonally bounded field, which has also been walled, and a bowling green, flower beds and paths. To the east, running along the eastern boundary are the skirders for a ropery, and the building at the southern end adjacent to the southern road (named as '*Back Lane*') is labelled '*Mr. Nicholson's Ropery*' (HER 4453). The Sunnyside grounds are labelled as '*Jacob Maude Esq. Ground*'.
- 3.2.14 In 1796, the construction of the Iron Bridge (HER 4978) joined Sunderland and Bishopwearmouth to Monkwearmouth. The Sunnyside estate continued in the possession of the Maude family into the early 19<sup>th</sup> century; deeds dated to the 26<sup>th</sup> October 1801 (DRO EP/BiW 694-696) record that land adjacent to the house, including an adjoining backstreet, was leased for building by Jacob at this time, to one Edward Grimes, Joiner and Cabinet Maker. In 1802, Maude's land and stables were rated at £62.10 (Corder MSS 29, 136).
- 3.2.15 In 1815, Jacob and his son Warren moved to Selaby Hall near Gainford in Teesdale (Corder MSS 29, 136). The house at Sunnyside was let to C.J. Thornhill, and from 1817 to the Backhouse family of Darlington (ibid). Robson's map of 1817 (Figure 4) shows the oval formal garden, with the main house to the south surviving. A large rectangular building now occupies the western side of the square, and a new street, labelled as Norfolk Street and presumably the aforementioned backstreet, is shown running down the east side of the main house, with the entirety of the land between the ropery (which is still shown with the skirders, but not named) and the street built up. East of the ropery, the land is also built up, and Nile Street and Villiers Street have been established. To the south of the main house, the formal gardens appear to have returned mostly to fields, apart from a small rectangular area south of the house which is still depicted as gardens. The diagonal boundary survives, and all the field boundaries now appear as hedges. Elsewhere, houses are now shown ranging along High Street on both sides, though the land to the south of the road is still shown as fields. Lambton's ground is now recorded as '*Pann Field*'.
- 3.2.16 Wood's map of 1826 (Figure 5), and to a lesser extent Rennie's map of the same year (Figure 6), both show the square and main house at Sunnyside (now joined at the front), with gardens to the rear. Wood's map, which labels the area '*Sunnyside*', shows

further housing built on the opposite side of Norfolk Street, running south from the main house. The land to the south remains as fields, with the distinctive diagonal field boundary; elsewhere, however, new streets are now shown crossing the fields south of High Street and west of Sunnyside. The Fawcett estate, which occupied this area and covered some 19 acres, would later be sub-divided by these streets, with uniformly neo-Greek terraces built along them (Pevsner 1967); however, the streets appear only part built up at this stage, and appear to indicate future intentions rather than definitive layouts. Opposite Bridge Street, which flanks the west side of the old '*Pann Field*', a new street called Fawcett Street is shown running south across land marked as property of '*The Reverend John Fawcett*', construction of which began around 1825 (Hyslop 1929); the Commissioners for the Bridge paid the Fawcetts £500 to open the road (Corfe 1983; Corder MSS 28, 150), and the estate was given over to housing from 1814. Housing is shown along the western side of the street, at the corner with High Street, built by 1820 (Corfe 1983). Parallel and to the east of this road, and opposite Bedford Street, is the line of John Street, also begun in 1825 (Hyslop 1929); this again has housing on the west side, at the corner with High Street. A further unnamed street is also shown parallel and east of John Street, opposite Lambton Street and west of Sunnyside, with a row of buildings approximately halfway down on the west side; this later becomes, in part, Frederick Street (built by the 1830s). The east boundary of the estate ran down the back street between Frederick Street and West Sunnyside, and then followed the diagonal boundary down to Borough Road; Manor Place would therefore later be built on land belonging to the Fawcett estate (Hyslop 1929).

3.2.17 The urbanisation of the area appears to increase rapidly, with the commercial axis of the town moving from east-west (High Street) to north-south (the new Fawcett Street). By 1827, further development has occurred, as shown on Robson's map of that year (Figure 7). Sunnyside and the land to the south remains unchanged, but south and west of the estate, the entire block of fields is now marked out with the layouts of unnamed streets (marked as '*intended streets*', and corresponding more or less exactly to the modern-day layout). On the east side of John Street, St Thomas' Church (unnamed) has been built at the corner with an unnamed east-west aligned road (later Thomas Street), with a small enclosure and two buildings to the east of it (presumably the vicarage). South of the enclosure, and on the corner of Thomas Street and Frederick Street (both still unnamed), are the buildings seen on Wood's map, immediately west of Sunnyside. Robson's map of 1831 (Figure 8), though entirely schematic, clearly shows '*Pann Field*' to the north of High Street now marked as '*intended for streets*', and by Dawson's map of 1836 (Figure 9), it has also been developed. The latter map also shows that Frederick Street (unnamed) has been almost entirely developed on both sides. The Sunnyside estate now appears the only block of land still in private hands and not set for development.

3.2.18 ***Victorian and Modern:*** in 1835, Sunderland, Bishopwearmouth and Monkwearmouth were incorporated into the Parliamentary Borough of Sunderland. In 1837, there is a reference to a George Preston, a joiner, moving from Villiers Street to No 2 Manor Place (Hyslop 1929) – the first documentary reference to the buildings, and the probable date of their construction, as they don't appear on maps of the previous year. In 1839, Jacob Maude passed away, and bequeathed in his will, dated 13th April 1839, '*devises copyhold messuage etc at Sunnyside, Bishop Wearmouth to wife for life,*

*thence to his son Warren*' (DRO D/HH 2/6/219). A Richard White occupied the house at Sunnyside for a short while. Around the same time, in 1840, John Fawcett, son of the Reverend John Fawcett, sold land under perpetual ground rent, adjacent to the Maude estate, and specific reference is made '*Manor Place on south*', indicating that the houses were definitely built at this time (Corder MSS 29, 1). An advert for the sale of the Sunnyside estate appears in the Sunderland Herald on March 19th 1841 (Corder MSS 29, 136).

- 3.2.19 On the 1st of November 1843, a further announcement was made in the Sunderland Herald for the sale of the lands by private contract, including '*all that capital mansion house, situated in Sunnyside, in Bishopwearmouth, formerly the residence of Jacob Maude esq., deceased, together with the shrubbery, field garden, vinery and other suitable out offices attended thereto. [...] Also, the yearly ground rent resulting out of, and arising from, several dwelling houses in Norfolk Street in Bishopwearmouth amounting to the yearly sum of £110 or thereabouts*' (this confirms the 1801 lease of Norfolk Street, and that the Maudes still owned the land).
- 3.2.20 On Robson's map of 1844 (Figure 10), which is a direct revision of the 1827 map (Figure 7), the pace of development is clearly shown as continuing. At this stage, the Sunnyside estate remains still undeveloped, and identical in layout to earlier maps; however, at the junction of the diagonal field boundary and Athenaeum Street (unnamed), and just on the edge of the estate, Manor Place is now shown as built; the diagonal boundary runs up to the back lane to the rear of Frederick Street, and is fossilised in the present day property boundaries. Foyle Street is shown running off south of Manor Place, and built up on the west side. To the west, Frederick Street is entirely developed, as is Fawcett Street (incorporating a '*Shrubbery*'), and John Street is developed to just south of the church. By the middle of the 19<sup>th</sup> century, most of the original private residences built in the 18<sup>th</sup> century on the High Street now had shops built in the gardens, and the streets had been narrowed.
- 3.2.21 The Backhouse family bought a section of the Maude estate adjacent to High Street in October 1845, pulled down the main house and built Backhouses Bank. The building is shown on this plot from 1850 (Fig 11), and maintains its form right through to 1897, when it is explicitly named as a bank. The family maintained the original formal gardens of the estate as a shrubbery, with offices at the south end (Corder MSS 29, 136), and it is probable that they built, or at least laid out, the street of West Sunnyside at this time, using the shrubbery as a secluded private area for residents of the new middle class houses around its perimeter. Similar private gardens appeared throughout the middle-class districts of Sunderland, such as the Esplanade or St. George's Place (Peters and Mabbitt 2005). In 1846, an indenture between the daughters of Jacob Maude and Robert Thomas Wilkinson led to further parts of the estate being sold off; Wilkinson would later sell on to Edmund Backhouse in 1856 (Corder MSS 28, 147-8). By 1850, West Sunnyside has been built, running north from the eastern end of Manor Place, along the west side of the shrubbery (HER 4725; Figure 11). Robson's map of that year still shows the diagonal boundary of the original estate. Foyle Street is shown as developed on the east side of the street, and a further block of housing (later Sommerford Terrace) now occupies the south end of Norfolk Street at the junction with Borough Road (formerly Back Lane). Further details of the development area are shown on Meik and Morgan's map of 1851 (Figure 12), which shows outbuildings to



the rear of Manor Place and West Sunnyside. The shrubbery is shown with walks around the interior, and the diagonal boundary is shown surviving.

- 3.2.22 The First and Second Edition Ordnance Survey maps, of 1855 and 1897 respectively (Figures 13 and 14), show similar layouts to Meik and Morgan's map, though by 1897 more outbuildings are shown to the rear of the properties, and the rears of No 3 Manor Place (HER 4822) and No 28 West Sunnyside appear extended (the extension to the rear of No 32 was built in 1900 – TWAS 269/7479-7483). In addition, Coronation Street is linked through to Norfolk Street on the east side of the gardens at this time, through the removal of two properties. By the Third Edition Ordnance Survey of 1919 (Figure 15), the road has been cut through the shrubbery as well, and only a small trace of the diagonal boundary, at the north end of Foyle Street, survives. The north end of the shrubbery had also been encroached upon, by the General Post Office, designed by Sir H Tanner and opened in August 1903 (HER 4733; Corder MSS 29, 136), and the Customs House, built around 1900 (HER 4736); the gardens no longer appear private, and are probably now used as public spaces (Peters and Mabbitt 2005). In 1928, Manor Place was occupied by the Crow family, Theodore Nicholson, and the local Antiquarian Society (Corder MSS 29, 1).
- 3.2.23 In 1932, Nos 1 and 2 Manor Place were reconstructed, to form the present Manor Hotel, for Dennis Hill (TWAS 269/4092-3). In 1934, the hotel is named as a temperance hotel in the trade directories (No 3 Manor Place is occupied by the United Ancient Order of Druids). By the Fourth Edition Ordnance Survey Map of 1941, the Manor Hotel is shown and named (HER 4726). This is also shown on the Fifth Edition of 1955 (Figure 16). The building layout remains the same to the present day.

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## 4. BUILDING SURVEY RESULTS

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### 4.1 INTRODUCTION

- 4.1.1 The survey area comprises a continuous structural block of buildings with no physical sub-divisions, so the survey area was sub-divided according to the defined historic property boundaries (e.g. Manor Hotel). The term ‘building’ is used to define a specific structural entity, and includes additions and extensions to existing structures (e.g. extensions to the rear of Manor Hotel). Exceptions to this were Nos 28 and 29 West Sunnyside, which historically were two separate buildings, but have now become one structure, and are therefore discussed together. The survey area and sub-divisions are shown in Figures 16.
- 4.1.2 The buildings were recorded on a floor-by-floor basis, and each room was assigned a specific number (e.g. Room 43). Rooms were defined as enclosed areas to which access was only possible through door or entrance; some areas were harder to define in this way, as the entrances were fairly large. Where it was felt an area was merely a sub-division of a larger room, no number was assigned, but it was discussed as for its parent room. Certain areas, such as stairwells and passages, are not numbered, but are discussed by name. Where information was available regarding final use of the rooms, this is incorporated into the text.

### 4.2 THE MANOR HOTEL

- 4.2.1 **Historical Summary:** the Manor Hotel was a refurbishment of two earlier buildings, Nos 1 and 2 Manor Place, which were probably built around 1837. The rebuild, for a new ‘temperance hotel’, is known to have occurred in 1932. It appears to have drastically altered the appearance of the buildings, effectively by incorporating both, and enlarging the attic rooms to create an extra floor. The reference in the building plans states that the buildings were ‘demolished’ (TWAS 269/4092-3), but this was obviously not the case, as fabric clearly survives within the hotel.
- 4.2.2 **Exterior:** the building is broadly aligned east-west, fronting onto Athenaeum Street, with a back alley running north from its west side. The east side of the building adjoins No 3 Manor Place (Figures 17-19). The structure measures 21.50m in length by 8.90m in width, and has an extension running north for 7.5m from its western end. The building consists of a three storey structure, with a basement. Detail of the building was hard to ascertain, as the entirety of the structure was covered in cement render, apparently added when the structure was converted to a hotel in the early 1930s. The roof is a mansard slate roof, and has six dormer windows at the front, and four at the rear, all of timber with lead flashing, and incorporating side-opening timber casement windows. These windows form the windows for the second floor. The front elevation has a further two windows at the east and west sides, the latter a simple rectangular window. The gables are finished with concrete. The central chimney appears original to the 19th century buildings, and is constructed of brick in stretcher bond, with ceramic pots; an additional chimney was added when the hotel was converted in 1932, at the west end of the building, south and off-centre of the main ridge line. This is also of brick, smaller and rendered as for the main building.

