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# NPA NEWCASTLE

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**Client Report No. CP/276/05**

**THE FORMER WARDS BUILDINGS, 31-39 HIGH BRIDGE, NEWCASTLE UPON TYNE**

*ARCHAEOLOGICAL BUILDINGS RECORDING*

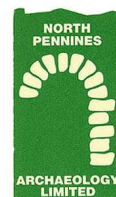


**FOR  
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## EXECUTIVE SUMMARY

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In November 2005, Archaeological Services, now trading as NPA Newcastle, were commissioned by John Jones of JPM Consultants to undertake a programme of archaeological building recording at the former Ward's buildings, 31-39 High Bridge, Newcastle upon Tyne, in advance of conversion and renovation work at the site. The buildings in existence today were constructed in three main phases for the printing firm Ward's between 1901 and 1932, completely replacing earlier buildings at the site of which no trace is now visible. The shop and office premises fronting High Bridge are the earliest, dating to the initial rebuilding of 1901, and were constructed to a design by the renowned Newcastle architects Cackett and Burns Dick. These premises are on four storeys plus attics in red brick with sandstone ashlar detailing to the façade, with white glazed bricks to the rear, and are Listed Grade II. These buildings are primarily interesting because they represent a transitional stage in industrial architecture, at a time when new techniques of building with steel and concrete were gradually being introduced. Steel is evident in the buildings of 1901 in the ground floor, and probably in the upper storeys, but it was not used in the basements, the main supporting columns being of cast iron. Unusually, concrete has been used for the ceilings, and is supported by columns which are of cast iron, rather than steel, probably because the properties of steel were not widely enough known at the time for a building entirely of concrete and steel to meet planning approval.

In 1905, Cackett and Burns Dick turned their attention to the warehousing to the rear of the site and it is probably at this point that earlier warehousing, perhaps dating to the 19<sup>th</sup> century, was completely demolished. The building of 1905 (see front cover) is far more functional in appearance than the rather ornate shops and offices of 1901, primarily because it was not, unlike its predecessors, intended first and foremost to convey status and prestige. It exists today slightly modified, the easternmost bay in the south wall of this warehouse having been knocked through in the later 20<sup>th</sup> century to create Riley's snooker centre on the ground and first floors, and breezeblock partition walls inserted to separate the snooker centre from the warehouse to the north. The blocked original entrance can still be seen in the connecting passage to the rear of the complex, known as Love Me Avenue. The building of 1905 is an extremely successful design, and, unlike the High bridge premises of 1901, utilises concrete and steel throughout, which makes it an early example of a warehouse constructed in these materials. Of particular note are the lattice girder trusses on the fourth floor, which may be a conscious echo of the nearby Grainger market. Despite the extension of 1932, which is sympathetic to the original warehouse, and the loss of the original entrance, the 1905 building survives remarkably intact, and would benefit greatly from sympathetic treatment within any redevelopment. Its importance lies primarily in the very functional design, coupled with the use of steel and concrete throughout, at such an early date. The lattice girder trusses are a unique feature that add considerably to the building's architectural and historical interest.

In 1932, architects Newcombe and Newcombe drew up a design for a substantial extension to the 1905 warehouse, which Wards had by then outgrown. The new building is highly sympathetic to the original, and is also of concrete and steel with white glazed brick cladding, so that the two separate builds are not immediately distinguishable. The 1932 extension, in accordance with the changing times, is much more workmanlike in appearance, with no details that could be regarded as decorative, though at this date, industrial architecture has not yet progressed toward rationalism, and the steel frame remains hidden with glazed brick cladding. The poor state of some of the cladding within the building (see Room 11) may suggest that the brickwork had been rather superficially treated, as befitted the gradually lessening status of traditional materials in favour of concrete and steel. Of the three building phases, this is the

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## EXECUTIVE SUMMARY

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least important, primarily because, despite its attractive design, steel and concrete warehouse buildings were by this time commonplace.

It must be stressed, however, that the main historical importance of the buildings derives from their collective “group value”, and not from any particular individual component or phase.

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## ACKNOWLEDGEMENTS

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The author would like to offer thanks to John Jones of JPM Consultants Ltd for commissioning the project, to Jennifer Morrison of Tyne and Wear Specialist Conservation Team (TWSCT) for her assistance during consultation of the HER, and to staff at Tyne and Wear Archive Service and Newcastle Central Library. The archaeological recording was undertaken by Richard Hewitt and Brian Albrecht, and the report was prepared by Richard Hewitt. The project was managed by Richard Hewitt, NPA Newcastle (formerly Archaeological Services). Overall responsibility for the project was retained by Frank Giocco, Technical Director for NPA Ltd.

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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 former Ward's building, Newcastle upon Tyne. The building complex, which comprises shops and offices fronting High Bridge with courtyards and a warehouse to the rear, was built between 1901 and 1906 to designs by James Cackett and Robert Burns Dick for Ward's the printers on the site of their earlier premises of which nothing visible survives. The largest wing of the warehouse, to the north, was built in 1932, to a design by architects Newcombe and Newcombe. The work is to involve conversion of the former restaurant in the basement of the warehouse into a live music venue. The ground, first, second, third and fourth floors of the warehouse were until recently in use as an art gallery (The Waygood), artists studios, storage space, and Riley's snooker centre. The ground floor, partially occupied at the time of the survey by Riley's and partially in use as storage space is to become offices and seminar rooms. The first floor will be used for office rental, the third, artists studios and the fourth, a new art gallery. The intended use of the second floor is unspecified.
- 1.1.2 Consequently, Tyne and Wear Specialist Conservation Team (TWSCT) advised that a programme of archaeological work would be necessary prior to the proposed development. Archaeological Services, now trading as NPA Newcastle, were commissioned by John Jones of JPM Consultants Ltd to carry out the work, which comprised a programme of archaeological recording.
- 1.1.3 Single Lens Reflex (SLR) manual cameras were used to produce a record of the interior and exterior of those parts of the building which were to be included in the conversion and refurbishment programme. Detailed notes were taken and features of architectural and historical interest were annotated onto large-scale survey drawings of the building provided by our client.
- 1.1.4 In accordance with the specification for the archaeological work supplied by Jennifer Morrison of TWSCT, a small amount of background research was conducted. Published and unpublished records held by the Historic Environment Record (HER) in Newcastle upon Tyne were consulted in conjunction with local historical information held by Tyne and Wear Archive service and Newcastle City Library. The principal objective of this work is to provide a permanent record of those elements of the building complex subject to conversion work as existing, before alterations take place.
- 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 showing the location of individual photographs in the survey and the historical development of the building complex from cartographic sources are appended at the back of

this report together with a representative selection of plates drawn from the photographic archive.

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## 2. METHODOLOGY

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### 2.1 ARCHAEOLOGICAL RECORDING

- 2.1.1 Prior to the undertaking the photographic survey, all rooms in the complex were visited on foot, and details of interest were noted. Schematic sketch diagrams of each floor were made and each room was numbered so photographs could be easily located.
- 2.1.2 Archaeological 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 the virtual pitch dark, so direct and indirect flash was used extensively. Appropriate scales (usually 1 or 2 metre alternating red and white ranging rods) and a chalk board showing room numbers were displayed in each photograph.
- 2.1.3 Architectural features were examined using a powerful torch, and room by room descriptions were dictated to the photographer's assistant as the survey progressed. In this way stream-of-consciousness notes could be made during the survey without interrupting the work.
- 2.1.4 Photographs were processed, and 2 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 number, view direction, film number, frame number and a brief description.
- 2.1.5 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 Newcastle City Library, at Princess Square, Newcastle upon Tyne, 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.
- 2.1.7 The Historic Environment Record (HER), at Jesmond Old Cemetery, Jesmond Rd, Newcastle upon Tyne was consulted for relevant archaeological sites and monument information in the vicinity of the building complex and around the area of High Bridge. A detailed archaeological assessment for the site previously commissioned by our client was examined (Parker and Taylor Wilson, Pre-Construct Archaeology, 2004). Parts of this work have been synthesised for inclusion in the present report in order to appropriately present the results of the building recording exercise in their historical context, though it should be stressed that each of these reports serve a different purpose, and one cannot be considered a replacement for the other.

### 2.3 ARCHIVE

- 2.3.1 A full professional archive has been compiled in accordance with the project specification, and in accordance with current UKIC (1990) and English Heritage guidelines (1991). The paper and digital archive will be deposited with whichever of the numerous applicable regional archives are able to take it, while the photographic archive, which constitutes the bulk of the survey, will be deposited at the HER, with a second copy to be circulated to the conservation officer at Newcastle City Council.



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## 3. BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GENERAL DESCRIPTION

- 3.1.1 Ward's building (Figure 1) is situated within the historic core of Newcastle, on the northern side of High Bridge, a narrow NE-SW oriented street connecting the ancient medieval thoroughfare of Pilgrim St, to the north-east, with the junction of the medieval market streets of Bigg Market, Groat Market and Cloth Market. High Bridge crosses the modern day main thoroughfare of Grey St just to the north-east of the development site. Ward's occupies a site approximately 1220m<sup>2</sup> in area, and is bounded to the north-east by "The Lane" public house, formerly the Turk's Head Hotel, and to the south-west by commercial premises of no. 29 High Bridge.
- 3.1.2 Solid geology at the site comprises carboniferous sandstone of the Middle Coal Measures, probably overlain by glacial drift deposits of Pleistocene age. The site is located on sloping ground, descending northwest to southeast towards the river Tyne. The ordnance survey 1:10000 map gives a height of approximately 42m aod at the junction of Market St and Pilgrim St. to the northeast of the site. Parker and Taylor-Wilson (2004: 10) cite spot-heights of 43.60m aod at Grainger St to the northwest of the site compared with 32.00m aod at Mosely St, to the south as a good indication of the general topographic situation of the development site.
- 3.1.3 Ward's building comprises shops to the ground floor fronting High Bridge, nos. 31-35 and 39. Premises formerly occupied by the Maverick shop (no 31) and Crown Hairdressing (no 39) together with their basements, fell within the development scheme, and were therefore included within the archaeological survey. Properties no. 33 and 35 fronting onto High Bridge between Maverick and Crown, together with four storey office premises above were not part of the development and were therefore not subject to archaeological recording.
- 3.1.4 The warehouse, which formed the bulk of the archaeological recording work, lies to the north of the site, behind High Bridge and accessed by a covered walkway between Crown and "The Lane" Public House. This warehouse, which is of two distinct constructional phases, comprises two parallel northwest/southeast-aligned wings at opposite ends of a perpendicular connecting block arranged around a courtyard originally open to the northeast. It has four storeys and extensive basements. The basement beneath the southernmost wing of the warehouse, most recently in use as a restaurant, can be accessed from basements beneath (though not accessible from) 31 High Bridge. Originally, all the premises fronting High Bridge were interconnected via the central stairwell. Exits from these stairs to shops and basements either side have long since been blocked up, and this stairwell is presently exclusive to no. 33 High Bridge, which was not part of the survey. At the present time, the only other access to basements beneath 31 and 33 High Bridge shop is from the former crown hairdressing (No. 39) or through the warehouse (no. 37).