- 4.2.3 The front elevation first floor has eight rectangular two-over-two sash windows with horns. The east and west windows at the front have round arched indentations over, while the rest have slightly projecting sloping lintels; all have projecting chamfered concrete-rendered sills. The four first floor windows at the rear (with a further one between floors to the rear, giving light to an internal staircase) are all a combination of side-opening and top-hung casement windows, probably replaced when the building was converted. These windows are simple rectangular openings with no projecting sills or lintels.
- 4.2.4 The front elevation ground floor has six rectangular two-over-two sash windows with horns, all with slightly projecting sloping lintels and projecting chamfered concrete-rendered sills. There are two doorways at the front of the property, both within porches added in the 1930s. Both porches have pitched slate roofs with ceramic ridge tiles, concrete steps and have moulded concrete decorative surrounds (the west surround has '*Bar and Restaurant*' on the surround, the east surround has '*Manor Hotel*'). The doors are double side-opening doors, with four panels apiece. The three windows in the rear elevation are all simple rectangular openings, and are a combination of side-opening and top-hung casement windows, as for the first floor. There are two simple rectangular doorways at the rear, the western of which has a timber staircase and iron rail. The rear wall has a buttress built against it, also rendered, and probably constructed at the time of the conversion of the building. At the front, there are three basement windows to the west of the eastern porch, all two-over-two sash windows with horns. There were also originally two further basement windows to the rear, now blocked.
- 4.2.5 The western elevation has thirteen irregular spaced windows, all of varying sizes; this wall appears entirely rebuilt in the 1930s, when the buildings were converted. The ground floor windows consist of three rectangular two-over-two sash windows with horns, all with slightly projecting sloping lintels and projecting chamfered concrete-rendered sills. The remaining windows are all top-hung casement windows with horns, built to resemble one-over-one sash windows; these also have slightly projecting sloping lintels and projecting chamfered concrete-rendered sills. Below the ground floor window, a trapdoor leads into the cellar, used originally for beer barrels.
- 4.2.6 The extension is constructed of brick in stretcher bond, with an eastward sloping mono-pitched roof in slate. The west elevation windows have concrete flat projecting sills and ashlar lintels, and consist of one window at ground floor level, and three at first and second floor level respectively; all the windows are top-hung casement windows with horns, built to resemble one-over-one sash windows. The north elevation has a single window at first and second floor levels (identical to those in the west elevation), and four small rectangular windows with concrete-rendered sills at ground floor level; these small windows give light onto separate larder cupboards in the kitchen. The east elevation has a single window at ground, first and second floor level, all identical to those in the west elevation. The original extension planned in 1932 was to have only been of two floors (ground and first), but this was clearly altered at the time of construction to three (see Figure 18). A small lean-to extension of probably late 20<sup>th</sup> century date has also been added recently to the eastern side. This is built of stretcher-bond brickwork and has a lead roof, with timber casement

windows on the north and east sides. The north elevation also incorporates a timber fire door.

- 4.2.7 **Basement:** of all the floors within the structure, the basement showed the clearest indication of early fabric relating to the 19<sup>th</sup> century housing; the basement was clearly part of two buildings, before removal of a wall in Corridor 7 led to the buildings being united (depicted on the original 1932 architects plan as a ‘*new opening*’). The original layout of the floor had been sub-divided, probably in the 20<sup>th</sup> century, by partition walling, when the houses were converted to a hotel. The floors throughout were of concrete, quite recently laid, and Rooms 7 through to 12 had been carpeted. The ceilings were clad in plasterboard, and Rooms 7 to 10 had also been artexed (Figure 20).
- 4.2.8 Room 1 was a small enclosed area underneath a stairway to the kitchen within the extension on the Ground Floor (neither the extensions or porches had visible below-ground fabric, and the foundations are depicted on the 1932 architects plans). The eastern wall of the room was clearly made up of original fabric relating to the 19<sup>th</sup> century buildings, comprising a stretcher-set brick wall on rough sandstone foundations, pointed with lime mortar; it was unclear which wall this was, but the probability is that this was a major supporting wall, perhaps the west wall of the house. The architects plans of 1932 show the original fabric extending much further west, however. The timber staircase above was clearly modern, and added when the extension was built in the 1930s. The south wall of this room appeared to be a later brick infilling-wall, with modern brick overlying, and it was unclear at the time of the survey what lay further south, as there was no access to that section.
- 4.2.9 To the east, Room 4 formed a long north-south aligned room, which clearly served as a corridor both in the 1930s and in the present-day. At the northern end of the room, the concrete floor had a slight raised step; the reason for this was unclear, but on the 1932 architects plans for this area a door and sub-division are originally shown to the north. This may mark the position of the stairwell for No 1 Manor Place, removed when the buildings were converted. All the walls of this room were clad with plasterboard walling, so detail was hard to define; the architects plans of 1932 show a further room lying to the west, labelled as a store, but this was not visible and may be sealed behind the cladding. This store mirrors a store to the east in No 2 Manor Place (Rooms 13 and 14), and probably served as a cold-room/larder.
- 4.2.10 Running west from Room 4 was an Alcove 6, which led to a timber plank-built barrel trapdoor originally noted during the exterior survey (Section 4.2.3). The trapdoor was set above a sloping concrete ramp, built on a brick base. The walls of the alcove were also clad in timber plasterboard; the alcove may have been part incorporated from the cold-room, but this is impossible to say with certainty. At the south end of Room 4, a further partition wall with a door gave on to Room 5, which served as a meter cupboard. The south wall fabric also appeared to be of 19<sup>th</sup> century date, and the wall may originally have contained a window, bricked-up following the conversion, though this was difficult to see as the wall was heavily rendered and obscured with pipework.
- 4.2.11 To the east of Room 4, Room 2 is accessed by an open doorway. This room originally served as a stock-room, as depicted on the 1932 architects plans. The room at that time incorporated a fireplace at the eastern end, and a basement light in the north wall; the

light may equally have been a coal-chute, as this gave direct access to the back yard, but it is hard to be certain of this. The light is now entirely obscured, as a timber quarter-turn staircase enclosed within partition walling now runs up from the eastern corner, accessed from an internal door, and leading to the ground floor. This staircase appears to have been added in the 20<sup>th</sup> century, probably when the ground floor bar was added to the hotel (Section 4.2.22), to give easy access to the cellar from the bar area. A cupboard has also been incorporated below the staircase, though this was locked at the time of the survey. The fireplace has been blocked up and covered with rough plaster-work (see Figure 20). The west wall of the room was plaster-board, while the south wall was clearly a roughly plastered sandstone wall. The south wall marks the original wall of the 19<sup>th</sup> century basement room in No 1 Manor Place; the room may originally have extended through to the west side of Room 4, before being sub-divided by partitioning.

- 4.2.12 South of the blocked fire-place, a doorway was inserted through the east wall into Room 3; this is clearly depicted on the 1932 architects plans, and occurred when the two original houses were amalgamated. In this respect, Room 3 mirrors Room 2, being a basement room for No 2 Manor Place, though much more altered. The room is much smaller, having been sub-divided on the east side by a substantial brick wall, separating it from Room 11 to the east, which was also part of the original room. The original fireplace is still visible, though in this case entirely refaced with modern brick. The room accommodates two substantial copper boiler tanks, and the venting pipes from the boiler run up through the refacing into the chimney. In the north wall, a '*new hatch*' was inserted in the 1930s, now covered with board, and incorporating two plastic vents; this hatch presumably served as a coal-chute, as the north half of the room is labelled '*coke*'. In the south wall (which is rough plastered sandstone as for Room 2), a '*new opening*', being a new doorway, was added in the 1930s; this is now infilled with brick.
- 4.2.13 Corridor 7 is accessed through a door off the east side of Room 4, and the north wall is formed by the original 19<sup>th</sup> century sandstone central wall, as seen in Rooms 2 and 3 (though no detail whatsoever was visible, as the walls were all plastered and wall-papered). The corridor runs almost the full length of both buildings, and was created when the buildings were amalgamated (Section 4.2.7). The south wall is a partition wall, and this separates the corridor from Rooms 8, 9 and 10. The partitioning took place in the 1930s; all three rooms served as stock rooms.
- 4.2.14 Room 8 now serves as a bedroom, but was originally a basement room for No 1 Manor Place in the 19<sup>th</sup> century. An identical fireplace arrangement to that seen between Rooms 2 and 3 exists between Rooms 8 and 9, though these are entirely obscured by modern fittings and plaster-board facing on the walls. Room 8 probably originally ran north as far as the central wall, and extended west to the west side of Room 4, also incorporating Room 5. The layout therefore mirrored that of Room 2 to the north. The room has a single splayed window, though the 1932 architects plans show two originally. Detail on the plans shows the fireplace to be narrower, which suggests the fireplace may have incorporated a range; the room is likely to have served as a kitchen or scullery. Rooms 9 and 10 served the same purpose, mirroring Room 8 and serving as a basement room for No 2 Manor Place in the 19<sup>th</sup> century. The

windows were also likely to be splayed, though are now much narrowed by plaster-board facing.

- 4.2.15 In the north-east corner of the basement, a dog-leg staircase **15** leads up out of the basement to the Ground Floor. The stair is probably timber, though heavily carpeted and therefore hard to ascertain with certainty; the staircase is original and 19<sup>th</sup> century in date. The base of the stair has been enclosed by a breeze-block wall and fire-door, presumably very recently due to fire safety regulations. This wall has also enclosed an area below the staircase, Room **12**, which serves as a cupboard, and is accessed by a timber door. To the west, Room **11**, a bathroom, is accessed by a further timber door. The room is clad with plasterboard; a blocked-up window is located in the north wall, though this is obscured by the cladding. The staircase originally descended directly into a basement room in No 2 Manor Place, formed by Rooms **3**, **11** and **12**, before it was altered in the 1930s. The position of the stair supports the probability of an identical stair existing in Room **4**, removed when the buildings were amalgamated. To the east of the base of the staircase, a small door lead into a window-less room (Rooms **13** and **14**), with plastered walls. This is probably the original cold-store/larder for No 2 Manor Place.
- 4.2.16 **Ground Floor:** the only definite early fabric relating to the 19<sup>th</sup> century housing on this floor remains in isolated sections; most of the interior walls have been altered or removed, with new sub-divisions throughout. This took place in the 1930s, when the houses were converted to a hotel, and most of the rooms on this floor served as dining rooms, lounges and reception rooms; however, alterations were clearly occurring prior to this. It is interesting to note that on the pre-conversion plans for the two houses, the buildings are already shown as being joined by a corridor and a doorway, suggesting the buildings were in joint occupancy at this time. The floors throughout were probably timber, though obscured by carpet. All the ceilings were covered in artex, apart from those in Rooms **51-3** which were covered with suspended polystyrene ceiling tiles, and Room **50**, which had woodchip paper over plasterboard (see Figure 21).
- 4.2.17 From the staircase **15**, at the middle landing, a door gives out to the outside; this is an original opening and served as access to the garden in the 19<sup>th</sup> century. At the top of the stairs, a door to the east gives access to Room **50**. The door is smaller than the original, and a plasterboard surround has been constructed to aid the fitting; this is marked as ‘*new glazed door*’ on the 1930s architects plans, so presumably occurred at this time. The room maintains its original form; a blocked fireplace (entirely plastered over) occupies a central position on the east wall, and the window is set back in a recess. The fireplace originally had two inglenook cupboards built on each side, which survived the 1930s conversion, but no longer exist. This room is labelled as the ‘*smoke room*’ on the 1930s plans, and was the drawing room in the 19<sup>th</sup> century.
- 4.2.18 South of the staircase, the entrance hall **53** is accessed by modern double fire-doors. The building sequence is complicated, if only because the current modern layout has now reverted to an original 19<sup>th</sup> century layout in plan! The entrance hall is now accessed from the south through the porch extension built in the 1930s (Section 4.2.4), but the doorway originally led directly into the street, via a short flight of stairs (a small vestibule lay just inside the door). The original plans show that the original exterior of the doorway was framed on each side by pillars. The 19<sup>th</sup> century entrance

hall comprised a straight corridor leading to the staircase, with doorways to the east and west giving on to the side rooms. In the conversion of building to a hotel, the east and west walls of the entrance hall were removed after the vestibule, giving one long open-plan room aligned east-west. These walls were replaced in the 20<sup>th</sup> century, giving its present-day form; the west wall is half-glazed plasterboard, and incorporates a central double-door. The east wall is entirely plaster-board partition, forming the west wall of Room **52**. Rooms **51** and **52** originally formed a single ante-room, lying east of the corridor. The room probably had a fireplace built within the north wall in the 19<sup>th</sup> century, though this is not depicted until the 1930s. The fireplace survives, though is entirely blocked up and plastered over. Room **51** serves as a reception for the hotel, and is accessed by a drop-leaf counter top. Room **52** is formed by partition walling on the north and west side, and serves as a small office for the reception; the room is lit by a single window with a wooden sill.

4.2.19 To the west of the entrance hall, Room **54** now serves as a lounge, and is marked as being the same in the 1930s; in the 19<sup>th</sup> century, it would have been the living room for No 2 Manor Place. Central to the western wall is a blocked up original 19<sup>th</sup> century fireplace, which has now been opened out in part as a recess to accommodate a television. The wall to the north and south of the fireplace incorporates two openings through to Room **55**, with arched supports above. The northern of the two openings was clearly already in existence when the buildings were converted to a hotel, and indicates that the buildings were in joint occupancy at the time of conversion. The southern entrance appears to have been added later, and the arching for both was presumably done at this time. The lounge is lit by two windows with wooden sills in the south wall. The north wall appears to be an original wall; an opening with arched support has now been knocked through, giving access to modern toilets **54a**. This wall corresponds with the central wall noted in the basement (Section 4.2.11).

4.2.20 The building sequence of the modern toilets **54a** is also complicated. The original 19<sup>th</sup> century room, presumably the dining room, was accessed from a door in the east wall, from the top of the stairs **15**; the doorway is now no longer in existence, and has presumably been blocked-up, though no trace was seen during the survey. The original room had a fire-place in a central position on the west wall, and also had inglenook cupboards similar to those in Room **50**. A single centrally-located window in the north wall illuminated the room. Prior to the conversion of the building to a hotel, the room is shown as being sub-divided; a partition wall has been built from the south side of the fire-place to the north-side of the door, with a new door giving access to the now smaller room to the north. A new doorway had been knocked through in the position of the southern inglenook fire-place, allowing access to No 1 Manor Place, at this time in joint occupancy. This space now appears used as a corridor between the two properties. After the 1930s conversion, the north wall appears to have been moved slightly further north, and the corridor space used as an office. The modern toilets now occupy the room to the north of the partition wall, the room having been further sub-divided by partition walls and stalls; a partition wall now splits the window in two. The original fireplace appears entirely removed to give more space, allowing a further door through the partition wall to be built. The door which was knocked through to allow access to No 1 Manor Place is now blocked up; this probably occurred when the bar to the west of the wall was built. A new toilet was also built north of the chimney,

accessed by a door, and occupying part of the area originally belonging to No 1 Manor Place (see Section 4.2.22).

- 4.2.21 Room **55** is now a massive open-plan room, serving as the restaurant, but in the 19<sup>th</sup> century consisted of four smaller rooms, with connecting corridors, all forming the ground floor of No 1 Manor Place. The arrangement depicted is similar to that shown for No 2 Manor Place; access to the house was via a short flight of steps, with pillars on each side of the doorway. On entering the house, a long corridor led to the flight of stairs which lead up to the first floor and down to the basement (in the position of Room **4**). On the west side was the ante-room, with a fire-place on the north wall; and on the east side, the living room, also with a fireplace on the east wall. To the rear of the house, on the east side, a door led to the dining room, with its central fire-place on the east wall, and central window in the north wall; this was later sub-divided with a corridor mirroring the arrangement in No 2 Manor Place, when the houses were in joint occupancy (Section 4.2.20). A further long room is shown to the rear on the right, probably also a drawing room. By the 1930s, the staircase had been removed. The living room had been sub-divided through the addition of a new partition wall between the north side of the fire-place and the west wall, creating a corridor between the new doorway north of the fireplace (Section 4.2.19), and the old entrance hall. The living room was now used as a '*coffee room*'. The sub-division in the dining room had been removed, opening the room out to its original layout. The entrance hall and ante-room were combined into one room, labelled as a '*dining room*'. A new fireplace was built against the west wall, connected to a new chimney (Section 4.2.2), and a new window is depicted on the south side of the fire-place. The space occupied by the stairs, and part of the northern room, were reused as a '*servery*'. A flight of stairs is shown against the north wall.
- 4.2.22 The present-day room has been created through the removal of all the dividing walls to create one large room; the 'new' fireplace is still visible as a projection on the west wall, but is entirely blocked up and plastered over. All the windows have wooden sills. In the east wall, the old fire-place is still visible, backing on to the fire-place in Room **54**, and also with a recess. The other fire-place, in the 19<sup>th</sup> century dining room, has been entirely blocked up and plastered, but is visible as a projection in the bar area. The bar itself occupies the position of the dining room, and consists of a timber structure with solid wood counter; access is via a drop-leaf counter top. The bar was presumably added some time in the 20<sup>th</sup> century, when the hotel ceased to be a temperance hotel, and began serving alcohol. The remainder of the position of the 19<sup>th</sup> century dining room is occupied by the toilet accessed from Room **54a** (Section 4.2.20). A door leads to the stairwell down to the basement (Section 4.2.11) and up to the first floor (Section 4.2.28), enclosed by partition walling. A pillar near the south-west corner of the bar appears to have been added in the 1930s, to support the upper floors when the dividing walls were removed. The original 19<sup>th</sup> century door occupied the position of the westernmost ground floor south-facing window, lying east of the 1930s porch. The new porch door was created at the corner, in the position of an earlier window.
- 4.2.23 In the 1930s, the new extension to the north was accessed by a staircase from the servery, and the ground floor was occupied by a kitchen with a cement floor; a dividing wall to the rear, with a fireplace against it, separates the kitchen from three



larders, and a toilet accessed from the outside. The kitchen, Room **56**, is largely unaltered today, though the dividing wall has been partially removed, and the stalls separating the larders have also been cleared away. The toilet now serves as a pantry, and this is now accessed from the modern lean-to extension, Room **57**, which acts as a porch and store.

- 4.2.24 **First Floor:** as for the Ground Floor, only sections of the early fabric relating to the 19<sup>th</sup> century housing on this floor survives; some of the interior walls have been altered or removed, with new sub-divisions throughout, though most of the interior divisions appear to still be in place. Most of the rooms on this floor served as bedrooms and bathrooms, and still do so. The floors throughout were probably timber, though obscured by carpet. All the ceilings were clad with plasterboard (see Figure 22).
- 4.2.25 Access to this floor from the Ground Floor Entrance Hall **53** was by means of staircase **31**, a 19<sup>th</sup> century timber dog-leg staircase, carrying on from, and identical to, **15** below. The original top landing of the staircase had four doors, leading through to different rooms on the first floor of what was No 2 Manor Place. This is clearly shown on the 1932 architects plans. West of the landing, a doorway originally led into Room **32**, a bedroom; this door has now been blocked-up and is no longer visible, and access is now via a new door from Corridor **20**. The bedroom mirrored the dining room **54a** on the ground floor (Section 4.2.20), and had a fireplace on the west wall. The room was illuminated by a single window, with wooden sill. The room has now been partially partitioned off, creating an en-suite bathroom; enclosed within this bathroom are the remains of the original fireplace, encased in modern tiles but still visible as a projection in the wall.
- 4.2.26 East of the landing, a doorway led into Room **29**, but this section of landing is also now blocked by partition walling, with access only possible from Corridor **20**. The architects plans show a fire-place on the eastern wall of the room and this is still visible, though blocked-up and plastered over. The room is illuminated by a single window with wooden sill. Adjacent to the entrance to the room is a doorway to Toilet **30**, a cubicle constructed in the 1930s by partitioning off part of Room **29**. The room has been further partitioned more recently through the addition of an en-suite bathroom, just north of the toilet cubicle. The doorway which now provides access to Room **29** from Corridor **20** was originally the door into Room **28**, which occupies the south-east corner of the floor. This room originally had a fireplace against the north wall of the room, mirroring the arrangement of Rooms **51** and **52** below (Section 4.2.18). The fireplace is now blocked-up and plastered over, and a small section of partition walling has been built against it, for the new doorway into this room.
- 4.2.27 To the south of the landing, an original doorway led into a further bedroom, which has now been subdivided by numerous partitions, into (in part) Corridor **20**, and Rooms **25-27**. The original 19<sup>th</sup> century room was illuminated by three south-facing windows, all with wooden sills. At the western end of the room was a central fire-place in the western wall, mirroring the ground floor arrangement of Room **54** (Section 4.2.19). This fireplace has now been blocked and plastered over (instructions for this are shown on the 1932 architects plans), but is still visible in Room **25** as a projecting area of wall. Corridor **20** now runs through what would have been the northern fireplace

inglenook, and connects the two original 19<sup>th</sup> century houses together. The north central wall, forming the north wall of Corridor **20**, is original 19<sup>th</sup> century fabric.

- 4.2.28 The west side of the floor forms the first floor for what was originally No 1 Manor Place. The floor was originally accessed via a dog-leg staircase, set out in a similar fashion to Stair **31** in No 2 Manor Place. This was moved into the corner of the floor, however, following the renovation of the hotel in 1932. This staircase, Stairwell **18**, connects with the stair from Room **55** (Section 4.2.22) and is of timber construction. In the north wall of the staircase is the scar of an original blocked-up and plastered-over window. This was presumably done when the extension was built in the 1930s. The south wall of the staircase is of plasterboard; access to the rooms to the south and Corridor **20** is through a modern fire-door and short corridor. Between the Stairwell **18** and Corridor **20** is a bathroom, Room **19**, laid out and constructed in the 1930s and largely unaltered (though the fittings and some of the access points have changed). The bathroom walls are all plasterboard partitions.
- 4.2.29 A doorway off from the short corridor between Corridor **20** and Stairwell **18** leads into Room **33**, another original bedroom which mirrors its downstairs dining room counterpart (Section 4.2.21), and the room to the east in No 2 Manor Place (Section 4.2.25). The bedroom originally had a fireplace against the eastern wall, and was illuminated by a single window, with wooden sill. The room has now been partially partitioned off, creating an en-suite bathroom; enclosed within this bathroom are the remains of the original fireplace, encased in modern tiles but still visible as a projection in the wall.
- 4.2.30 To the south of the short corridor, an original doorway led into a further bedroom, which has now been subdivided by numerous partitions, into (in part) Corridor **20**, and Rooms **21-24**. The original 19<sup>th</sup> century room was illuminated by four south-facing windows, all with wooden sills. At the eastern end of the room was a central fire-place in the eastern wall, mirroring the ground floor arrangement of Room **55** (Section 4.2.19), and the room to the east in No 2 Manor Place (Section 4.2.27). This fireplace has now been blocked and plastered over (instructions for this are shown on the 1932 architects plans), but is still visible in Room **24** as a projecting area of wall. A flue for the new fire-place in Room **55** is visible in the north-west corner of Room **21**, and is depicted on the 1930s architects plans.
- 4.2.31 Access to the extension is via a short timber staircase, leading down from Stairwell **18** into a short corridor. The original layout comprised three rooms, with the northernmost room having a small fire-place. The fire-place is still visible, though now blocked up and plastered over. The central room has now been subdivided in two, and acts as the bathrooms for the other two rooms, Rooms **16** and **17**.
- 4.2.32 **Second Floor:** this floor is effectively an extension of the early attic space for both No 1 and No 2 Manor Place; the addition of a mansard roof enabled the floor to be converted from smaller attic rooms (probably one in each building) into a series of rooms; the layout of the new rooms was identical to the floor below, and was probably replicated deliberately. Most of the rooms laid out on this floor served as bedrooms and bathrooms, and still do so. The floors throughout were probably timber, though obscured by carpet. All the ceilings were clad with plasterboard. An attic trapdoor

gave access to the roof-space above, and this is discussed in this section. (see Figure 23).

- 4.2.33 Access to this floor from the First Floor was by means of Staircase **31**, a 19<sup>th</sup> century timber dog-leg staircase, carrying on from that floor and numbered the same. The architects plans show that the original top landing of the staircase was walled on the east and west sides, but gave out directly into a single room to the west, which had a small fireplace off-centre of the main west wall; this was probably the servants quarters, and was presumably lit by skylights. The fireplace was set into a continuous block of wall, which housed all the flues for the chimneys on the other floors; the walls are shown on the 1932 architects plans to have been cut through at the time of conversion. In front of the staircase, a sizeable wall houses the chimney flues for the fireplaces in Rooms **28**, **51** and **52**. The spaces on the north and south sides of this wall were probably used as storage.
- 4.2.34 The opening out of the floors required new lighting, and new dormer windows were added, in the same positions as the windows below; all have wooden sills. All the windows are effectively housed in recesses, which would have been created when the roof was replaced. The current layout of the floor has been created through the insertion of new partitions throughout; this has led to the creation of Rooms **43-8**, connected by corridor **38** which runs between the two buildings. More recently, en-suite bathrooms have been added to Rooms **47** and **48**. The original fireplaces are still visible as projecting sections of wall, plastered over in Room **43** and tiled over in the en-suite in Room **48**.
- 4.2.35 The west side of the floor forms the attic floor for what was originally No 1 Manor Place. The floor was originally accessed via a dog-leg staircase, set out in a similar fashion to Stair **31** in No 2 Manor Place. This was moved into the corner of the floor, however, following the renovation of the hotel in 1932. This staircase, Stairwell **35**, connects with the stairwell **18** below (Section 4.2.28) and is of timber construction. The slope of the mansard roof is visible above the stairwell. The south wall of the staircase is of plasterboard; access to the rooms to the south and Corridor **38** is through a modern fire-door and short corridor. Between the Stairwell **35** and Corridor **38** are two bathrooms, Rooms **36** and **37**, laid out and constructed in the 1930s and partially altered (the access points are the same, but the internal partitioning has been altered, making Room **37** larger than the original). The bathroom walls are all plasterboard partitions.
- 4.2.36 As for the attic floor in No 2 Manor Place, the architects plans suggest that the original room to the east, which had a small fireplace off-centre of the main east wall, probably served as the servants quarters, and was presumably lit by skylights. The opening out of the floors required new lighting, and new dormer windows were added, in the same positions as the windows below; all have wooden sills. All the windows are also housed in recesses; further standard sash windows were also added in the west wall, when this was rebuilt. The current layout of the floor has been created through the insertion of new partitions throughout; this has led to the creation of Rooms **39-42** and **49**, connected by corridor **38** which runs between the two buildings. More recently, an en-suite bathroom has been added to Rooms **49**. The original fireplaces are still visible as projecting sections of wall, plastered over in Room **42** and tiled over in the en-suite

in Room 49. A flue for the new fire-place in Room 55 is visible in the north-west corner of Room 39 and is depicted on the 1930s architects plans.