## 3.2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.2.1 **Introduction:** this background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Detailed background information for prehistoric and earlier historic periods is provided by Parker and Taylor-Wilson (*ibid*).
- 3.2.2 **Palaeolithic and Mesolithic Periods:** (c. 800,000 BC – c.4000 BC). The Tyne valley is likely to have been settled by prehistoric populations from the earliest times. There is no recorded evidence of Palaeolithic occupation of the area, but by the Mesolithic period (c. 9,000 BC – c. 4000 BC) it is likely that small hunting, fishing and foraging communities were active along this stretch of the North Sea Coastline. Recent work at Brown's Bay, Cullercoats, by Spikins (*pers.com.*) revealed flint artefacts of probable Mesolithic date, eroding from what may be a submerged Mesolithic landsurface, and Mesolithic finds are also known from the vicinity of St Mary's Island (NZ 348753), near to Whitley Bay. A flint core of possible Mesolithic date was recovered during geophysical survey work at Backworth (NZ 308712), which indicates that Mesolithic settlement in this area is not entirely restricted to the coast. However, no sites of Mesolithic date are yet known from the study area or its vicinity.
- 3.2.3 **Neolithic, Bronze Age and Iron Age:** There are no known sites dating to the Neolithic, Bronze Age, or Iron Age (c. 4000 BC – c. AD 70) in the vicinity of the proposed development. However, given the evidence for earlier prehistoric occupation nearby, it seems unlikely that the area was uninhabited during later prehistoric times.
- 3.2.4 **Romano-British:** (AD 70-AD 410) The Tyne was bridged at Newcastle by the Romans near to the site of the existing Swing Bridge. Roman occupation in Newcastle dates from around AD 120, when the construction of Hadrian's wall began. The Roman fort of *Pons Aelius* was situated on the steep naturally defensive promontory overlooking the river at the site now occupied by the Castle Keep of AD 1168. Though a number of Roman finds such as coins, building stones, dedication stones and pottery have been discovered to the south of the development site, these are focused around the Roman fort and the Hadrian's Wall corridor, and there is no evidence for Roman occupation either on the higher ground around the Monument or on the sloping ground in the vicinity of Grey St and High Bridge.
- 3.2.5 **Early Medieval:** (AD 410 – 1066) Parker and Taylor-Wilson (2004:16) note documentary references to 'Pandon' and 'Monkchesters', which may refer to Anglo-Saxon settlements at Newcastle. The latter, meaning "the fortress tenanted by the Monks", may refer to a substantial fortified settlement, although this reference might equally apply to occupation within the ruins of the Roman fort. Archaeological excavations between 1960 and 1992 in the vicinity of the medieval castle revealed a large cemetery of probable 8<sup>th</sup> century date, which indicates a substantial settlement was in existence at this time. However, neither its boundaries, nor the location of its church, can be verified at the present time.

**Later Medieval:** During medieval times, Newcastle grew in size and importance, being granted murage, the right to raise tax for construction of town walls, in 1265 and the right to a mayor in 1216. In 1400 Newcastle became a county, independent from Northumberland, with the right to raise taxes and mint its own coinage. The castle from which the city takes its name was founded in 1080 by Robert Curthose, eldest son of William I, though none of the early castle survives above ground today. The medieval city became established around it, in the area now occupied by the castle keep (built 1168) and the cathedral church of St Nicholas.

Just to the north of St Nicholas, the main medieval market area of Cloth Market, Groat Market, Bigg Market and Middle Street was established. Pilgrim St became a major north-south artery, connecting to the market area via High Bridge. This latter thoroughfare takes its name from the bridge over the long vanished Lort Burn, which was in existence by 1334, when it was known as “le Denebrigg”. The Lort burn was eventually canalised along its entire length, and cannot be seen anywhere today. A stone arched bridge, probably the medieval High Bridge, was recently observed and photographed beneath Grey St (Goulding, 1995: 19), just to the north-east of the development site. The Historic Environment Record (HER) notes that a stone-arched bridge existed “below the dip in the western half of the street called High Bridge” (HER 1501, cited in Parker and Taylor-Wilson, 2004: 18). This might reasonably be interpreted as the flatter, slightly sunken area of ground directly in front of the Ward's building.

The development site is also in close proximity to the grounds belonging to two medieval religious orders, the Franciscan Friars, and the Benedictine Nuns of St Bartholomew's Nunnery. Parker and Taylor-Wilson (*ibid*) also note that the northern part of the development site may have lain within part of the precinct of the Franciscan Friary. Following the dissolution of the monasteries in 1536, the Franciscan Friary was surrendered to the crown in 1539, and St Bartholomew's nunnery was demolished in the late 16<sup>th</sup> century (Parker and Taylor-Wilson, 2004 32).

**Post-Medieval (General):** The post-medieval period in Newcastle was a time of explosive expansion. Export of agricultural produce, which had provided the town with much of its prosperity in preceding centuries was dramatically overtaken by export of coal after the 16<sup>th</sup> century. Annual average export of coal in Newcastle almost doubled between the 1660s and the 1750's, rapidly exceeding one million tons by the 1780s (Ellis, 2001: 5). The town became popularly known as the “Black Indies”, and so important was the coal trade to the town that, in the earlier part of the eighteenth century, it was remarked that “When the Coal Trade is brisk, that all other Business is so too: and when it is otherwise...there is a certain Deadness in all Trafick” (Houghton, 1727, in Ellis, 2001: 6). The importance of coal to the town's growth at this time cannot be underestimated. The large post-medieval salt-making industry in the region grew up as a response to the availability of cheap, poor-quality coal. Glass-making developed to take advantage of the vast sand hills dumped outside the town walls by ships returning without a full cargo. The large-scale port infrastructure on

which the coal trade depended made Newcastle a natural focus for export and import trades of all kinds, notably silver and lead from the London Lead Company's North Pennine operations.

### 3.3 THE POST-MEDIEVAL DEVELOPMENT OF THE STUDY AREA

3.3.1 **Introduction:** In the following section, the development site has been discussed in detail, with reference to cartographic and pictorial sources. Secondary sources have been used to provide context, but the majority of the work in this section is drawn from primary sources such as historic maps and building control plans and relates directly to the development of the buildings at the site.

3.3.2 **17<sup>th</sup> and 18<sup>th</sup> centuries:** The dramatic upturn in trade and industry throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries drew an increased population, with considerable effect on the urban layout, which, in Newcastle, as in many other industrial towns, had outgrown its enclosed medieval surroundings, with overcrowding in the lodging houses and tenements of Sandgate being particularly appalling (*op cit*, 14).

High Bridge, known in the 16<sup>th</sup> century as “over deene or overdeene bridge” was developed probably with commercial premises as the Lort Burn was gradually infilled or canalised during the post-medieval period. After 1772 (Figure 3), the northern side of High Bridge began to be broken up for development, the Lort Burn being canalised north of High Bridge around this time. By 1788, Dean St had been created by canalisation of the Burn and large-scale infilling of the deene towards its southern end.

3.3.3 **The earlier 19<sup>th</sup> century:** The increasing wealth of many of Newcastle's inhabitants prompted the development of a substantial leisure and retail infrastructure, and set the stage for Richard Grainger's transformation of the town centre between 1825 and 1840. This early stages of this development are recorded on Wood's map of 1827 (Figure 4), showing (top centre) the proposed location of what was to become Grey St.

3.3.4 **The later 19<sup>th</sup> century:** By 1858, the time of the first edition Ordnance Survey map (Figure 5), Grainger's ambitious plans had been realised with the addition of the main northwest-southeast axis of Grey St, following the line of the now infilled and canalised Lort Burn, and the market on the south side of High Bridge had been demolished. By this time, the plots on the north side of the street had been infilled with a variety of mixed-use, though mainly commercial developments. The site of the later Ward's development had by this time taken on the general form that subsequent developments would adhere to, with trapezoidal street front premises, apparently subdivided in four, the central and largest block being occupied by a Public House. Parker and Taylor-Wilson (2004: 33) suggest that “access to the rear yard was via a street level ginnel associated with the easternmost building”. However, the map evidence would seem to indicate that a covered walkway, like the one in existence today between 39 High Bridge and “The Lanes” Public House, led through into a substantial “L”

shaped yard from which rear buildings to both east and west sides of the walkway could be accessed.

3.3.5 **1866:** By 1866 the eastern portion of the site was occupied by the High Bridge Works, though it is unclear what trade these works were engaged in. (*ibid*, Appendix C).

3.3.6 **1898:** The Ordnance survey second edition map of 1898 (Figure 6) shows little change to the front portion of the premises, though internal divisions are shown in less detail than on the first edition map. At the rear, the substantial yard space has been considerably reduced by additions and extensions to the westernmost properties at the site.

3.3.7 **1901:** In 1901 (Plates 39-40) at the time of the redevelopment of the site, Messrs. R. Ward and sons owned the whole of the development area, the public house having been at some stage converted and absorbed into the commercial premises. This plan of the site as existing, by architects Cackett and Burns Dick prior to the major rebuilding shows what must by that time have become extremely cramped headquarters of the increasingly successful printing firm. Plate 39 shows the original elevation of these earlier buildings. The easternmost property, on three storeys plus attic, is probably of the earlier nineteenth century, and is strikingly similar to the work of the young Richard Grainger at Higham Place in 1819 (Ayris, 1997: 33). The westernmost property, most of which was in use as a public house in 1856, appears much older, perhaps of the seventeenth, or even sixteenth century, though the architect's drawings provide little in the way of detail.

The initial redevelopment of Ward's seems to have taken place in 2 stages, presumably because capital needed to rebuild the warehousing to the rear of the property was not forthcoming in 1901. Cackett and Burns Dick's 1901 designs for the firm's shops and offices fronting High Bridge represented a considerable departure from the modest business premises they replaced, and were no doubt intended as a grand statement about the firm's status in the thriving and wealthy Newcastle of 1901. These buildings to High Bridge, which are listed grade II, exist today unaltered, save for some minor modifications of 1906 to the frontage of no. 37.