- 4.2.37 Access to the extension is via a short timber staircase, leading down from Stairwell 33 into a short corridor. The original layout probably comprised two rooms, Rooms 34a and 34b, with the northernmost room (34a) having a small fire-place; both now have en-suite bathrooms. The fire-place is no longer visible, as it is now blocked up and tiled over in the en-suite.
- 4.2.38 In corridor 38, a trapdoor leads into the roof-space. The roof is supported by king-post trusses set into tie beams, with braced strutting and trenched purlins. The original central chimney stack is visible from the trapdoor, and shows the original roof slope in its construction. The line of the flue of the 'new' chimney is also visible.
- 4.2.39 **Conclusion:** the survey has demonstrated that original 19<sup>th</sup> century fabric survives throughout the hotel, though the alterations in the 1930s, and subsequent alterations since, have altered the layout of the building. The least affected floors are the Basement and First Floor, both of which effectively contain their original layout, albeit altered by the insertion of new entrances and the removal of some walls, and the addition of new partitions. The Ground Floor retains little of its original fabric, particularly the ground floor of No 1 Manor Place, where most, if not all, the walls have been cleared. The Second Floor, the original attic floor, is much enlarged, made possible through the addition of the mansard roof, and is effectively a new construct, though the central 'flue' wall is original. The exterior alterations are hard to gauge, due to the cement render; the western elevation has definitely been rebuilt, and the porches and rear extension were clearly constructed in the 1930s. The remaining walls are *probably* original, but this is speculative.

### 4.3 NO 3 MANOR PLACE

- 4.3.1 **Historical Summary:** as for the antecedents of the Manor Hotel, Nos 1 and 2 Manor Place, this building was probably built around 1837, though it may slightly post-date the latter two buildings, being of marginally different form. The building was extended in the 19<sup>th</sup> and 20<sup>th</sup> centuries, and alterations were undertaken to the interior, including the merging of a small basement floor and the ground floor to provide more space in the ground floor room. The alterations undertaken in the 20<sup>th</sup> century are shown on architects plans, dated to 1904 (Twas 269/4095). The building is Grade II listed.
- 4.3.2 **Exterior:** the building is broadly aligned east-west, fronting onto Athenaeum Street, with a back yard to the rear. The west side of the building adjoins The Manor Hotel, formerly Nos 1 and 2 Manor Place, and the east adjoins No 28 West Sunnyside (Figure 25). The structure measures 12.50m in length by 11.50m in width, and has been extended slightly to the rear. The building consists of a three storey structure, with no basement. Detail of the building was clearly visible, though the cramped nature of the rear yards made examination of the rear of the building harder. The roof is pitched and of Welsh slate. The front pitch incorporates a local style late 19<sup>th</sup> century dormer, with canted windows and a hipped roof, which is covered in bitumen-soaked felt with lead flashing. The front pitch also incorporates four skylights, two regularly spaced on the west side of the dormer, and two more randomly spaced glass panes to the east. The rear pitch incorporates a flat-roofed 20<sup>th</sup> century dormer, with central sash window,

roofed in slate. The western chimney is shared with the Manor Hotel (No 2 Manor Place), and is of stretcher-bond brickwork with eight ceramic pots; this chimney sits astride the main ridge-line. The eastern chimney is smaller, and lies south and off-centre of the main ridge-line. The chimney is also built of stretcher-bond brickwork, and abuts a later chimney belonging to No 28 West Sunnyside. This may possibly have been added later, after West Sunnyside was built, taking advantage of an existing chimney for support.

- 4.3.3 The front elevation has five windows, three on the first floor, and two on the ground floor, each side of the front door. The windows are one-over-one sash windows with horns, and have projecting ashlar sills and wedge stone lintels. The doorway has fluted Doric columns supporting an entablature with shallow dentils and a prominent cornice, set on two stone steps up to the main door. The main door is six-panelled timber, and has an overlight with glazing bars. The brickwork is English Garden Wall bond.
- 4.3.4 The rear elevation contains two different phases of extension. The earliest phase involved the extension of the ground floor main room to the present line, and this phase probably incorporated two windows, one for the basement kitchen, and one for the ground floor dining room; the upper window had a segmental brick arching over, preserved in the present window arrangement. The second phase involved the ground and mezzanine floors being extended out, at the eastern side from the rear door behind the main staircase. The present doorway into the yard dates to that phase, but the door has been replaced by a modern fire-door. The mezzanine has a one-over-one sash window with horns, and the walls of this floor are cement-rendered. This extension is topped with a mono-pitched felted roof. This extension was presumably built to allow better kitchen and bathroom facilities in the building, on the ground and mezzanine floor respectively, and must have occurred in the latter half of the 19<sup>th</sup> century. The final phase occurred in 1904, and is shown on the architects plans of that year (Twas 269/4095). The basement and ground floors were remodelled, giving more ceiling room on the ground floor, and removing the basement. Within the rear elevation, this resulted in the infilling of the basement window, and the installation of a new three-bay one-over-one sash window, with a projecting stone sill; the awkward fit of the window with the segmental arching was resolved by the use of a custom-made timber framed window overlying the sash. The first floor was also built out to the same line, and the roof was pitched and set flush with the existing roof. A new three-bay one-over-one sash window, with a projecting stone sill, was added, in much the same manner as on the ground floor. The brickwork is entirely English Garden Wall bond.
- 4.3.5 **Ground Floor:** this floor still broadly maintains its 19<sup>th</sup> century layout, though the floor was altered significantly in 1904 (Twas 269/4095), and to a certain extent further altered in the later 20<sup>th</sup> century. The floors throughout were probably timber, though obscured by carpet; the floor in Room 109 was tiled. All the ceilings were plastered, without any trace of coving, and the walls were wall-papered throughout (see Figure 26).
- 4.3.6 The first room entered via the front door is Entrance Hall 108. A glazed and timber frame vestibule lies just inside the front door; this was moved to this position in 1904, when the building was altered, and originally lay further north, just north of the door into Room 110. The hall maintains a 12" skirting board around the base of the walls.

The original 19<sup>th</sup> century timber dog-leg stair, **103**, leads up on the east side to the Mezzanine bathroom, then up to the First Floor. Above the base of the stair, the ceiling has a decorative scrolled corbel on each side, supporting a large timber over the top.

- 4.3.7 Moving west from the entrance hall, Room **110** is entered; the room probably served as the living room in the 19<sup>th</sup> century, but by the 20<sup>th</sup> century conversions, it was used as an office, and still is today. The room also has an identical skirting board to that seen in the hall. A fireplace is visible in the north wall, now boarded-over, but maintaining a small rectangular space for a modern gas fire. To the west of the fireplace, an angle-nook cupboard has been built. The space east of the fire-place is now occupied by a connecting door with Room **111**, which was installed in the conversion of 1904. A single window with splayed panel reveals lights this room.
- 4.3.8 Room **111** was originally two rooms; access to the lower room, the basement kitchen, was by means of a stair down from the hall, in the position of the present kitchen (Section 4.3.9). An outline of the floor is shown the 1904 architects plans. The kitchen was lit by the basement window off the rear yard, and had a fireplace in the west wall; at the southern end of the room was an area partitioned off, perhaps used as a larder. Access to the dining room was via a doorway to the west of the base of the main staircase (now used to access Room **111** from the hall). This led to a short staircase, which led up into the dining room. The conversion involved the infilling of the basement window, and the removal of the basement stair and the infilling of the doorway. A new floor was inserted, bringing the dining room floor level with that of the hall, and effectively bisecting the basement kitchen in two. The doorways were rebuilt, and a new safe was installed in the inglenook to the north of the fireplace, which was also rebuilt. Little is now visible in Room **111** to show this transformation; the wall beneath the window is covered with timber cladding, perhaps to cover the new stonework where the basement window was. The fireplace is now only used as a recess to house the boiler for the building, and is covered with a wooden screen. A new inglenook cupboard has been built against the south side of the old fireplace.
- 4.3.9 Room **109** lies at the northern end of the hall, and is accessed by a low door, with a low beam over the doorframe. The cramped position of the doorway is presumably due to the fact that the stairs to the basement originally began to drop down at this point, before the floor was raised in Room **111**. The origin of this room is hard to fathom; the addition of a bathroom on the mezzanine floor presumably meant that this space was converted to a room as well, but not really used for any particular purpose, other than perhaps for storage. With the removal of the basement floor in 1904, and the conversion of the house to offices, this area became the kitchenette for the building. There is a cupboard below the staircase, and the rear yard is accessed via a modern fire door. Of interest is the diagonal wall, in the north-east corner, which is a remnant of the old diagonal field boundary against which Manor Place was built, marking the east boundary of Reverend Fawcett's land (Section 3.2.20).
- 4.3.10 Room **112** was presumably the drawing room in the 19<sup>th</sup> century; it is now in use as an office. The room also has an identical skirting board to that seen in the hall. The fireplace has an Edwardian surround, and houses a modern radiator. The north and south sides of the fireplace house inglenook cupboards. A single window with splayed panel reveals lights this room.

- 4.3.11 **First Floor:** this floor still broadly maintains its 19<sup>th</sup> century layout, though the floor was extended to the rear in 1904 (TWAS 269/4095), and a number of interior walls were removed. All the rooms (apart from **107**) probably served as bedrooms, later converted to offices in the latter half of the 19<sup>th</sup> century. The floors throughout were probably timber, though obscured by carpet; the floor in Room **107** was tiled. All the ceilings were plastered, without any trace of coving, and the walls were wall-papered throughout (see Figure 27).
- 4.3.12 On the first landing of Staircase **103**, overlying Room **109**, a Mezzanine Bathroom **107** was built, probably in the late 19<sup>th</sup> century; the bathroom is shown as built by 1904. The bathroom is lit by a single sash window; the room has been partitioned in the late 20<sup>th</sup> century through the addition of partition walling, creating two cubicles. A stub of walling projects east from the west wall near the entrance to the bathroom; this is a remnant of the original back wall of the house, and probably supports a weight-bearing beam. The 1904 plans show the line of the wall, with a door inserted into the gap. This doorway was opened out when the new partition walls were inserted.
- 4.3.13 From the landing, doors give access to Rooms **106** (to the west) and **104** (to the south). The doorway into Room **104** consists of a glazed timber partition wall, with part-glazed door; this doorway was installed in 1904, when several walls were removed in the room to provide more space. These walls are shown on the 1904 plan; this room originally incorporated another room, along the west side, accessed by a doorway from the main room to the east. A section of ceiling in Room **104** has been lowered, to provide more ceiling height to the attic floor (Room **100**), and the east side of this line marks the line of the original dividing wall. The insertion of an attic floor, the lowering of the ceiling, and the partitioning of the room into two, probably all took place at the same time, in the latter half of the 19<sup>th</sup> century. The fireplace has an Edwardian marble surround, and originally held a cast-iron insert fire, now removed and boarded over. The north and south sides of the fireplace house inglenook cupboards. A picture rail runs around the room, just above the new doorway. Two windows with splayed panel reveals light this room. Large structural cracks are visible in the west and east walls; these may have occurred due to the increased weight of the attic floor, which was exacerbated by the removal of the walling in this room.
- 4.3.14 Moving west from Room **104**, Room **105** is entered. A fireplace is visible in the north wall, now boarded-over. The fireplace has an Edwardian marble surround, and originally held a cast-iron insert fire, now removed. To the west of the fire-place, a cupboard occupies the inglenook recess. The space east of the fire-place is now occupied by a connecting door with Room **106**, which was installed in the conversion of 1904. A single window with splayed panel reveals lights this room.
- 4.3.15 Room **106** was extended to match the downstairs floor extension in 1904. The extension involved removing a section of the exterior wall, which incorporated a single window. The weight of the upper floor, originally held by the wall, was supported by the addition of a large beam, which is still visible in the ceiling in this room. The extension incorporated a new safe, which survives unaltered; the safe bears a metal makers plate, bearing the mark '*NF Ramsay, Manufacturer Wrought Iron Safes [...], Newcastle-upon-Tyne*'. The fireplace maintains an iron decorative surround, with cast-iron tiled insert fireplace, probably dating to the original 19<sup>th</sup>

century building. Inglenook cupboards are visible, built against the north and south sides of the fireplace. A single plain window with wooden sill lights this room.

- 4.3.16 **Second Floor:** this floor is effectively the early attic space for the building; the addition of a dormer in the 19<sup>th</sup> century enabled the floor to be converted from a single small attic room into two rooms, with additional attic space. The floors throughout were probably timber, though obscured by carpet (apart from in Room **101**). All the ceilings were clad with plasterboard, though some of the rooms had exposed rafters and purlins (see Figure 28).
- 4.3.17 The staircase continues up from **103**, here numbered as **102**. On the first landing, a series of small in-built cupboards with planked doors, are visible. An exposed purlin is visible running across the ceiling of the staircase, which slopes with the line of the roof. At the top of the stairs, the landing has doorways giving access to two rooms, **99** (to the west) and **100** (to the south). The doorway into **100** is a later addition, and dates to the expansion of the attic floor in the late 19<sup>th</sup> century.
- 4.3.18 Room **99** is the main room for the floor, and probably originally served as the servants quarters. The room is broadly L-shaped; the north-west corner of the room incorporates a 20<sup>th</sup> century modern screen, formed of a timber frame covered in cladding, which conceals a modern heating system and water tanks. This portion of the room has been built out, and there is probably a fireplace to the rear of this construction, though this was not visible at the time of the survey. The ceiling on the south side incorporates exposed trusses, with two original skylights; the wall at the base is clad with modern timber cladding. The north wall incorporates a 20<sup>th</sup> century dormer window, and the ceiling is clad in modern plasterboard. The east wall has a small sash window through to Room **100**, which is quite unusual. The lower half is timber, while the upper half is decorated with ‘Celtic’ imagery; this may relate to when the druid order occupied the building in the 1930s.
- 4.3.19 Room **100** was probably built in the late 19<sup>th</sup> century; the conversion involved the lowering of the original floor height, the insertion of a new part-glazed door into the room, and the building of a dormer with canted windows and timber sill. The east wall is, in part, partition walling dating to this phase. The walls of the room are panelled to a third their height with modern timber cladding. In the east wall, a small panelled door, set above the floor height, gives access to Room **101**; the height of the door corresponds to the original floor height in the room, and the floor height in Room **101**.
- 4.3.20 Room **101** is a roof space used for storage; the north wall incorporates in-built shelving for the purpose. The room probably originally extended across to the west wall of Room **100**, before the latter room was converted and the floor lowered. The rooms are separated by a crudely planked timber frame partition wall. The north and east walls are painted brick; the latter incorporates the flue for the chimney, serving the fireplaces in Rooms **112** and **104** below (Sections 4.3.10 and 4.3.13). The ceiling slopes southwards, and is clad with plaster-board; the ceiling incorporates three skylights, one of which is blocked. Exposed roof trusses and purlins are also visible in the ceiling. The floor consists of modern interlocking timber flooring panels.
- 4.3.21 **Conclusion:** the survey has demonstrated that the building maintains its 19<sup>th</sup> century floor layout, though the alterations in the early 1900s served to remodel the ground



floor and remove the basement. The rear of the building has also been extended on at least three occasions, beginning in the late 19<sup>th</sup> century and concluding in the early 20<sup>th</sup> century. Few of the rooms survive unaltered, and all have either been extended, had new doorways inserted or have had walls removed or added. The Second Floor, the original attic floor, is much enlarged, made possible through the addition of the dormer window. Despite the alterations, the building retains most, if not all, its original fabric. Nevertheless, the use of the buildings as offices over the last 100 years have served to remove a number of the original features, such as the original coving, particularly on the Ground Floor. The fireplaces survive in some of the First Floor rooms, and the rooms on this floor are generally the best examples in the building.

#### 4.4 NOS 28 AND 29 WEST SUNNISIDE

- 4.4.1 **Historical Summary:** Nos 28 and 29 West Sunnyside were probably built around 1845, and were certainly built by 1850. Both buildings were used as individual dwellings until the 20<sup>th</sup> century, when they were incorporated for office space. No 28 appears also to have been extended in the late 19<sup>th</sup> century, but otherwise both buildings survive largely unaltered. The buildings are Grade II listed.
- 4.4.2 **Exterior:** the building is broadly aligned north-south, fronting onto West Sunnyside. Originally, both houses had yards to the rear; the entirety of the yard for No 28, and part of the yard for No 29, is now occupied by an extension, built in the late 19<sup>th</sup> century (it appears by the Second Edition Ordnance Survey map of 1897). A small 'corner' of the original yard is preserved, now sub-divided off by a modern fence, just west of the extension and defined on the west side by the diagonal property boundary (Section 3.2.20). Directly west of No 29, the yard area is now entirely opened out and adjoins that of Nos 30-32. The west side of No 28 forms a one-bay return onto Athenaeum Street, and adjoins No 3 Manor Place. Nos 28 and 29 form the southern two houses of a terrace of twelve, apparently built contemporaneously and in one phase, though both houses are wider than the rest, and have central doors as opposed to left- or right-positioned, which may mark them out as being different builds (Figures 30).
- 4.4.3 The structure measures 23.80m in length 11.16m in width; No 28 individually measures 11.85m by 9.92m, and No 29 measures 11.96m by 11.16m. Both buildings have basements. No 28 is two storeys in height, No 29 is three storeys, having an additional attic floor. Detail of the building was clearly visible. The roof is pitched and of Welsh slate. The front pitch of No 29 incorporates a local style late 19<sup>th</sup> century dormer, with canted windows and a hipped roof, the sides and roof of which are covered with slate. The rear pitch of No 29 incorporates: a flat-roofed 20<sup>th</sup> century dormer, with central casement window, the sides and roof of which are also covered with slate; and a single sky-light, illuminating the interior staircase. No 28 has a large skylight illuminating the stairwell, presumed contemporary with the original building. The chimneys are brick-built in stretcher bond, with ceramic pots. A chimney is shared between No 3 Manor Place and No 28; this chimney was probably added when West Sunnyside was built. There is also a chimney between Nos 28 and 29, and between Nos 29 and 30. All the chimneys sit astride the main ridge lines. A further small chimney extends out from between the extension to No 28 and No 3 Manor Place; the chimney is also brick-built, with an elaborate pot, and was the chimney for the new kitchen range in the basement, built in the late 19<sup>th</sup> century (Section 4.4.10). A further chimney relating to this phase lies north of the extension, between No 29 and the later building.
- 4.4.4 Both the front elevations of No 28 and No 29 have five windows, three on the first floor, and two on the ground floor, each side of the front door. The windows are six-over-six sash windows with horns, and have wedge stone lintels. The ground floor has projecting ashlar sills and first floor has a continuous ashlar sill band; the basement windows, two on the east facing elevations and one on the south elevation, are set within basement light recesses, and coping on the base of the walls to each side are roll-moulded. The doorway has Sunderland-type doorcases of Tuscan-pilaster-and-

- entablature, set on five stone steps up to the main door. The main doors are two leaf, and eight-panelled timber, which fold back to form parallel reveals. The doors have overlights with glazing bars. The brickwork is English Garden Wall bond.
- 4.4.5 Most of the rear elevation of No 28 is now taken up by an extension, probably built in the late 19<sup>th</sup> century. The extension is built of white glazed brick, in stretcher bond. The extension is flat-roofed, and covered in bitumen-soaked felt. There is a single skylight illuminating the first floor, and the first floor windows are two-over-two sash windows with horns. The ground floor has a very large casement window, partially boarded over. The windows all have ashlar lintels and projecting ashlar sills, all in sandstone. No 29 has one-over-one sash windows with horns, one on each floor, with a mezzanine window illuminating the stairwell; beneath the latter window is a fire-door leading into the main corridor of No 29. The windows also have ashlar lintels and projecting ashlar sills, all in sandstone.
- 4.4.6 **Basement:** the basements of both buildings still broadly maintain their 19<sup>th</sup> century layouts, though the basement in No 28 was extended in the late 19<sup>th</sup> century, and a number of interior walls and floors in that building have been removed or partially removed recently due to damp rot. The floors in No 29 were probably timber, and those in No 28 were almost certainly the same. All the rooms served as the kitchens and servants' quarters for the houses, and were subsequently used for storage when the buildings were converted to offices in the latter half of the 19<sup>th</sup> century. All the ceilings were plastered, without any trace of coving (see Figure 31)
- 4.4.7 Access to the basement of No 28 is via a timber staircase down from Corridor 72. The staircase is original, though the lower three steps have been replaced due to rot. The north wall of the staircase incorporates a small window. The walls of the staircase are entirely papered. At the base of the stair is Room 66, which forms a corridor, with doors leading off into Rooms 68 and 65. The floor is now bare earth, as the timber boards have been removed; parts of the north wall have also been removed.
- 4.4.8 Moving through the doorway to the south (the door has been removed), Room 68 is entered. This was probably the cook's quarters, and may originally have been the kitchen for the house in the 19<sup>th</sup> century. The walls are faced with lath-and-plaster, with rough sandstone walls visible behind where the facing have been damaged. A section of the room has been partitioned off to form Room 69 in the south-east corner, accessed through an open doorway in the northern partition wall. The west wall accommodates an original fireplace with a large sandstone hearth flag. The fireplace has been partially infilled with brick, and may have accommodated a cast-iron range or insert fireplace. There are original timber inglenook cupboards on both sides of the fireplace. The room was lit by two splayed sash windows with panelled reveals; the east window now illuminates Room 69. Both windows are now boarded over. The original timber floor has now been removed due to rot; the floor is now bare earth, with large numbers of rounded pebbles visible, probably used as an aid to drainage.
- 4.4.9 To the north of Room 66, Room 65 is entered; this room probably served as the scullery. The walls in this room are papered; most of the wall to the south, forming the north side of the stair, has been removed due to rot. This wall also consisted of lath-and-plaster, and incorporated a door to shelving below-stairs, probably a pantry. Only the frame of the latter survives, and has been cut in half to remove the rotten timbers.

The north wall incorporates an original fireplace, now replaced with a 1950s gas fire. The east side of the fireplace has a timber inglenook cupboard. The room is lit by a single splayed sash window with panelled reveals; the window is now boarded over. In the south-east corner of the room, a door leads to Room **67**; this is a probable coal hole, and forms a void below the stone stairs into the building from street level. The room has a rubble floor, and is walled on three sides with original 19<sup>th</sup> century fabric.

- 4.4.10 West of Room **65**, two small stone steps lead up into the new extension, built in the late 19<sup>th</sup> century; the steps originally lead into the back yard of the house. The extension comprises a single room **64**, with a stone flagged floor. The ceiling has plasterboard over floor joists. Directly opposite the steps are two stone supports, which align with a chimney in the upper floors; this is probably the position of a new cooking range, and as such the room probably served as a kitchen from the 1900s on. Along the east wall is a brick wall, presumably the original exterior wall, converted to a bench; this probably served as a food preparation area. To the north, a long corridor with a concrete floor leads to a part-glazed door to the exterior; this door was locked at the time of the survey.
- 4.4.8 Access to the basement in No 29 was via a timber staircase from Corridor **78**. The staircase is original, and incorporates a small metal vent in the step. The north wall of the staircase incorporates a small window, and the wall is lath-and-plaster; the south wall is solid fabric, and is clad with timber panelling to three-quarter height. At the base of the stair is Room **61**, which forms a corridor, with doors leading off into Rooms **59**, **60**, **62** and **63**. The floor is concrete, and the walls are roughly plastered.
- 4.4.11 Moving through the doorway to the south, Room **63** is entered. This was probably the cook's quarters. The walls are plastered, and the floors comprise timber floorboards. The south wall originally accommodated a fireplace, but this has now been boarded up and plastered over. There are two inglenook cupboards, one on each side of the fireplace. The east wall is covered in shelving; a window lies to the rear, not visible and probably boarded. There is a small hatch or window between this room and Room **60**. A modern concrete floor support has been constructed to support the ground floor.
- 4.4.12 To the east of Room **61**, a door leads to Room **60**. The room has a modern concrete floor, and lath-and-plaster walls. This is a small ante-room; another door leads to a void below the stone stairs into the building from street level; this is a probable coal hole. The void has a rubble floor, and is walled on the north and south sides with original 19<sup>th</sup> century fabric; the east wall is rebuilt with modern brick. The north side also incorporates an iron I-beam support.
- 4.4.13 To the west of Room **61**, a timber door leads into Room **62**, which serves as a below-stairs larder. The floor just inside the door is a wood-based mulch, and the north wall shows evidence of scarring from shelving. The rear of the room has a floor comprising laid bricks; the north and west walls have two pedestals, built of brick with flags overlaid, the latter being set higher than the former. The pedestals served to keep food cool, and the room served as the cold-store for the 19<sup>th</sup> century house, and a such represents the survival of an important building element.
- 4.4.14 To the north of Room **61**, Room **59** is entered; very little is visible in this room, as the walls are entirely filled with shelving; the north wall probably originally incorporated

a fireplace. The ceiling is modern plasterboard, and the floors comprise timber floorboards. The east wall incorporates a window to the rear, not visible and probably boarded. A modern concrete floor support has been constructed to support the ground floor. A door leads west into Room **58**.