3.3.8 **1905:** By 1905, the necessary finance seems to have been in place to rebuild the warehousing to the rear of the site. Cackett and Burns Dick were again involved, and drew up a series of plans for a functional design having a steel frame clad in white glazed brick (Plates 37, 41-2). Newcastle upon Tyne, in common with other industrial cities of the time suffered badly from heavy atmospheric pollution (witness John Dobson's church of St Thomas in the Haymarket), so materials that were largely self-washing were often preferred (Service, 1977: 133). The 1905 warehouse, to which the later L-plan north wing has since been attached, may originally have adjoined older warehouses to the rear. The architects' designs (Plate 43) show that the 1905 warehouse originally abutted the western elevation of the Turk's Head, demolished after 1984, which provides an explanation for the unusual shape and plain rendering of the east elevation.

The most significant feature of the building is the use of mass concrete joists throughout, supported by I-section bolted steel girders and stanchions. By 1900, the steel girder was mostly accepted in building design, (Stratton and Trinder, 1997: 69), but mass concrete was still considered somewhat experimental. Cackett and Burns Dicks' warehouse, while perhaps not exactly ahead of its time, is certainly quite a bold and early example of a concrete and steel frame industrial building, which must have impressed its new owners as rather progressive. The barrel-vault of lattice girder trusses on the fourth floor are also noteworthy, and were perhaps intended as a conscious echo of the magnificent roof of the nearby Grainger market, which they closely resemble.

- 3.3.8 **1919:** The ordnance survey third edition map of 1919 (Figure 7) shows the 1905 warehouse abutting the corner of the Royal Turk's Head Hotel, which has by this time been considerably enlarged. As the hotel does not appear in this form on the map of 1898, the extension must have been constructed between 1898 and 1905.

The northernmost building at the Wards site, presumably a nineteenth century warehouse, is not connected to the building of 1905, and a narrow yard exists between them.

- 3.3.9 **1932:** With the firm at this time under the stewardship of E.B. Ward, architects Newcombe and Newcombe were instructed to draw up plans for a substantial new building at the rear of the site. Their design of 1932 is sympathetic both internally and externally to Cackett and Burns Dick's warehouse of 1905, to which it would be joined. White glazed brick was again used over a steel frame supporting concrete joists, though in the new building the supporting steel girders were actually embedded in the concrete for additional strength (compare Plates 6 [1932] and 7 [1905]). The attractive lattice-girder roof trusses of the 1905 building were not copied by the later design, which instead used a more workmanlike A-frame arrangement to support the roof.

- 3.3.10 **1933:** The fire escape stairs leading from the southern elevation of the new wing were added after 1933, having, for some reason, been omitted from the original design for the new warehouse a year earlier.

- 3.3.11 **1940:** The new design is not shown on the ordnance survey map of 1940. There is no real reason to suspect that the approved design of 1932 was not built more or less immediately, so its absence from the mapping is likely to be an omission on the part of the Ordnance Survey, who may not always have been able to gain access to private commercial premises.

- 3.3.12 **1951:** The Ordnance survey edition of 1951 shows Wards existing, in plan, as it does today. A narrow alleyway can be seen running alongside the eastern elevation of the 1905 warehouse behind the Turk's Head Hotel.

- 3.3.13 **1954:** Electric lifts were installed in 1954. The lift winding gear remaining in the attic of the 1905 wing of the warehouse may be original (Plate 23).



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## 4. RESULTS

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### 4.1 INTRODUCTION

4.1.1 In the following section the results of the archaeological building recording are presented in the form of descriptive text compiled from on-site notes. The reader is referred throughout the descriptive sections to Figures 15-20, showing the locations at which photographs were taken, and to Plates 1-39, which have been reproduced from the full photographic archive to illustrate features of interest.

### 4.2 ROOM-BY-ROOM DESCRIPTIONS

#### 4.2.1 Note on Abbreviations

4.2.1.1 **Windows Type 1:** In the following section, windows are categorised as Type 1, Type 2 or Type 3. Type 1 windows are the original windows of the 1905 warehouse, though they are occasionally reused elsewhere. These are wooden framed casement windows in two sections, each section measuring approximately 2m x 0.75m and opening inward from the centre. Each section comprises a single rectangular light from the base to about two thirds height, with a smaller rectangular light above filling the final third.

4.2.1.2 **Windows Type 2:** Type 2 windows belong to the 1932 warehouse and are essentially the same design as Type 1 windows, except that all windows are iron framed. The lower two thirds of each section contains 12 square lights, and the upper third contains 6 [Plate 17]. This format is occasionally varied where the windows are larger [Plate 10] to 21 or 24 lights.

4.2.1.3 **Windows Type 3:** Type 3 windows are modified Type 1 windows (Plates 14 and 15), where the lower two thirds of each section have been subdivided into four sections, and the upper third into two.

4.2.1.4 **No Archaeological/Historical Interest:** The acronym N.A.I. (No Archaeological Interest) is used throughout for features not believed to be of archaeological or historical interest.

#### 4.2.2 Basement

4.2.2.1 **Room 1:** [Plate 1] Base of stairs, passage to east and west, accessed by double fire doors (N.A.I.) Wall of room and passages to north are of English Garden Wall Bond, one in four. Concrete over, stairs as others.

4.2.2.2 **Room 2:** Corridor, Rooms 3 and 4 to south, N.A.I.

4.2.2.3 **Room 3:** Alcove, containing lift, accessed by locked folding shutter doors. N.A.I.

4.2.2.4 **Room 4:** store cupboard, beneath basement stairs. N.A.I.



- 4.2.2.5 **Room 5 (Film Room):** Walls are painted partitions. All architectural features boxed with plaster hung on a wire frame, doors no particular Architectural/Historic Interest.
- 4.2.2.6 **Room 6 (Restaurant Upper):** All architectural details boxed with modern brickwork that is purely decorative. Central pillars are presumably "P" cross-section steel stanchions, but are hidden by brick cladding (stretcher bond). All cladding and decorative detailing N.A.I. Steel frame is of interest but hidden. Room 6 takes the form of a raised platform or dais descending to the south (Room 7).
- 4.2.2.7 **Room 7 (Restaurant Lower): [Plate 2]** Rustic cellar effect as for room 6 hiding main structural details, suspended board ceiling hides concrete and girder construction used throughout the building. Massive north/south aligned embossed steel girders, bearing moulded maker's mark Dorman Long and Co., Middlesbrough, with six perpendicular cross braces support the roof at the east end of Room 7. Massive structural support probably for central stairwell above, stairs and supports are possibly a later insertion. Most interest in this room is the south wall, which features shallow alcoves, which may be blind arcades or blocked openings (it is impossible to tell which). This is the north wall of the 1901 basement level for the High Bridge shops and offices, and may originally have been visible from a yard set down below present day ground level, prior to construction of the warehouse of 1905. Also on the south wall, horizontal steel girders bracing the concrete joists above can be seen surmounting glazed brick buttresses from the 1901 construction, demonstrating how the warehouse of 1905 was fixed to the earlier block [Plate 34].
- 4.2.2.8 **Room 8:** Passageway north/south from Room 7 to 9, N.A.I. Brickwork probably original, freestanding iron stove against east wall at north end.
- 4.2.2.9 **Room 9:** As Room 2, corridor east from stairs to room 10. N.A.I, partition to Room 10, modern bricks as in Restaurant (Room 7).
- 4.2.2.10 **Room 10: [Plate 3]** Retains all original features except girders boxed as Room 5.

### 4.2.3 Ground Floor

- 4.2.3.1 **Room 78:** Stairs up to 1<sup>st</sup> Floor and down to basement, mechanical steel balusters and newel, stairs of concrete bolted steel supports, ceiling concrete, main door to south of wood possibly original, lower portion to two alcoves, upper portion nine light window in wooden frame cf. Type 3 windows, to each side are long aperture with nine lights either side of large central window, under stair cupboard to north (N.A.I.). Cf Type 2 windows steel framed and over painted [Plate 4]
- 4.2.3.2 **Room 79:** Long store room to east, steel stanchions supporting horizontal girders for roof is concrete and steel mix, room has five north/south bays plus one end bay to east, all windows Type 2, floor concrete with lino [Plate 6]. Windows on the north angle in the easternmost bay have been blocked on the ground floor by abutting later 20<sup>th</sup> century building.

4.2.5.1 **Room 80:** Three bays north/south aligned, defined by massive bolted steel uprights, steel and concrete mixed in roof construction. Ground floor windows barred to outside, breezeblock wall inserted after 8.5m to south for snooker centre, doors cheap wood panel (N.A.I.).

4.2.3.3 **Room 81 (Toilets):** Two large ceramic basins with attractive steel piping, ceramic toilet made by Adamsez Ltd. Apex Scotswood. Adamsez were a long established porcelain manufacturer based beside the Scotswood bridge at Newcastle, since 1903. Adamsez owned the Scotswood drift mine, where they mined fireclay and coal (<http://www.dmm.org.uk/company/a005.htm>). The company was sold to an American businessman in 1972. (<http://www.a2a.org.uk/html/183-dsadz.htm>).

The solid wooden doors, ceramic toilet bowls, basins and steelwork are probably original (1932), or even re-used from demolished warehouse of the nineteenth century. Toilets all other floors are positioned adjacent to lift shaft to south wall on landing; toilets likely positioned here as main entranceway does not allow sufficient space for them. Either way, ground floor toilet fittings are the earliest on any floor. Doors are attractive and in good condition, and should be re-used if possible.

#### 4.2.4 **Ground Floor (Riley's)**

Riley's snooker centre occupied the south wing of the warehouse (the original 1905 warehouse) and a small part of the connecting west wing on two floors, ground and first. Riley's was still open at the time of the survey, and access was kindly permitted for the purposes of the survey.

4.2.4.1 **Room 81:** Cellar. N.A.I.

4.2.4.2 **Room 82:** Bar and kitchen. Modern. N.A.I

4.2.4.3 **Room 83:** Massive steel stanchions supporting horizontal girders for concrete floor over, central uprights boxed in, all windows blocked no particular architectural interest. Note that horizontal steel girders are not embedded in concrete in this wing (1905) as they are in the later warehouse of 1932. **[Compare Plates 6 and 7]**

4.2.4.4 **Room 85:** Stairs to 1<sup>st</sup> Floor, N.A.I. Fire doors exit to courtyard.

#### 4.2.5 **First Floor**

4.2.5.2 **Room 69:** Stairwell/entrance hall, stairs and balusters as others (e.g. room 78), toilets rooms 70 and 71 to south have attractive original doors with window with four upper lights. Wood panelling to south wall with steel frame window having twelve lights below suspended ceiling and twelve lights above. Toilets and cistern modern N.A.I.