- 4.4.15 Room **58** was the original 19<sup>th</sup> century kitchen for the property, and has solid plastered walls; on each side of the door are substantial stone jambs. The floor is modern concrete, and the ceiling is plastered. The west wall accommodates a window, positioned off-centre and north; a further window may have been located south of this, now filled in. The window is part-infilled with cement and brick. Against the west and south walls, a brick pedestal is built to one third room height, with sandstone flagging over. There are remnants of a tiled sink on this pedestal, and this was probably a food preparation area. In the north wall are two stone supports supporting a lintel, which align with a chimney in the upper floors; this is probably the position of a cooking range, now removed. The space has been reused for timber shelving. A brick buttress is built in the north-east corner, for an unspecified purpose.
- 4.4.16 **Ground Floor:** the rooms on this floor for both buildings still broadly maintain their 19<sup>th</sup> century layout, though parts of the rooms on this floor have new sub-divisions, and the rear of No 28 was extended in the late 19<sup>th</sup> century. The floors throughout were probably timber, though obscured by carpet or linoleum. Most of the ceilings were plastered, and the walls were wall-papered throughout (see Figure 32).
- 4.4.17 The first room entered via the front door of No 28 is Entrance Hall **71**. A glazed and timber frame vestibule lies just inside the front door; the inside of the entrance hall has decorative vine-leaf coving and a 12" skirting board. Moving through to Corridor **72**, the coving continues in this area. An ornate 19<sup>th</sup> century timber staircase leads up to the First Floor, and doorways lead off into Rooms **70**, **73**, and **76**, and a door below the stairs leads down into the basement (Section 4.4.7). A brass bell is affixed on the staircase next to this door, presumably to summon the servants.
- 4.4.18 Moving south from the entrance hall, Room **70** is entered; the room probably served as the living room in the 19<sup>th</sup> century, and is now used as an office. The room also has an identical skirting board to that seen in the hall. A fireplace is visible in the west wall, with an Edwardian fire surround and modern gas fire. The room has very elaborate vine-leaf coving, and a large ceiling rose of similar pattern occupies the centre of the ceiling. Two windows with splayed panel reveals light this room.
- 4.4.19 Moving north from the corridor, Corridor **76** is entered; the door into this room appears to be a new insertion, and the original door probably lay to the east, though is no longer visible. The east wall is formed by a modern 1960s part-glazed partition wall, sub-dividing this room from Room **75**; the original room consisted of both rooms together, and probably served as the drawing room. A door leads through from the northern end of the partition wall into Room **75**. On the north wall, just inside the door, is a blocked-up fireplace, plastered over. There is a decorative vine-leaf coving running around the edge of this room, and extending through into Room **76**. A 12" skirting board also runs around both rooms in a similar fashion. A single window with splayed panel reveals lights this room. From the north end of Corridor **76**, and within the original western inglenook, a new doorway has been inserted through into No 29,

forming a link at this floor level. A further door has been inserted through into Room **73** west, into the 1900s extension.

- 4.4.20 Room **73** and Room **74** both form the ground floor of the western elevation, built in the 1900s and originally probably one room; part of the south end of the building was probably originally part of the 19<sup>th</sup> century building, supporting the upper stair. The room is broadly rectangular, running north-south, with an irregular southern section, formed by the east side of No 3 Manor Place. The rooms are divided by a 1930s half-glazed partition screen; the lower half is formed of ribbed cladding. The partition incorporates a counter, Room **73** operating as a waiting room and Room **74** as the staff reception area. The door through from Corridor **72** into Room **73** is glazed, and the overlight is of ribbed glass, with 'Enquiries' painted on it. Room **73** has a fireplace in the north-west corner, now incorporating an electric fire, and corresponding with the position of the range in Room **64** below. The ceiling is formed of suspended polystyrene tiles. A section of the east wall appears thinner, and this may mark the position of an earlier door or window. Room **74** has a 12" skirting board, and decorative coving, which appears to extend through into Room **73**, though this was obscured by the suspended ceiling. The west wall incorporates a massive casement window with timber sill. The north wall incorporates a fireplace with Edwardian fire surround, and now incorporates a modern gas fire.
- 4.4.21 No 29 is entered via the front door; a modern glazed and timber vestibule now occupies the position of the original vestibule structure. The vestibule has decorative vine-leaf coving around the inside. Moving through the modern double fire-doors, Room **77** is entered. The ceiling immediately inside the room is formed of modern suspended polystyrene tiles, and this area has been incorporated into the room from the original corridor, removing its original south wall. The room has decorative vine-leaf coving around the ceiling, and a modern picture rail around the centre of the wall; the room probably originally served as a living room. A single window with splayed panel reveals lights this room in the east wall. The south wall incorporates a fireplace with cast-iron insert, and Edwardian fire surround. To the west of the fireplace, a door now connects with Room **76** and No 28.
- 4.4.22 From Room **77**, a door west through a modern partition wall leads into Corridor **78**. An ornate 19<sup>th</sup> century timber staircase leads up to the First Floor, and doorways lead off into Rooms **79**, and **80**, and a door below the stairs leads down into the basement (Section 4.4.8). A brass bell is affixed on the wall between the doors to the two rooms, presumably to summon the servants.
- 4.4.23 Moving north-east from the corridor, Room **79** is entered; this room probably served as a drawing room. The room has a 12" skirting board, and plain-run coving. A single window with splayed panel reveals in the east wall lights this room. The north wall incorporates a fireplace, with Edwardian fire surround and a cast-iron fire dog. To the east of the fireplace, a cupboard to half height is built into the inglenook. A connecting door joins this room with Room **80**, in the western wall.
- 4.4.24 Room **80** was probably originally the dining room; as an office it now has a suspended ceiling of modern polystyrene panels. A single window with splayed panel reveals in the west wall lights this room. The north wall incorporates a fireplace, with Edwardian fire surround; to the west of the fireplace, a cupboard is built into the inglenook.

- 4.4.25 **First Floor:** as for the Ground Floor, the rooms on this floor for both buildings still broadly maintain their 19<sup>th</sup> century layout, though parts of the rooms on this floor have new sub-divisions, and the rear of No 28 was extended in the late 19<sup>th</sup> century; the rooms probably all served as bedrooms and bathrooms originally, converted later into offices. The floors throughout were probably timber, though obscured by carpet or linoleum. Most of the ceilings were plastered, and the walls were wall-papered throughout (see Figure 33).
- 4.4.26 Within the original No 28, the timber dog-leg stair continues up from the ground floor, and has a ceiling light illuminating the mid-landing, and a small window in the north wall gives light to the toilet area (Room 97). The Landing 93 has a plain-run coving, running west to the ceiling light. Doors from the landing give off into Corridor 92, and Rooms 86, 87, 94 and 95. A brass bell is affixed on the staircase next to Corridor 92, presumably to summon the servants.
- 4.4.27 Room 87 lies east of the landing, and may have been created through the partitioning off of a section of the original landing, though this was hard to ascertain for certain. The room had a suspended ceiling, and was lit by a single sash window with splayed panel reveals. A connecting door leads through to Room 86, which is also connected by a door to the landing (probably the original access). The layout of this room appears broadly original, though a section of the corridor has been acquired to create a small cupboard for coats, just west of the principal door. The room has a plain-run coving around the ceiling. A fireplace is visible in the north wall, with a Edwardian fire surround and modern gas fire. A connecting panel door leads through into Room 85, in (what was then) No 29. A single window with splayed panel reveals lights this room in the east wall.
- 4.4.28 Moving south from the landing, Rooms 94 and 95 are entered; the original 19<sup>th</sup> century room layout comprised both rooms, and was sub-divided into two probably at the time of the conversion of the building to offices in the 19<sup>th</sup> century. Room 95 is the larger of the two rooms, and has a 12" skirting board and a very elaborate vine-leaf coving, which respects the 19<sup>th</sup> century sub-division. A window with splayed panel reveals light this room. The west wall incorporates a fireplace with Edwardian surround and modern gas fire. Room 94 has the same decorative coving, again respecting the sub-division, and an identical skirting board. The room is also lit by a sash window with splayed panel reveals.
- 4.4.29 Moving into Corridor 92, a Toilet Cubicle 91 is accessed via a door west off the corridor. This cubicle may be original; the fittings date to the 1930s. To the rear of the cubicle, a box-like protrusion marks the line of the flue for the downstairs fireplaces (Room 73 etc; Section 4.4.20). Moving further into the corridor, a door leads through into the main section. From Corridor 92, doors lead off to Rooms 88, 89, and 90. All the rooms and the corridor originally formed one room, being the First Floor room of the 1900s extension. This has subsequently been sub-divided by quarter-glazed partition walls, broadly around the 1930s, and probably contemporary with the changes undertaken to Rooms 73 and 74. The layout is clear from the moulded coving which runs around the interior of the original room. Most of the rooms in this section now have panelled ceilings. Room 90 contains a modern toilet, and Room 89 is a kitchen, with a 1930s Belfast sink. Room 88 has two sash windows with splayed

reveals; a fireplace occupies the north wall of the room, with an Edwardian fire surround. To the east of the fireplace, and at the northern end of the corridor, an entrance has been inserted through into No 29, probably at the time of the sub-division of the room.

- 4.4.30 The first floor of No 29 is accessed via the staircase, a quarter-turn stair with landing. The landing is illuminated by a mezzanine sash window. The main landing, Room **84**, has decorative vine-leaf coving, and sections of the north wall, and the wall up to the attic floor, are covered in wood panelling. The north wall of the landing appears to be a 20<sup>th</sup> century partition wall, and the stairs appear originally to have opened directly into a room, formed by Rooms **81**, **85** and the landing itself. Room **85** is a modern toilet, lit by inserted rectangular windows. Moving north through a door in the partition wall, Room **81** is accessed; a door east also leads into Room **82**.
- 4.4.31 Room **81** has a fireplace in the north wall, with an Edwardian fire surround, and an inglenook cupboard on the west side of the fireplace. The room is lit by a single sash window with splayed panelled reveals, which have been boarded over. The sill has been replaced recently. A connecting door leads through into Room **82** to the east. Room **82** has a plain-run coving. A single window with splayed panel reveals in the east wall lights this room. The north wall incorporates a fireplace, with Edwardian fire surround and a modern gas fire. To the east and west of the fireplace, cupboards are built into the inglenooks. A connecting door joins this room with Room **81**, in the western wall.
- 4.4.32 Room **85** is also accessed from Corridor **84**, and lies to the south of Room **82**; a connecting door connects these rooms as well, probably inserted recently. The room has decorative vine-leaf coving around the ceiling, and the ceiling is panelled; the room may originally have connected with Room **82** and may have been one long north-south aligned rectangular room.. The south wall incorporates a fireplace with an Edwardian fire surround and a modern gas fire, and a 12” skirting board runs around the wall base. To the east of the fireplace, a door now connects with Room **86** and No 28. Two windows with splayed panel reveals light this room.
- 4.4.33 **Second Floor (No 29 Only):** the attic floor for No 29 is accessed via a dog-leg stair with winders **96**. The walls are all panelled with wood panelling, and the stair is lit by a single small two-paned skylight. The landing has two doors, leading off to Rooms **97** and **98** respectively. The rooms probably originally served as attic bedrooms for servants, but now are used as stores. Room **97** is carpeted, with a plasterboard ceiling and has a 19<sup>th</sup> century dormer with canted windows and timber sill. A small trapdoor gives access into the roof space. Room **98** also has a plasterboard ceiling and carpeted floor; the ceiling has exposed purlins and incorporates a dormer in the west pitch. The dormer has small triangular windows set on the north and south sides, and water damage to the window shows that it is constructed of lath-and-plaster.
- 4.4.34 **Conclusion:** the survey has demonstrated that both the buildings maintain their 19<sup>th</sup> century floor layouts, though the rear of No 28 was extended in the early 20<sup>th</sup> century. Most of the rooms survive unaltered, though some have had new doorways inserted or have had walls removed or added. Despite the alterations, the building retains most, if not all, its original fabric, and a number of the original features, such as the original decorative vine-leaf coving, survive.



## 4.5 REAR OF 30-32 WEST SUNNISIDE

- 4.5.1 **Historical Summary:** Nos 30-32 West Sunnyside were built around the same time as 28-29; neither building was researched in depth, as only the rear exteriors were to be affected. The two-storey extension to the rear of No 32 was built in 1900, as a boardroom and offices for the British Shipmasters and Officers Protection Society (TWAS 269/7479-7483).
- 4.5.2 **Exterior (Rear):** the extension to No 32 survives largely unaltered. The south wall is of brick in English Garden Wall bond, and has no windows; scars of lean-to buildings are visible on the face. The south-facing elevation is faced with glazed brick, and has two sets of paired one-over-one sash windows on each floor, with projecting sandstone ashlar sills and ashlar lintels. Two further small sash windows lie on the east side of the first floor, and these overlie a door on the ground floor. The roof is of Welsh slate, and has two brick chimneys straddling the roof-line, one at the west end, and one in the centre.
- 4.5.3 Both Nos 30 and 31 have projecting stairwells to the rear of the properties, with a door at the base, with sandstone ashlar lintel. A six-over-six sash window with ashlar sandstone sill and lintel occupies the First Floor level, and a three-over-three sash window with a gauged brick flat arch lintel (No 31) and sandstone lintel (No 30), and sandstone ashlar sill occupies the Second Floor level. The windows on both sides of the stairwells are six-over-six sash windows, with ashlar sandstone lintels and sills; both basements have these windows as well. Both Nos 30 and 31 are built of brick in English Garden Wall bond. The buildings are roofed in Welsh slate, and have slim brick-built chimneys with seven pots apiece. Between the chimneys, the roof incorporate two small two-paned skylights at mid-way up the pitch.
- 4.5.4 All these buildings have recently been refurbished. The yard space to the rear is open waste ground, with no enclosing walls.