- 4.2.5.3 **Room 76: [Plate 10]** As other floors, differs from ground in that windows in north/east facing angle at east end have been retained.
- 4.2.5.4 **Room 77: [Plate 9]** Hole in panelling in north wall shows massive bolted steel supports for brickwork above from about head height, rest of room as room 80, windows Type 2 on east/west angle and Type 1 on north/south, breezeblock partition wall after 2m, west wall mixed construction with some possibility of late brick infilling. The Type 1 windows are probably reused from the original northern wall of the 1905 build, part of which would have been demolished to incorporate the 1932 extension.
- 4.2.6 First Floor (Riley's)**
- 4.2.6.1 **Room 86: [Plate 8]** East wall fireplace exposed **[Plate 25]**, fire door and fireplace as Floors 2 to 4, all windows blocked.
- 4.2.6.2 **Room 86e:** Toilets. Modern fittings. N.A.I.
- 4.2.7 Second Floor**
- 4.2.7.1 **Room 37:** Stairwell as previous, toilets N.A.I., windows metal framed.
- 4.2.7.2 **Rooms 41-44:** Galleries, no architectural details visible.
- 4.2.7.3 **Room 45:** Three bays north/south aligned, defined by massive bolted steel uprights, steel and concrete mixed in roof construction. Windows south side of east/west angle are Type 2, east side of north/south angle Type 1 but blocked. The Type 1 windows are probably reused from the original northern wall of the 1905 build, part of which would have been demolished to incorporate the 1932 extension.
- 4.2.7.4 **Room 46:** Originally one much larger space now subdivided into smaller units for studios by plasterboard partitions to form rooms 50-3 and rooms 54-7. All windows Type 3.
- 4.2.7.5 **Room 47:** No details visible.
- 4.2.7.6 **Room 48:** Type 3 windows bisected by north/south plasterboard partition enclosing original stairwell (Room 49).
- 4.2.7.7 **Room 49:** Stairs follow pitched roof to exit south, glazed bricks on both sides, moderate architectural interest **[Plate 11]**.
- 4.2.7.8 **Room 50:** Studio created by plasterboard partitioning of larger open space. Windows Type 3. Bolted steel girders visible to roof, horizontals are embossed with the letters Dorman Long and Co., Middlesbrough.

- 4.2.7.9 **Room 53: [Plate 14]** East end dogleg to accommodate fire escape stairs, has original fireplace, exposed steel work also of interest **[Plate 24]**.
- 4.2.7.10 **Room 54: [Plate 12]** Fireplace open and wider than narrow fireplaces on 3<sup>rd</sup> and 4<sup>th</sup> floor, lift with steel folding shutter doors.
- 4.2.7.11 **Room 54e:** Fire escape, brick English garden wall bond one in four, concrete stairs, steel supported.
- 4.2.7.12 **Room 57:** Studio. Windows Type 3. Bolted steel girders visible to roof.
- 4.2.7.13 **Rooms 58-68 [Plate 13]:** Originally one large open space, now subdivided by plasterboard partitions into small studio compartments. All windows Type 2.

#### 4.2.8 Third Floor

- 4.2.8.1 **Room 27:** Stairwell, toilet cubicles and lift shaft to south (Rooms 28 and 29), Toilets are brick and wood panel built, one twelve light and one six light window on south side in each, massive concrete roof over. Steel balusters and newels, concrete floor and stairs, double doors to Rooms 30 and 32, doors N.A.I.
- 4.2.8.2 **Room 30 [Plate 17]:** Massive steel stanchions to north supporting concrete over, English garden wall bond one in four infilling to north wall, Type 2 windows on south side in five bays.
- 4.2.8.3 **Room 32 [Plate 16]:** Three bays north/south aligned, defined by massive bolted steel uprights, steel and concrete mixed in roof construction, windows to south wall of east/west angle and to west wall of north/south angle overlooking courtyard.
- 4.2.8.4 **Room 33:** Continuation of Room 32, Type 1 wooden frame casement windows on south side. East end has fire escape doors and lift as 2<sup>nd</sup> Floor. Fireplace as 4<sup>th</sup> Floor, much narrower than 2<sup>nd</sup> floor, here bricked up. North end has four windows. Roof-hung services in/out by massive bolted steel pipes.

#### 4.2.9 Fourth Floor

- 4.2.9.1 **Room 12:** Stairs from 3<sup>rd</sup> floor, steel balusters and newel, concrete floor and steps, ceiling suspended for roof space, hole showing broken lath work and bolted steel cross frame aligned north/south, toilets (room 25) plaster board partition, N.A.I., lift with steel folding shutter doors, electric junction box above doors to Room 14, fire hose connected to water pipe, trap door access to roof above.
- 4.2.9.2 **Room 13 [Plates 21-2]:** Main north wall clad with later (post Original 1932 build) brickwork English Garden Wall one in eight, wall bowed out to north, poor state of repair.

- 4.2.9.3 **Room 14:** L-shaped corridor from plaster board partition, turns south, bolted steel frame roof above timber slot boarded supported by timber joists, six steel framed lights in south pitch of roof, occasional other skylight, cupboard to south with steel framed lights from plaster board partition. South aligned, all roof visible through wire mesh ceiling, three lights steel framed possible original mechanical latch (ratchet), cupboard to east plasterboard partition.
- 4.2.9.4 **Room 15: [Plates 19-20]** Wooden slat roof with joists and purlins supported by hemispherical vaulting of lattice girder trusses. Roof constructed in three bays with varying pitch, central bay both sides all steel frame windows, which are possibly replacements. Seven metal radiators. Plasterboard partitions divide original large open space into 15a, b and c. Fire escape stairwell (original), very narrow fireplace **[Plate 19]** and curved brick chimney breast.
- 4.2.9.5 **Room 16:** Wooden partition, fireplace and curved brick chimney breast in west wall, curved brick springers for timber roof.
- 4.2.9.6 **Room 17:** Insertions with extractor fan and three light window, stairs down to 3<sup>rd</sup> floor, steel balusters probably not original, similar to radiators.
- 4.2.9.7 **Room 18:** N.A.I. except fired wooden ladder to lift winding gear **[Plate 23]** over wooden slat ceiling, lift below to east and Room 15.
- 4.2.9.8 **Room 20a (Store Room):** Wooden panelling with Type 1 windows after ½ height to east and north, glazed brick with blocked aperture to south, windows with two apertures in west wall, 24 light in larger to the south in four rows and six columns and eight lights in smaller north with four rows and two columns.
- 4.2.9.9 **Room 20b:** Part of 21a divided by wooden panel partitions as previously described, one single-light window.
- 4.2.9.10 **Room 21:** N.A.I.
- 4.2.9.11 **Rooms 22 and 23:** Wood partitions subdivision of 13. Room 22 has two openings in west wall each containing 24 pane Type 2 windows.
- 4.2.9.12 **Room 24: [Plate 18]** Roof in two pitches, timber slats and joists, massive steel stanchions embossed Dorman Long and Company Middlesbrough, supporting roof to north, truncated indicating roof may have been lowered, narrow steel work (grey painted) bolted to steel stanchions above possibly later, four windows with five lights to south pitch of roof, mechanical latch as Room 14 **[Plate 26]**, suspended ceiling at 1/3 height for storage.
- 4.2.10 No. 31 High Bridge: Ground Floor**

- 4.2.10.1 No 31 High Bridge, the former Maverick shop, is accessed from High Bridge via its original entrance, modified in 1906. Shop front is 2 rectangular bay windows either side of the door, with each projecting angle bearing a grooved pilaster topped with capitals decorated in Corinthian style. The door head bears a scroll motif with cornice above.
- 4.2.10.2 **Room M1 [Plate 27]:** Entered from shop front door onto High Bridge to South. Roof and walls are wood panelled. Original fireplace survives on west wall and should be retained in the new development scheme **[Plate 29]**. No visible trace of original exit in east wall to central stairwell and access to basements. The arched alcove blocked by plasterboard may be a later exit to the central stairwell. At the present time the rooms above and below M1 cannot be accessed from this property, as all original exits have been blocked. Supporting stanchions are of the steel I-section type **[Plate 30]**, probably by Dorman Long and Co, Middlesbrough.
- 4.2.10.3 **Room M2: [Plate 28]** Single storeroom stepped down from M1 and entered by doorway in the western side of the north wall of M1. Two pitch roof, with wooden purlins and rafters supported by an A-frame arrangement, possibly of iron rather than steel. The roof frame is unusual, and apparently out of keeping with the rest of the 1901 build. However, consultation of building control plans confirms that both the front and rear of 31 High Bridge was entirely rebuilt in 1901, and if the roof frame does belong to an earlier building at the site, it is likely to have been re-used ex situ. It is also possible that the roof is a later addition, though the apparently nineteenth century framing technique would argue against it. Three alcoves (changing rooms) in west wall, surmounted by a substantial load-bearing steel girder of unknown purpose, probably a later insertion.
- 4.2.10.4 **Room M3:** Doors at south and north ends of east wall of room M2 lead into a single block used as toilets and a storeroom, and of no archaeological interest, being a recent, perhaps later twentieth century extension.

#### **4.2.11 No. 39 High Bridge: Basements**

- 4.2.11.1 No 39 High Bridge, the former premises of Crown hairdressing, was accessed from High Bridge. The entrances to Crown (No 39), and Maverick (No. 31) are original (1901), with some minor modifications of 1906.
- 4.2.11.2 The basement rooms here are discussed under the section for No 39 High Bridge, since this is the only access to them from premises under development. Originally, these basements would have taken the form of open storerooms similar to Room 7 (in the basement of the warehouse) and could be accessed from all the High Bridge premises, no 31 (the maverick shop), 33 (premises tenanted by a solicitor's firm; not included in the development), 35 (Atkins brothers music shop), 37 (warehouse of 1905 and extension of 1932) and 39 (Crown Hairdressing). Access to basements from 31, 33, 35 and 39 would have

been via the original central stairwell (Room C14). Basement room C17 connects with room 7, and it is likely that blocked openings directly above exist on all floors, giving access to each floor of the 1905 warehouse from its corresponding floor within the High Bridge offices. Today, the warehouse can only be accessed from no. 39 High Bridge, by descending into its basements and using the double doors in room C17, and from the courtyard via the main entrance to the 1932 extension into Room 78.

- 4.2.11.3 **Room C5 [Plate 31]:** Modern stairs down to C5 from C3. Main basement room for hairdressers. Ceiling supported by 2 cast-iron columns with massive concrete slab flooring and concrete joists. No steel stanchions or girders. Southernmost of columns boxed. North and east wall of glazed brick English garden wall 1 in 4. large recessed bay in north wall of unknown purpose. Sealed by metal panelling. May be a lift or chute of some kind.
- 4.2.11.4 **Room C6:** Understair storeroom, N.A.I.
- 4.2.11.5 **Room C7:** Toilets, all fittings modern. N.A.I
- 4.2.11.6 **Room C8:** Storeroom, N.A.I.
- 4.2.11.7 **Room C9:** Passage leading E/W beneath and to north of basement of Atkins music shop, eventually ending up beneath the Maverick shop to the western side of the Ward's complex via room C10. No particular Archaeological Interest. White Glazed bricks to north wall English garden wall one in four as Room C5. South wall clearly a later partition wall enclosing basement of Atkins (no. 35 High Bridge).
- 4.2.11.8 **Room C10:** Small storeroom, roughly square. Partitioned from larger open space with room C17, as demonstrated by the cast iron column almost butting the west wall [Plate 36]. Door from C9 in north end of east wall, door out into narrow corridor C11. Suspended ceiling broken out in places to reveal concrete joists.
- 4.2.11.9 **Room C11:** narrow corridor space into room C13. N.A.I. Walls are late partitions.
- 4.2.11.10 **Room C12:** Store cupboard. N.A.I.
- 4.2.11.11 **Room C13:** Central stairwell [Plate 33], originally accessible at time of construction from all High Bridge premises within the Ward's complex. All walls are of glazed brick. Original opening in east wall to basement of no 35 High Bridge bricked up and rendered over. Stairs lead up into No. 33. Arched doorway in west wall. Glazed bricks in east wall by doorway are soot-blackened, possibly as a result of a fire, though there is little evidence of this elsewhere in the complex. Stairs are of concrete, and are probably, though not certainly, original. Wrought iron newel post and iron balusters probably original.

- 4.2.11.12 **Room C14:** Stairs to half landing and ground floor. Leads into no. 33 High Bridge, which is not part of the renovation and conversion scheme.
- 4.2.11.13 **Room C15:** No archaeological interest. Accessed from C17 or C21. Now used for storage of electrical components. East wall original, probably glazed brick but overpainted, others likely to be partition walls.
- 4.2.11.14 **Room C16:** Lift Shaft. Not accessible.
- 4.2.11.15 **Room C17 [Plate 32]:** Rectangular room originally a single large open space with C10 and probably C18 and C19. Cast iron columns supporting massive concrete joists over, tapering to simple joint of four bolts. Two visible, the southernmost boxed in, probably with plaster on a wire frame. Double door through to warehouse Room 7.
- 4.2.11.16 **Room C18:** Subdivided from large open warehouse space with C10, C17, and C19 to form narrow room, now entirely empty. N.A.I. West walls original, with buttress of glazed brick, now plastered over.
- 4.2.11.17 **Room C19:** As C18, a narrow room formed by subdivision of an large open warehouse with C10, C17 and C18 into smaller rooms.
- 4.2.11.18 **Room C20:** South and west walls original, probably glazed brick, now plastered over. Other walls later partitions. N.A.I.
- 4.2.11.19 **Room C21:** Small store room from C15. N.A.I.
- 4.2.12 No. 39 High Bridge: Ground Floor**
- 4.2.12.1 **Room C1:** Entered from High Bridge via shop front door, arrangement of which, with square bays offset onto the street front either side of the door remains as original, though doors and windows are likely to be replacements. Walls modern wood panelled with brick beneath. North wall has a large opening to east leading into C2. Ground floor ceiling in all rooms is of wooden planks.
- 4.2.12.2 **Room C2:** Large opening leads from C1 into C2. N.A.I. Room difficult to use constructively as leads west down stairs to basement C5 and north into room C4, the store. Stairs almost certainly modern (later twentieth century). Original layout possibly as No 31 High Bridge (Maverick shop) with a single open shop floor, and access to basements through ground level passage to central stairwell.
- 4.2.12.3 **Room C3:** Stairs to basement room C5. modern machined steel with balusters bowed to west. N.A.I.
- 4.2.12.4 **Room C4:** Store. Blocked doorway in north wall, and fixed (apparently not intended to be opened) window adjacent to west with 16 lights in lower half, 2 in



upper. Wooden framed and likely to be original, or even re-used from earlier buildings at the site. No other features or details of interest.

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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 Wards complex, 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 structure.

### **5.2 PHASE I: 19<sup>TH</sup> CENTURY BUILDINGS**

5.2.1 Visual examination of the fabric of the building provided no evidence that any part of the nineteenth century premises of R Ward and sons, as depicted in plans by Cackett and Burns Dick of the "premises as existing" (plates 39-40) is visible today.

5.2.2 However, comparison of these plans with the design of the 1901 rebuilding (Plates 41-2) does indicate that the basic layout of the easternmost part of the complex fronting High Bridge, Nos. 35 and 39, was preserved. Though the street frontage and party wall to the east would have prevented major changes of alignment there, no such third party constraints would have prevented complete redesign of the interior or rear of the property. The 1901 rebuilding of the eastern two premises seems to have respected both the approximate form of the interior and also the dimensions north-south, probably because the warehouses on this side of the complex were still in use.

### **5.3 PHASE II: 1901 REBUILDING OF SHOPS AND OFFICES TO HIGH BRIDGE**

5.3.1 The listed component of the Ward's complex, the shops and offices fronting High Bridge were completely rebuilt subsequent to planning approval in 1901. The most intriguing facet of this development is the contrast between the apparently conservative classical façade used at the front of the property with the genuinely innovative style of construction within the building itself.

5.3.2 Though long since partitioned into smaller units, the buildings originally had large open cellars, accessed via the central stairwell from all shop and office units in the development. The cellars (described under section 4.2.10, No. 39 High Bridge: Basements) are of archaeological interest because of the use of mass concrete for the ceilings, something that would have been considered bold and innovative in 1901.

5.3.3 The more traditional tapered cast iron columns used to support the concrete ceilings (Plate 35) demonstrate that architects and planners alike were keen to avoid complacency in dealing with this new material.

- 5.3.4 Though the brickwork is bonded using a decorative, but not over-strong style (English garden wall one-in-four), it retains its structural purpose in the building of 1901, as evidenced by the brick piers or buttresses visible throughout the basement.
- 5.3.5 Steel was certainly more widely accepted as a building material than concrete at the time of the redevelopment, but was nonetheless still a relatively new material. Although steel stanchions are in evidence in rooms C1 and M1, the absence of steel in the basement and foundations is significant, and is probably due to the unwillingness of the planners, or perhaps even the architects themselves, to rely wholly on concrete and steel together.
- 5.4.6 The major archaeological interest in the building of 1901 therefore lies in its transitional status. James Cackett and Robert Burns Dick have experimented confidently with new techniques and materials in their use of concrete and steel, but have ultimately shied away from total reliance on these modern, and little tested materials by incorporating substantial foundation and basement level support in the form of brick piers and cast iron columns.

#### **5.4 PHASE III: CONSTRUCTION OF WAREHOUSE 1905**

- 5.4.1 Following some minor alterations to the 1901 High Bridge premises in 1903, a large new warehouse was constructed for Ward's, and it is likely that existing warehouses at the site were completely demolished at this time.
- 5.4.2 In their new design of 1905, Cackett and Burns Dick again adopted a modern approach. There is no evidence that iron was used in the warehouse of 1905, and though it must be admitted that the lattice girder trusses supporting the roof in room 15 could be of either iron or steel, the warehouse of 1905 is a genuine steel-framed building, with steel used confidently throughout both in I-section upright stanchions and in horizontal girders supporting the concrete ceilings. The white glazed brick used for the rear of the High Bridge premises is again employed, but in the warehouse of 1905 it serves no structural purpose whatever.
- 5.4.3 Unlike the building of 1901 (which is listed Grade II), the new warehouse does not display the uncertainty of its architects in the cautious use of traditional techniques and materials alongside modern ones. In addition, the form of the building is a much simpler functional design, as befits its lesser status and situation behind the grand façade of the 1901 offices. Consequently, while the 1901 buildings are of importance for their transitional position in industrial architecture, the 1905 warehouse should be considered equally important for its bold and confident use of modern materials and functional stylistic treatment at an early date. Aesthetically, the warehouse of 1905 might be considered more successful than the High Bridge premises, perhaps because it was designed for a simpler purpose. For these reasons, its presently unlisted status is puzzling and should be reconsidered should the opportunity arise.
- 5.4.4 The only major modifications to the fabric of this building involved the addition of an entrance to the south elevation, probably part of the conversion work for Riley's

snooker centre, which replaced the original access from Love Me Avenue (Plate 34), the demolition of part of the north wall for the extension of 1932, and the installation of electric lifts, probably in 1954.

## **5.5 PHASE IV: EXTENSION TO WAREHOUSE 1932**

5.4.1 The most recent major constructional phase in the development of the Ward's site involved the addition of a massive extension to the 1905 warehouse, undertaken following acceptance of plans by architects Newcombe and Newcombe in 1932.

5.4.2 This building is of substantially lesser interest than the earlier buildings at the site, as the technique of construction employed was by this time commonplace. The success of the 1905 warehouse is evident in this understated and sympathetic addition to it. The new building was also of steel frame and concrete construction, clad, like its predecessor, in white glazed bricks. The only major design differences were in the use of a much more functional bolted steel roof frame and in the technique of embedding horizontal girders in concrete for added ceiling support. Steel, as in 1905, was supplied by the internationally renowned Teesside firm of Dorman Long, later to become Cleveland Bridge and Engineering. Other notable differences include the absence of chimney stacks (and fireplaces), and the use of steel, rather than wooden-framed casement windows.