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## 5. INTERPRETIVE DISCUSSION AND PHASING

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### 5.1 INTRODUCTION

- 5.1.1 The following section presents a summary of the constructional development of the building complex now called 'The Place', with reference to the major features of importance in dating each phase. Historical development and use of the site prior to construction of existing buildings has already been discussed, so this section focuses on the sequential development of each component of the existing structures.

### 5.2 PHASE I: THE 1837 BUILDINGS – NOS 1-3 MANOR PLACE

- 5.2.1 The earliest remaining building surviving in the complex is No 3 Manor Place, which along with Nos 1 and 2, was built in or around 1837, though it may slightly post-date the latter two buildings, being of marginally different form (both Nos 1 and 2 effectively mirror each other in layout, whilst No 3 is much smaller, and laid out differently). Visual examination of the fabric of the building provided evidence that fabric relating to this date survives in No 3 Manor Place, and to a very minor extent preserved in the Manor Hotel, which completely refurbished Nos 1 and 2. No 3 also has some architectural details surviving from this date, such as the scrolled corbelling in the entrance hall.
- 5.2.2 The buildings were used as housing at this time. The building seems to have had: kitchens and servants quarters in the cellar; living room, dining room, drawing room on the ground floor; bedrooms on the first floor; and attic bedrooms for servants on the second floor.

### 5.3 PHASE II: THE 1845 TO 1850 BUILDINGS – NOS 28-32 WEST SUNNISIDE

- 5.3.1 By 1850, the street named as West Sunnyside was built, abutting the east side of No 3 Manor Place; Nos 28 and 29 West Sunnyside were probably built around 1845, and were certainly built by 1850, and may have been the earliest buildings of the street constructed, though it is unclear whether the whole street was constructed at once, or over a period of years. Both Nos 28 and 29 show extensive evidence for original fabric dating to this period, such as the surviving remains of a cold-store/larder in the basement of No 28, and decorative coving throughout (though this *could* be a later 19<sup>th</sup> century construction).
- 5.3.2 The buildings were used as housing at this time. The building seems to have had: kitchens and servants quarters in the cellar; living room, dining room, drawing room on the ground floor; bedrooms on the first floor; and, in No 29, attic bedrooms for servants on the second floor.

### 5.4 PHASE III: EXTENSIONS AND ALTERATIONS – 1897 TO 1932

- 5.4.1 Both No 3 Manor Place and No 28 West Sunnyside were extended at the rear by the late 19<sup>th</sup> century. The alterations to the rear of No 3 involved the extension of the ground floor and basement kitchen in the late 19<sup>th</sup> century, followed closely by the ground and mezzanine floors being extended out, at the eastern side from the rear door

behind the main staircase. Internally, the first floor was probably partitioned around this time, and the attic floor may also have been extended, incorporating the dormer. This was followed in 1904 by the remodelling of the basement and ground floors, giving more ceiling room on the ground floor, and removing the basement. The first floor was also built out to the rear, and internal partition walls were removed. The buildings are clearly stated as being offices at this time, and this layout is broadly maintained today.

- 5.4.2 By 1897, No 28 West Sunnyside was also extended to the rear, occupying the entirety of the yard for No 28, and part of the yard for No 29. The attic floor of No 29 may also have been extended, incorporating the dormer, at this time. The extension was faced with glazed brick, and had long rectangular rooms on the ground and first floors, possibly serving as board-rooms. The building had presumably stopped serving as a dwelling by this point; the extension straddles the property boundaries, and the presence of the extension suggests that both buildings were probably in use in tandem, as they are today. However, it is not impossible that the yard to the rear of No 29 was sold off to the occupants of No 28. The two-storey extension to the rear of No 32 was built in 1900, as a boardroom and offices, and was also faced with glazed brick. The extension survives largely unaltered.
- 5.4.3 Throughout all the buildings, the usage of the buildings as offices precipitated changes in the layout, as rooms were partitioned, and new doorways were installed. This is most visible on the ground floor of No 28, in Rooms 73 and 74.

## 5.5 PHASE IV: 1932 – THE MANOR HOTEL

- 5.5.1 Nos 1 and 2 Manor Place were rebuilt around 1932, as a new ‘temperance hotel’ called Manor Hotel. The rebuild appears to have drastically altered the appearance of the buildings, effectively by incorporating both, and enlarging the attic rooms to create an extra floor. Building plans state that the buildings were ‘demolished’, but this was obviously not the case, as the survey demonstrated survival of the original 19<sup>th</sup> century fabric throughout the hotel. The exterior alterations are hard to gauge, due to the cement render, though the western elevation was definitely rebuilt. The remaining exterior walls are *probably* original, but this is speculative.
- 5.5.2 The alterations in the 1930s altered the layout of the original buildings, by inserting new partition walls on the first to second floors, and removing walls on the ground floor. The ground floor retains little of its original fabric, particularly the ground floor of No 1 Manor Place, where most, if not all, the walls have been cleared. An additional chimney was also added, at the west end of the building, south and off-centre of the main ridge line, and connected to a fireplace in the new dining area. The original doors also had porches added. The second floor was also enlarged; this floor is effectively an extension of the early attic space for both No 1 and No 2 Manor Place. The addition of a mansard roof enabled the floor to be converted into a series of rooms; the layout of the new rooms was identical to the floor below, and was probably replicated deliberately.
- 5.5.3 In addition, an extension was also added; this was to have only been of two floors (ground and first), but this was clearly altered at the time of construction to three. A

small lean-to extension of probably late 20<sup>th</sup> century date has also been added recently to the eastern side.

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## 6. CONCLUSIONS AND RECOMMENDATIONS

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### 6.1 CONCLUSIONS

- 6.1.1 The desk-based assessment and building survey succeeded in providing a clear sequence of building events for the complex, demonstrating clearly that the first buildings were constructed on the site in 1837, and that most major structural rebuilds to the buildings were concluded by 1932. The building survey noted the survival of original 19<sup>th</sup> century fabric throughout, though the refurbishment of Nos 1 and 2 Manor Place as Manor Hotel has altered the original buildings drastically, and the buildings were further altered in the later 20<sup>th</sup> century. Very little of redeemable quality now therefore survives in that building.
- 6.1.2 No 3 Manor Place, the oldest of the buildings in the survey, maintains its 19<sup>th</sup> century form largely unaltered, though the basement floor was merged with the ground floor, and some of the internal walls were altered. Its recent use as offices also appears to have removed a lot of the original 19<sup>th</sup> century architectural elements, particularly on the ground floor. Of some concern generally are the large structural cracks which have appeared in the building, and which threaten to cause it to perish.
- 6.1.3 Nos 28 and 29 West Sunnyside were the best-surviving buildings within the survey area, both maintaining a lot of their original 19<sup>th</sup> century fabric and architectural elements, such as the decorative coving. Their usage as offices up to the present day appears to have been largely sympathetic, and a large amount of period detail survives.

### 6.2 RECOMMENDATIONS

- 6.2.1 The Manor Hotel is the least important of the buildings, and is proposed for demolition. It is recommended that this should go ahead without hindrance; the present level of recording should have served to sufficiently record the building.
- 6.2.2 The remaining buildings are to be incorporated into the new design. No 3 Manor Place is the oldest of the buildings within the survey, and the building should be preserved, if possible being restored sympathetically to its original state. Of some great concern are the structural weaknesses observed in the fabric, which seem to point to the building being close to collapse; these issues should be addressed immediately. Removal of the Manor Hotel may exacerbate this, and care should be taken. Nos 28 and 29 West Sunnyside should also be restored sympathetically.

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**APPENDIX 1: PHOTOGRAPHIC INDICES**


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<i>Film 1</i>	<i>C/P</i>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	NE	Manor Hotel	Room 2 showing fireplace
2	E	Manor Hotel	Room 2
3	SW	Manor Hotel	Room 2
4	W	Manor Hotel	Room 2
5	E	Manor Hotel	Room 2 Fireplace roughly plastered
6	E	Manor Hotel	Room 2 Fireplace roughly plastered
7	W	Manor Hotel	Room 2
8	N	Manor Hotel	Room 4
9	S	Manor Hotel	Room 4
10	S	Manor Hotel	Room 4
11	S	Manor Hotel	Room 5 showing meters
12	W	Manor Hotel	Room 6 showing timber cellar trap door
13	N	Manor Hotel	Room 3 detail of plasterboard covered window
14	S	Manor Hotel	Room 3 infilled doorway
15	N	Manor Hotel	Room 3
16	N	Manor Hotel	Looking from room 2 into room 3
17	E	Manor Hotel	Corridor 7
18	S	Manor Hotel	Room 8
19	S	Manor Hotel	Room 9
20	S	Manor Hotel	Room 10
21	N	Manor Hotel	Bathroom 11
22	N	Manor Hotel	Rooms 13 and 14
23	N	Manor Hotel	Stairs 15
24		Manor Hotel	Room 16
25		Manor Hotel	Room 16
26		Manor Hotel	Room 16
27	NE	Manor Hotel	Room 17
28	W	Manor Hotel	Staircase 18 infilled window looking upstairs
29	E	Manor Hotel	Room 33
30	E	Manor Hotel	Corridor 20
31	S	Manor Hotel	Room 21
32	S	Manor Hotel	Room 22
33	W	Manor Hotel	Bathroom 19
34	W	Manor Hotel	Corridor 20
35	S	Manor Hotel	Room 23
36	S	Manor Hotel	Room 24
37	S	Manor Hotel	Room 25



<b>Film 2</b>	<b>B/W</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1		Manor Hotel	Room 26
2		Manor Hotel	Room 27
3		Manor Hotel	Room 28
4		Manor Hotel	Room 29
5		Manor Hotel	Bathroom 29
6		Manor Hotel	Room 32
7	W	Manor Hotel	Corridor 38
8		Manor Hotel	Staircase 35 showing infilled window
9	W	Manor Hotel	staircase 35
10	N	Manor Hotel	Room 34a
11	W	Manor Hotel	Corridor 38
12	N	Manor Hotel	Bathroom 37
13	N	Manor Hotel	Bathroom 37
14	N	Manor Hotel	Bathroom 37
15	S	Manor Hotel	Room 40
16	SE	Manor Hotel	Room 39
17	S	Manor Hotel	Room 41
18	S	Manor Hotel	Room 42
19	S	Manor Hotel	Room 43
20	S	Manor Hotel	Room 43
21	S	Manor Hotel	Room 43
22	S	Manor Hotel	Room 44
23	S	Manor Hotel	Room 45
24	S	Manor Hotel	Room 46
25		Manor Hotel	Staircase 31 with window from 2nd floor going down to 1st floor
26	SE	Manor Hotel	Room 48
27	N	Manor Hotel	Room 47
28	E	Manor Hotel	Corridor 38
29	E	Manor Hotel	Corridor 38
30	E	Manor Hotel	Room 50
31	S	Manor Hotel	Entrance lobby 53
32	E	Manor Hotel	Room 51
33	S	Manor Hotel	Room 52
34	W	Manor Hotel	Restaurant 55 showing chimney breast
35	W	Manor Hotel	Restaurant 55 showing chimney breast
36	E	Manor Hotel	Room 55 looking to room 54 showing recess of old fireplace

<b>Film 3</b>	<b>C/P</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	S	Manor Hotel	Room 26
2	S	Manor Hotel	Room 27
3	S	Manor Hotel	Room 28
4	E	Manor Hotel	Room 29
5		Manor Hotel	Bathroom of Room 29
6	NE	Manor Hotel	Room 32
7	SE	Manor Hotel	Wall scar in staircase 35
8		Manor Hotel	Staircase 35 looking downstairs
9		Manor Hotel	Staircase 35 looking downstairs
10	SW	Manor Hotel	Room 34a
11	W	Manor Hotel	Corridor 38
12	N	Manor Hotel	Bathroom 37
13	S	Manor Hotel	Room 40
14	S	Manor Hotel	Room 39
15	S	Manor Hotel	Room 41
16	S	Manor Hotel	Room 42
17	S	Manor Hotel	Room 43
18	S	Manor Hotel	Room 44
19	S	Manor Hotel	Room 45
20	S	Manor Hotel	Room 46
21	S	Manor Hotel	Room 46
22	E	Manor Hotel	Room 47
23		Manor Hotel	Stairs 31 looking down
24	NW	Manor Hotel	Room 48
25	NW	Manor Hotel	Room 49
26	E	Manor Hotel	Corridor 38
27	N	Manor Hotel	Room 50
28	S	Manor Hotel	Room 53
29	E	Manor Hotel	Room 51
30	S	Manor Hotel	Room 52
31	W	Manor Hotel	Room 54
32	W	Manor Hotel	Room 55
33	W	Manor Hotel	Room 55
34	E	Manor Hotel	Room 55
35		Manor Hotel	Detail of bar