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## 6. CONCLUSIONS

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### 6.1 CONCLUDING REMARKS

- 6.1.1 As Listed Building Consent and Conservation Area Consent have already been granted for conversion and refurbishment scheme, lengthy recommendations would be out of place. However, the rapid archaeological recording exercise undertaken here has demonstrated that the Ward's site is of considerable archaeological and architectural interest.
- 6.1.2 Most worthy of note is the mix of techniques and materials visible in the basements of the High Bridge properties of 1901; little tested modern materials in the form of concrete for the roof, and steel uprights for the upper floors, supported by better known traditional brick buttressing and cast-iron columns in the basement. The unusual mix of materials is due to the building's transitional place in the history of industrial architecture, at a time when concrete and steel could not yet be used with confidence.
- 6.2.3 Also of great archaeological significance, perhaps more so than the 1901 premises by virtue of its presently unlisted status is the magnificent warehouse of 1905, now incorporated into the larger extension of 1932. The 1905 building is situated immediately behind the main High Bridge frontage and incorporates the original cartway now known as Love Me Avenue. Not only is this building an elegant and aesthetically pleasing design, it occupies an important place in the history of industrial architecture by virtue of its simple functional style and bold use of new materials without the cautious support of traditional techniques evident in the buildings of 1901. It is an outstanding example of its kind and is certainly of at least regional importance, primarily because of its early date.
- 6.2.4 The lattice girder trusses within its upper storey are extremely attractive and add considerably to the appeal of the building. It cannot, however, be claimed that they are unique, since they are similar, albeit on a far smaller scale, to those in the Grainger Market. Nonetheless, their use in this warehouse is unexpected, and serves as a reminder that industrial architecture was as yet a long way from the rationalism of later times.
- 6.2.5 The building to the rear of the complex, the extension to the above described warehouse of 1905 is an attractive and functional industrial building of 1932, but is perhaps of local, rather than regional, archaeological significance, by virtue of the fact that the techniques and style employed were commonplace by the time of its construction.
- 6.2.6 It is therefore recommended that the 1905 warehouse should be considered for listing should an opportunity be found, on the basis of the points made above.
- 6.2.7 Though it is important to consider the individual merits of each development phase, the Ward's site derives its primary importance from the surprisingly good state of

preservation of the buildings, and the collective value of the whole complex. It is important that future development and use of the buildings takes into account and, if possible, aims to preserve and enhance the collective value of the site to the industrial heritage of Newcastle upon Tyne.

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## PLATES

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Plate 1: Basement. Room 1 (stairwell) looking north





Plate 2 (above): Basement. Room 7 (Restaurant) looking south-east



Plate 3 (above): Basement. Room 10, looking east.



Plate 4: Ground Floor. Room 78 (Entrance Hall) looking south



Plate 5: Ground Floor. Room 80 (Store) looking west



Plate 6: Ground Floor. Room 79 (Store) looking east





Plate 7: Ground Floor. Room 83 (Riley's) looking east



Plate 8: First Floor. Room 86 (Riley's) looking west



Plate 9: First Floor. Room 77 (Store) looking west



Plate 10: First Floor. Room 76, looking east



Plate 11: Second Floor. Room 49 (Back Stairs), looking south.



Plate 12: Second Floor. Room 54, fireplace, looking east.





Plate 13 (above): Second Floor. Room 58, looking south.

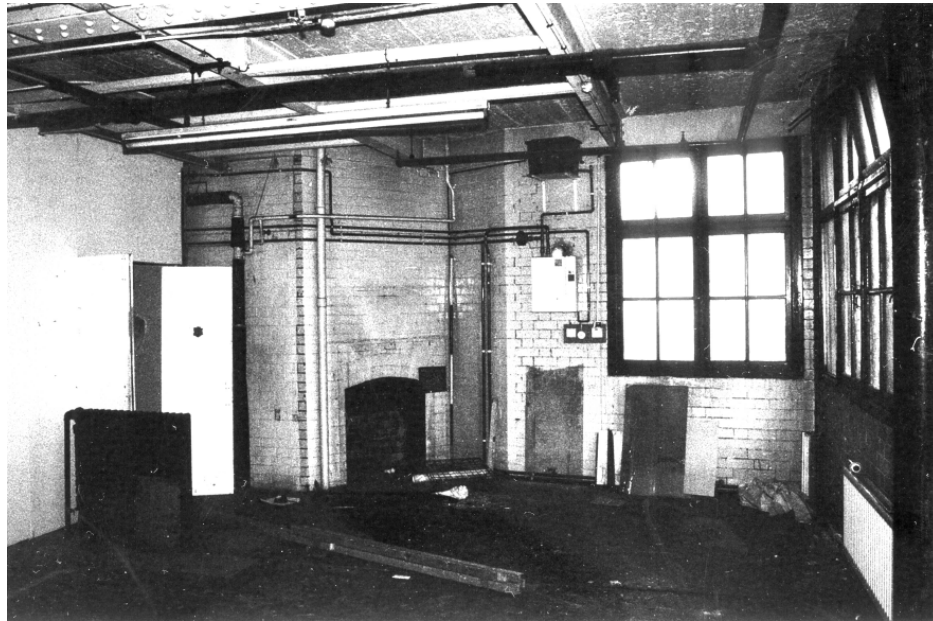


Plate 14 (above): Second Floor. Room 53 looking east



Plate 15 (above): Second Floor. Room 56, looking north-east.



Plate 16 (above): Third floor. Room 32, looking west.



Plate 17 (above): Third floor. Room 30, looking south-west.



Plate 18: Fourth Floor. Room 24, looking east.



Plate 19: Fourth Floor. Room 15, looking east.





Plate 20: Fourth Floor. Lattice Girder Truss, Room 15, looking east.



Plate 21: Fourth Floor. Room 13 (1932 building), steel frame roof, looking south.

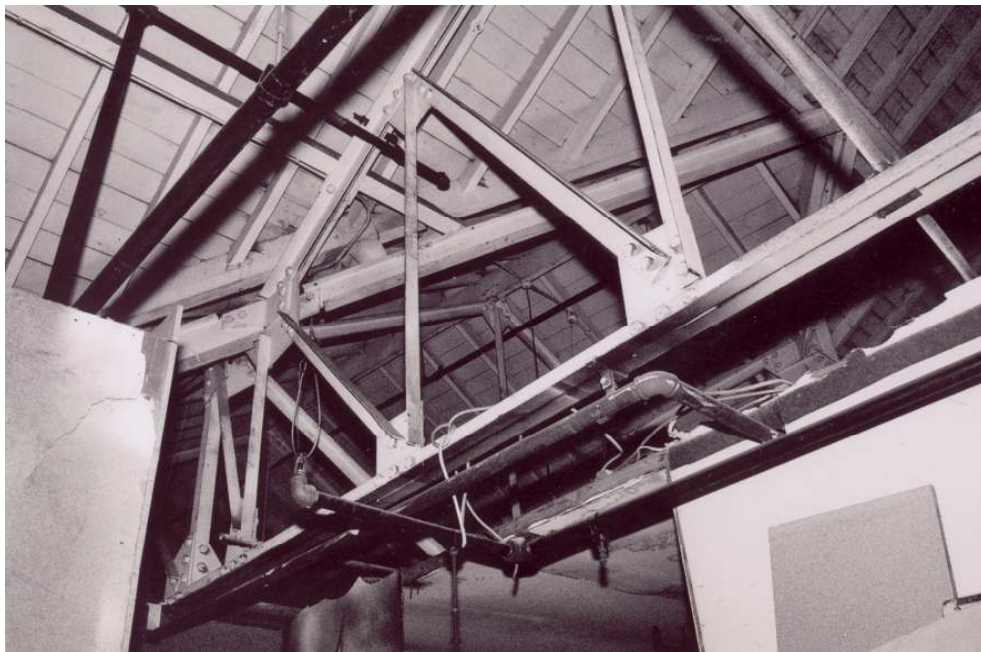


Plate 22: Fourth Floor. Room 13 (1932 building), steel frame roof, looking north-west.

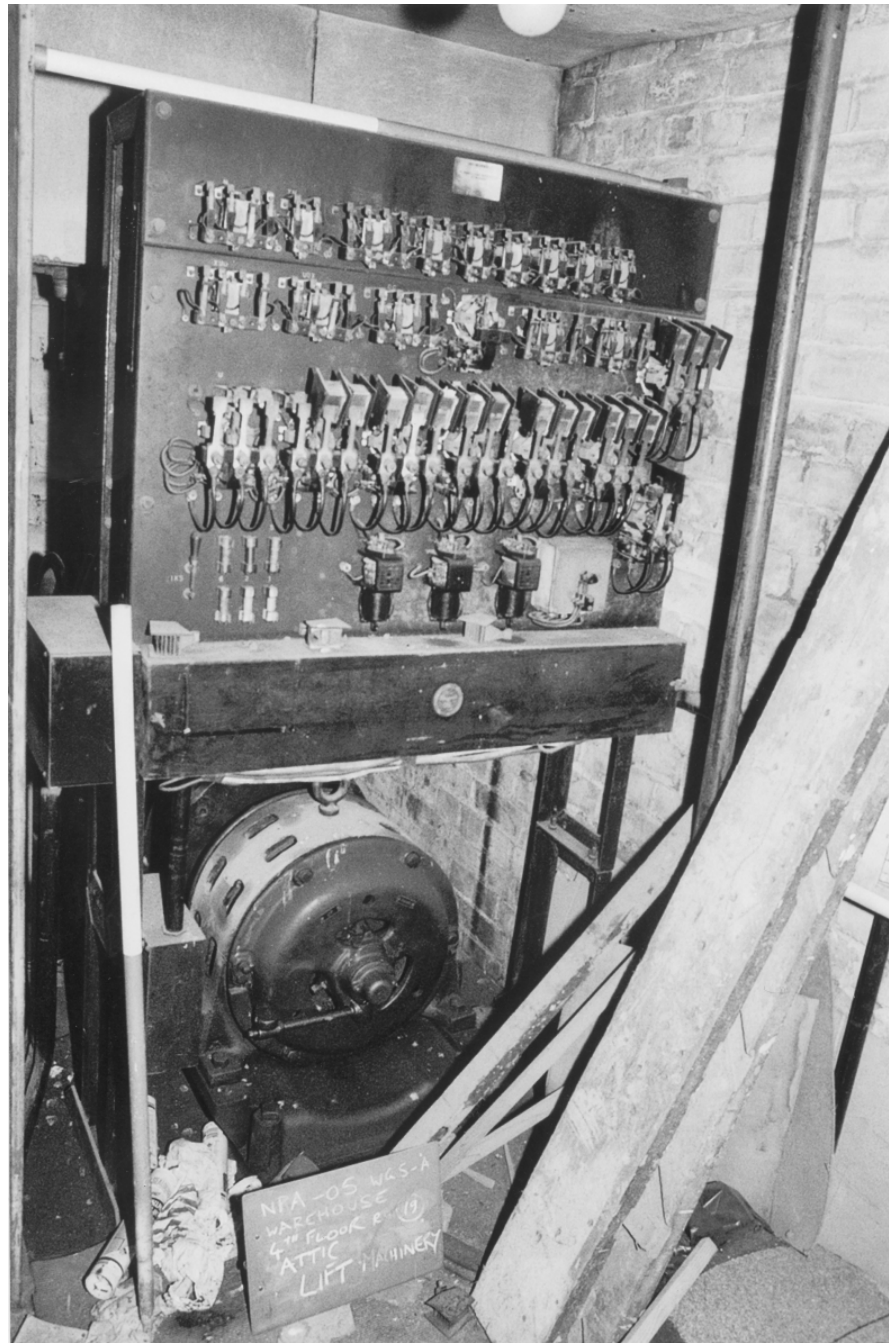


Plate 23 (above): Fourth Floor Attic. Lift machinery, looking west.



Plate 24 (above) detail of 1905 steelwork in room 53.





Plate 25 (above): Detail of 1905 fireplace, room 86 (compare with plate 12).



Plate 26: Fourth Floor, warehouse, room 24, detail of windows.



Plate 27 (above): 31 High Bridge. Room M1, looking north.



Plate 28: 31 High Bridge. Single-storey building.



Plate 29: 31 High Bridge. Room M1, west wall. Original fireplace.





Plate 30: 31 High Bridge. Room M1, looking south, showing steel girder.



Plate 31: 39 High Bridge. Basement Room C5, looking north.



Plate 32: 33 High Bridge. Basement Room C17, looking north-west.



Plate 33: 33 High Bridge. Basement Room C13, looking south.  
Main stairwell for shops and offices of 1901.

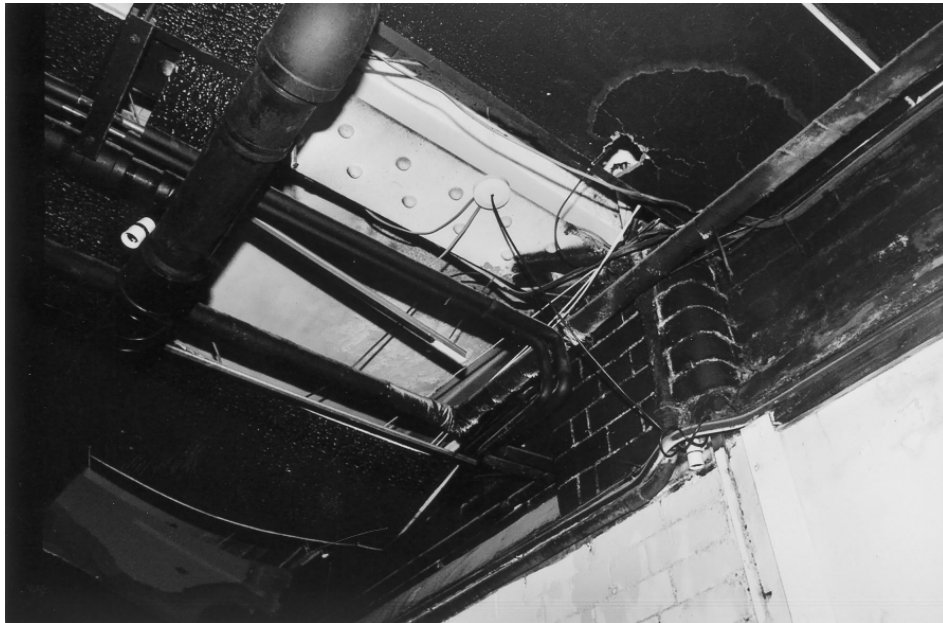


Plate 34: Room 7, warehouse. Brick buttress on north wall of 1901 basements joined by steel girder from 1905 warehouse.



Plate 35: Love Me Avenue: Blocked original entrance to 1905 warehouse.



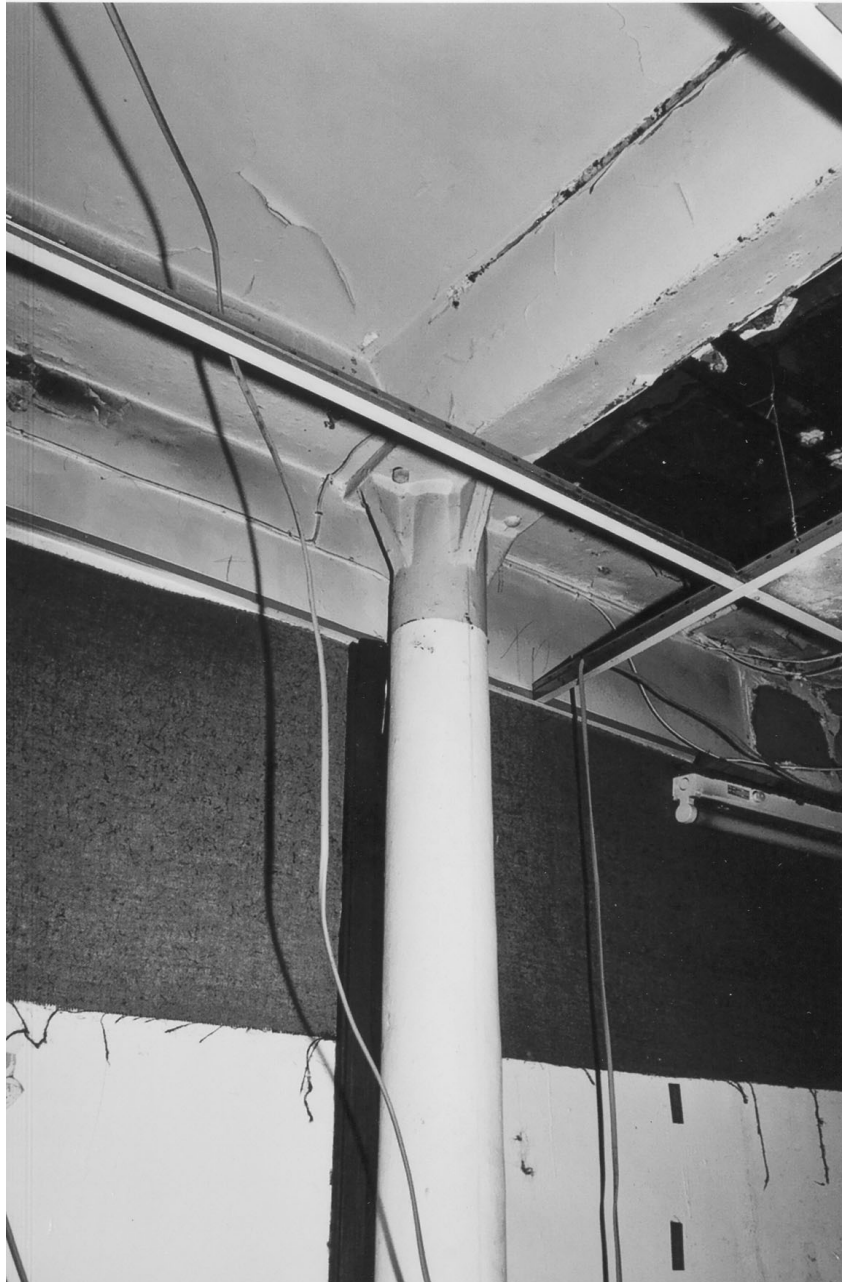


Plate 36: 33 High Bridge, Basements, room C10. Cast iron column  
Supporting concrete ceiling.



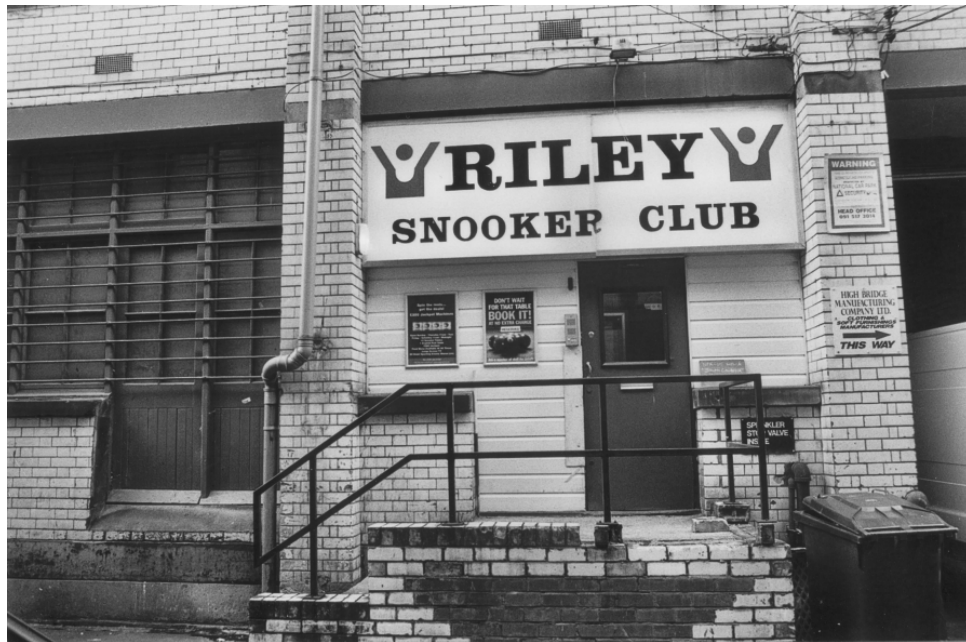


Plate 37: New entrance (late 20<sup>th</sup> century), inserted into south elevation of 1905 warehouse.



Plate 38: South elevation of 1905 warehouse.



Plate 39: East elevation of 1905 warehouse.