<b>Film 4</b>	<b>C/P</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1		Manor Hotel	Room 56
2			West elevation of Manor Hotel
3		Manor Hotel	Room 56
4E			West elevation of Manor Hotel showing extension
5E			Extension to Manor Hotel
6SE			Extension to Manor Hotel
7SE			West elevation of Manor Hotel
8SE			North elevation of Manor Hotel
9S			North elevation of Manor Hotel
10			North elevation of Manor Hotel showing buttress
11			North elevation of No. 3 Manor Place and Manor Hotel showing join
12			South elevation of Manor Hotel showing West entrance lobby
13N			South elevation of Manor Hotel
14			Missfire
15			Missfire
16			South elevation of Manor Hotel showing East entrance lobby
17NW			South elevation of Manor Hotel
18N			Detail of East entrance lobby
19E			Detail shot of trap door into cellar on West elevation of Manor Hotel
20E			Detail shot of trap door into cellar on West elevation of Manor Hotel
21W		29 West Sunnyside	Room 61 showing timber stairs
22E		29 West Sunnyside	Room 60
23SE		29 West Sunnyside	Room 60
24N		29 West Sunnyside	Room 59
25N		29 West Sunnyside	Room 59
26W		29 West Sunnyside	Room 58
27W		29 West Sunnyside	Room 58
28N		29 West Sunnyside	Stone Pillars in Room 58
29E		29 West Sunnyside	Stone door jambs in Room 58
30S		29 West Sunnyside	Room 63
31S		29 West Sunnyside	Room 63
32E		29 West Sunnyside	Void beneath stairs from Room 60
33W		29 West Sunnyside	Pantry Room 62
34W		29 West Sunnyside	Pantry Room 62 detail of stone shelf

35	W	29 West Sunnside	Pantry Room 62
36	W	29 West Sunnside	Pantry Room 62
37	E	29 West Sunnside	Pantry Room 62
38	W	29 West Sunnside	Pantry Room 62

<b>Film 5</b>	<b>C/P</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	W	28/29 West Sunnside	Timber staircase Room 56
2	N	28/29 West Sunnside	Room 65
3	N	28/29 West Sunnside	Room 65
4	E	28/29 West Sunnside	Room 65
5	S	28/29 West Sunnside	Room 67
6	N	28/29 West Sunnside	Room 65 detail of gas fire
7	S	28/29 West Sunnside	Room 67
8	NE	28/29 West Sunnside	Room 69 detail of window
9		28/29 West Sunnside	Room 68 detail of fireplace
10	S	28/29 West Sunnside	Room 68 detail of window
11	W	28/29 West Sunnside	Room 64
12	N	28/29 West Sunnside	Room 64
13	SW	28/29 West Sunnside	Room 64
14	E	28/29 West Sunnside	Room 65
15	E	28/29 West Sunnside	Detail of bell at foot of stairs Room 72
16	N	28/29 West Sunnside	Room 73
17	W	28/29 West Sunnside	Room 72
18	N	28/29 West Sunnside	Room 76
19	NE	28/29 West Sunnside	Room 77
20	S	28/29 West Sunnside	Room 77
21	E	28/29 West Sunnside	Room 75
22	N	28/29 West Sunnside	Room 74
23	NW	28/29 West Sunnside	Room 74 detail of window
24	S	28/29 West Sunnside	Room 70
25	S	28/29 West Sunnside	Room 70
26		28/29 West Sunnside	Room 70 detail of ceiling rose
27	N	28/29 West Sunnside	Room 79
28	E	28/29 West Sunnside	Room 79
29	N	28/29 West Sunnside	Room 80
30	W	28/29 West Sunnside	Room 80
31		28/29 West Sunnside	Room 78 detail of stairs
32		28/29 West Sunnside	Room 78 detail of stairs
33	S	28/29 West Sunnside	Room 84 facing down corridor 92
34	NW	28/29 West Sunnside	Room 81

<b>Film 6</b>	<b>B/W</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	S	No. 3 Manor Place	Staircase 102
2	S	No. 3 Manor Place	Room 100
3	S	No. 3 Manor Place	Detail of dormer window
4	E	No. 3 Manor Place	Roofspace 101
5	E	No. 3 Manor Place	Roofspace 101
6	W	No. 3 Manor Place	Detail of window between Room 99/100
7	N	No. 3 Manor Place	Room 99
8	S	No. 3 Manor Place	Room 99
9	N	No. 3 Manor Place	Staircase 102
10	S	No. 3 Manor Place	Staircase 102 looking into Room 104
11	NW	No. 3 Manor Place	Room 106
12	S	No. 3 Manor Place	Room 106
13	W	No. 3 Manor Place	Room 106 fireplace
14	E	No. 3 Manor Place	Room 104
15	W	No. 3 Manor Place	Room 104
16	N	No. 3 Manor Place	Room 105
17	S	No. 3 Manor Place	Room 105
18	S	No. 3 Manor Place	Stairs 103
19	N	No. 3 Manor Place	Room 108
20	W	No. 3 Manor Place	Room 110
21	S	No. 3 Manor Place	Room 110
22	N	No. 3 Manor Place	Room 111
23	N	No. 3 Manor Place	Room 111 detail of safe
24	E	No. 3 Manor Place	Room 112
25	N	No. 3 Manor Place	Room 112
26		No. 3 Manor Place	Room 108 detail of ceiling rose
27			South elevation of No. 3 Manor Place
28			Detail of doorway No. 3 Manor Place
29			No. 3 Manor Place and N. 28 West Sunnyside, showing join.
30			SE corner of 28 West Sunnyside
31	W		Detail of doors 28 West Sunnyside
32	W		Detail of doors 28 West Sunnyside
33	W		East facing elevation of of No. 29 West Sunnyside
34	W		Detail of doors 29 West Sunnyside
35			Elevation of oblique shot of 28 West Sunnyside
36			General shot of corner between Foyle St and Athenaeum St
37	W		General shot of Athenaeum St

<i>Film 7</i>	<i>C/S</i>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	E	28/29 West Sunnyside	Staircase 72
2	E	28/29 West Sunnyside	Staircase 72
3	S	28/29 West Sunnyside	Room 95
4	E	28/29 West Sunnyside	Room 94
5	S	28/29 West Sunnyside	Room 95 detail of door
6	S	28/29 West Sunnyside	Room 95 detail of door
7	E	28/29 West Sunnyside	Room 87
8	W	28/29 West Sunnyside	Staircase 93
9		28/29 West Sunnyside	Room 91 detail of toilet
10		28/29 West Sunnyside	Room 91 detail of sink
11	W	28/29 West Sunnyside	Room 89
12	NW	28/29 West Sunnyside	Room 88
13	W	28/29 West Sunnyside	Room 88 detail of window
14	S	28/29 West Sunnyside	Room 85 detail of fireplace
15	E	28/29 West Sunnyside	Room 85 detail of windows
16	SW	28/29 West Sunnyside	Room 85
17		28/29 West Sunnyside	Room 82 detail of window
18	NE	28/29 West Sunnyside	Room 82
19	N	No. 3 Manor Place	Stairs 102
20	S	No. 3 Manor Place	Room 99
21	N	No. 3 Manor Place	Room 99
22	S	No. 3 Manor Place	Stairs 102
23	NW	No. 3 Manor Place	Detail of small window between 99/100
24	E	No. 3 Manor Place	Roofspace 103
25	E	No. 3 Manor Place	Roofspace 103
26		No. 3 Manor Place	Detail of dormer window in Room 100
27	S	No. 3 Manor Place	Room 100
28	E	28/29 West Sunnyside	Room 97
29	NW	28/29 West Sunnyside	Room 98
30	N	28/29 West Sunnyside	Room 98
31		28/29 West Sunnyside	Detail of skylight over stairs 96
32	W	28/29 West Sunnyside	Stairs 96
33	E	28/29 West Sunnyside	Stairs 96
34		28/29 West Sunnyside	Safe in Room 82
35	N	28/29 West Sunnyside	Room 82
36	N	28/29 West Sunnyside	Room 82

<b>Film 8</b>	<b>C/P</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	S	No. 3 Manor Place	Stairs 102 looking onto Room 104
2	NW	No. 3 Manor Place	Room 106
3	S	No. 3 Manor Place	Room 106
4	W	No. 3 Manor Place	Room 106 detail of fireplace
5	E	No. 3 Manor Place	Room 104
6	W	No. 3 Manor Place	Room 104
7	N	No. 3 Manor Place	Room 105
8	S	No. 3 Manor Place	Room 105
9	S	No. 3 Manor Place	Room 103
10	S	No. 3 Manor Place	Room 108
11	N	No. 3 Manor Place	Room 108 detail of the ceiling
12	N	No. 3 Manor Place	Room 108
13	SW	No. 3 Manor Place	Room 110
14	E	No. 3 Manor Place	Room 110
15	NW	No. 3 Manor Place	Room 111
16	SE	No. 3 Manor Place	Room 112
17	NW	No. 3 Manor Place	Room 112
18	N		South facing elevation of No. 3 Manor Place
19	N		No. 3 Manor Place detail of door
20	N		No. 3 Manor Place south facing elevation
21	W		Detail of join between No. 3 Manor Place and West Sunnyside
22	NW		Corner of West Sunnyside
23	NW		Corner of West Sunnyside
24	W		Detail of door of 28 West Sunnyside
25	NW		Oblique photo of door 28 West Sunnyside
26	W		East facing elevation of 29 West Sunnyside
27	W		Detail of door of 29 West Sunnyside
28	SW		Oblique photo of East elevation of 29/28 West Sunnyside
29	W		Oblique photo of No. 3 Manor Place
30	NE		Extension of rear of No. 32 West Sunnyside
31	E		Rear of Manor Hotel
32	E		Rear wall of No. 3 Manor Place
33	E		Detail shot of extension to rear of West Sunnyside
34	SE		Backyard of No. 3 Manor Place
35	E		West elevation of extension to No. 28 West Sunnyside
36	W		Yard to rear of No. 3 Manor Place

<b>Film 9</b>	<b>B/W</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	S	28/29 West Sunnside	Detail of stairs 84
2	S	28/29 West Sunnside	Detail of stairs 84
3	N	28/29 West Sunnside	Room 80
4	S	28/29 West Sunnside	Detail of corridor 92
5	W	28/29 West Sunnside	Room 78
6	W	28/29 West Sunnside	Stairs in Room 76
7	W	28/29 West Sunnside	Room 80
8	N	28/29 West Sunnside	Room 80
9	NE	28/29 West Sunnside	Room 79
10	N	28/29 West Sunnside	Room 79
11		28/29 West Sunnside	Room 70 detail of ceiling rose
12	S	28/29 West Sunnside	Room 70
13	N	28/29 West Sunnside	Room 74
14	NE	28/29 West Sunnside	Room 74
15	E	28/29 West Sunnside	Room 75
16	S	28/29 West Sunnside	Room 77
17	NE	28/29 West Sunnside	Room 77
18	NE	28/29 West Sunnside	Room 77
19	N	28/29 West Sunnside	Room 76
20	W	28/29 West Sunnside	Room 72
21	N	28/29 West Sunnside	Room 73
22	E	28/29 West Sunnside	Room 72 detail of bell
23	E	28/29 West Sunnside	Room 72 detail of bell
24	E	28/29 West Sunnside	Room 65
25	SW	28/29 West Sunnside	Room 64
26	N	28/29 West Sunnside	Room 64
27	W	28/29 West Sunnside	Room 64
28	W	28/29 West Sunnside	Room 68 detail of fireplace
29	S	28/29 West Sunnside	Detail of window
30	SW	28/29 West Sunnside	Room 68
31	S	28/29 West Sunnside	Room 69
32	N	28/29 West Sunnside	Room 65 detail of fireplace
33	S	28/29 West Sunnside	Room 67
34	E	28/29 West Sunnside	Detail of window in Room 65
35	N	28/29 West Sunnside	Room 65
36	N	28/29 West Sunnside	Room 65
37	W	28/29 West Sunnside	Stairs 66



<b>Film 10</b>	<b>B/W</b>		
<b>Frame</b>	<b>Direction</b>	<b>Building</b>	<b>Description</b>
1	NW	28/29 West Sunnyside	Room 62 detail of brick pedestal in pantry
2	W	28/29 West Sunnyside	Room 62 detail of brick pedestal in pantry
3	S	28/29 West Sunnyside	Room 63
4	E	28/29 West Sunnyside	Room 58 detail of door jambs
5	N	28/29 West Sunnyside	Room 58 detail of stone pillars
6	W	28/29 West Sunnyside	Room 58 detail of sink remnants
7	W	28/29 West Sunnyside	Room 58
8	N	28/29 West Sunnyside	Room 59
9	N	28/29 West Sunnyside	Room 59
10	S	28/29 West Sunnyside	Room 60
11	E	28/29 West Sunnyside	Room 60
12	W	28/29 West Sunnyside	Room 61 detail of timber stairs
13		Manor Hotel	External detail of cellar trap door of Manor Hotel
14		Manor Hotel	Detail of East entrance of Manor Hotel
15	NW	Manor Hotel	South facing elevation of Manor Hotel
16	N	Manor Hotel	Detail of East entrance lobby of Manor Hotel
17	N	Manor Hotel	South facing elevation of Manor Hotel
18	N	Manor Hotel	South facing elevation with entrance lobby of Manor Hotel
19			Detail of join between No. 3 Manor Place and Manor Hotel
20			Yard to rear of Manor Hotel
21	SE		West facing elevation of of Manor Hotel
22			West facing elevation of of Manor Hotel
23			North and West facing elevation of extension to Manor Hotel
24	E		West facing elevation of Manor Hotel
25	E		West facing elevation of extension to to Manor Hotel
26	E		Detail of join between extension and Manor Hotel
27	E		West elevation of Manor Hotel
28	N	28/29 West Sunnyside	Room 56
29	N	28/29 West Sunnyside	Room 56

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## **APPENDIX 2: FIGURES**

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