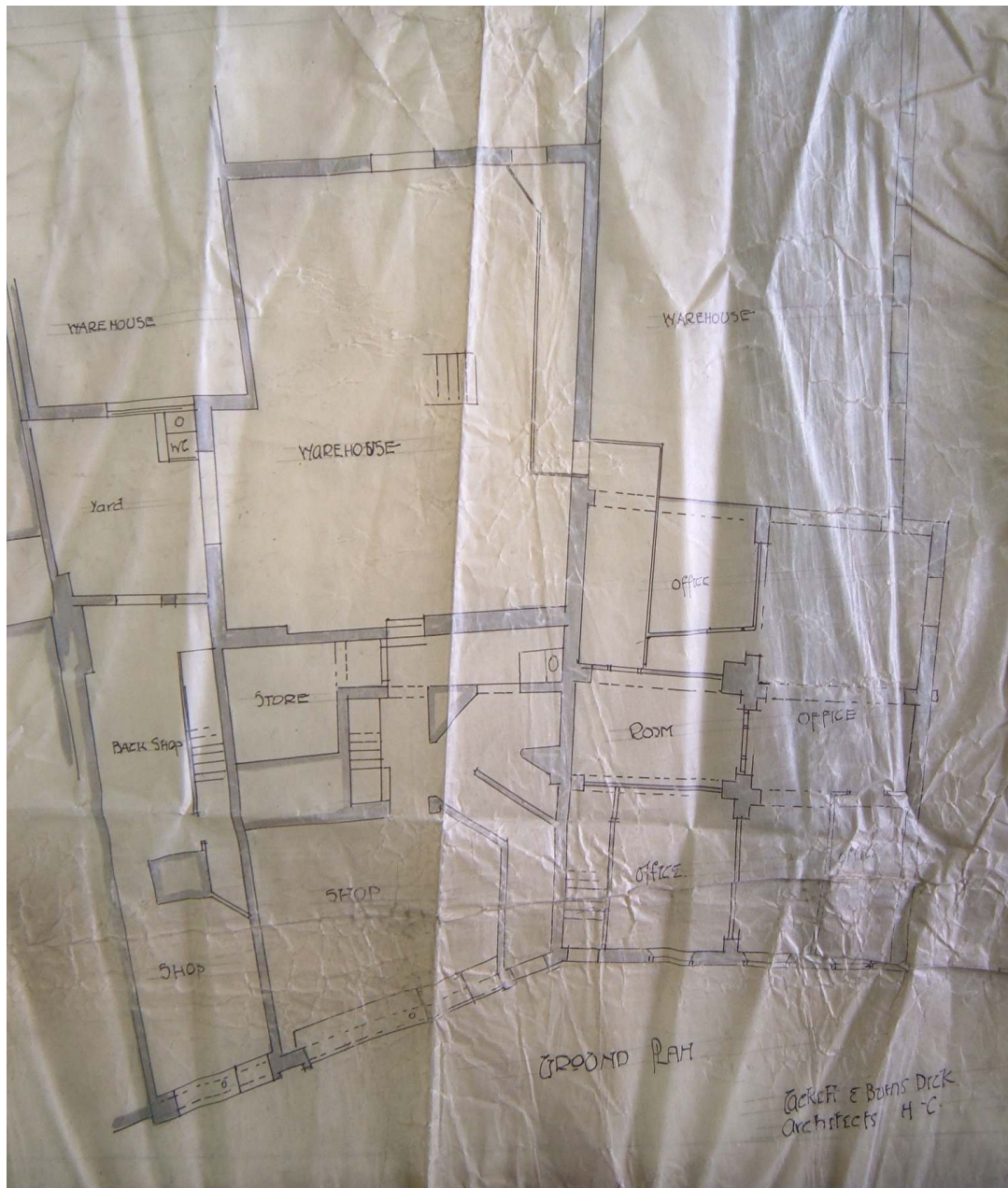


Plate 40: Plan of existing Ward's premises, 31-9 High Bridge,  
by Cackett and Burns Dick, prior to rebuilding of 1901.



Plate 41: Elevations of existing Ward's premises, 31-9 High Bridge, by Cackett and Burns Dick, prior to rebuilding of 1901.

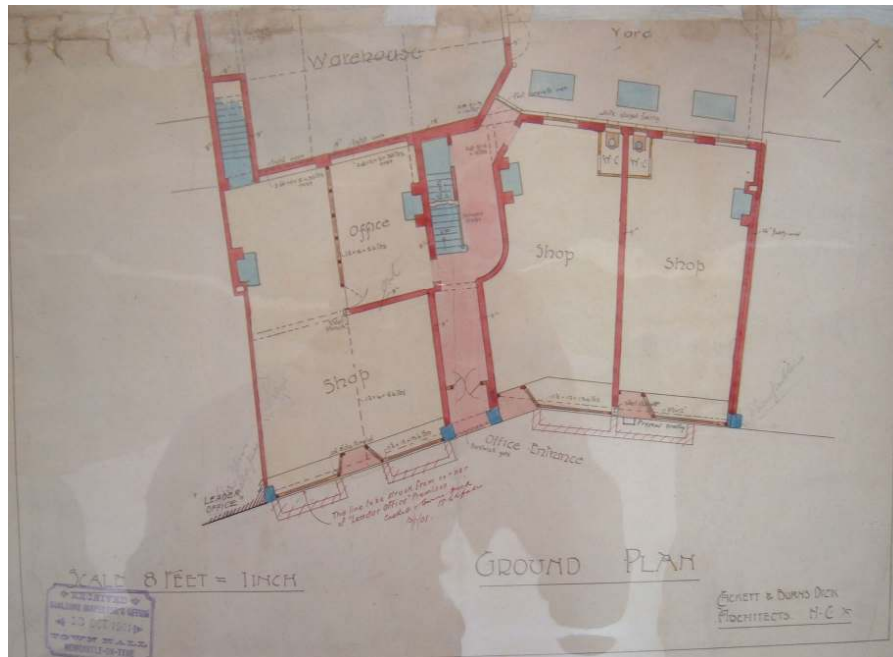


Plate 42: Plan for proposed rebuilding of 1901, by Cackett and Burns Dick.



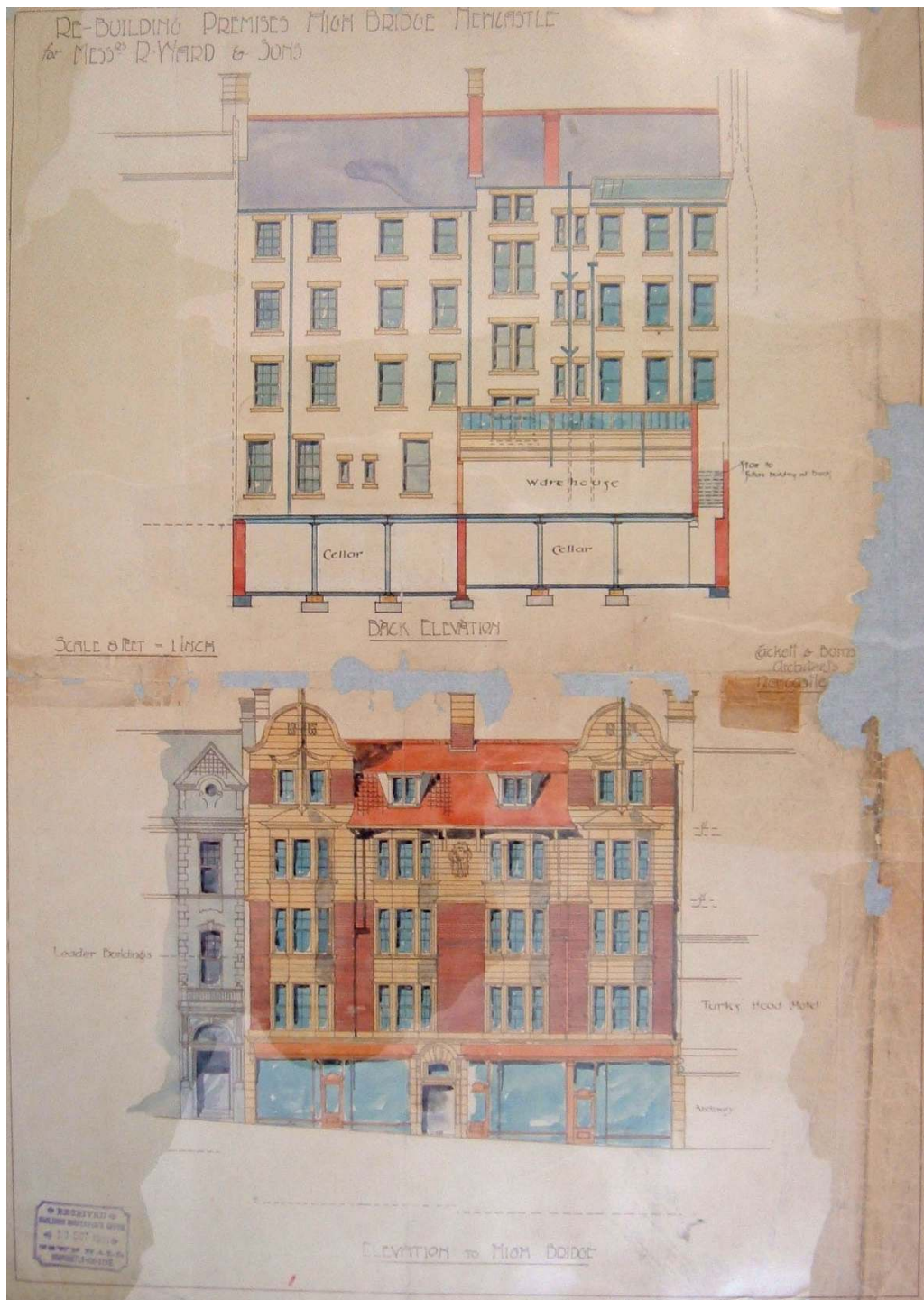


Plate 43: Elevations for proposed rebuilding of 1901, by Cackett and Burns Dick.

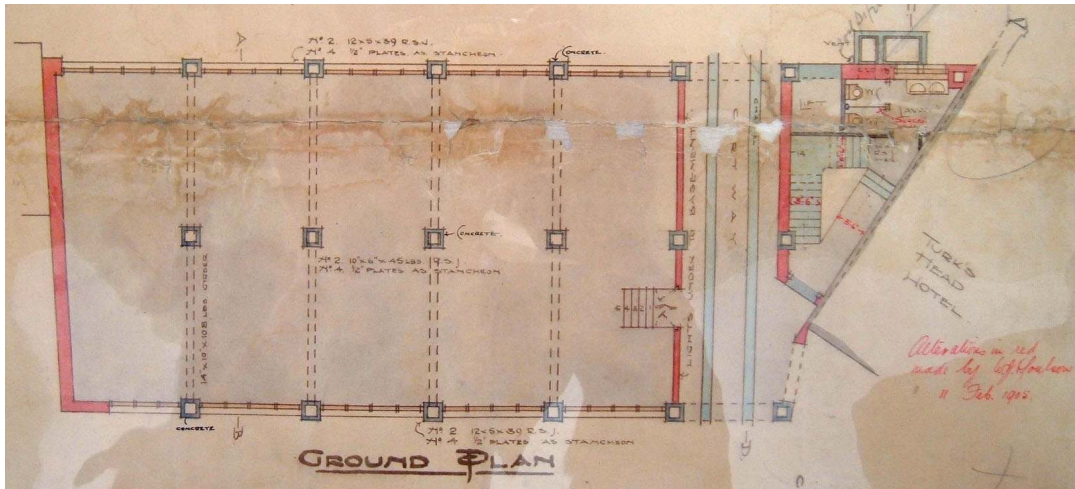


Plate 44: Warehouse Plan, 1905, by Cackett and Burns Dick.

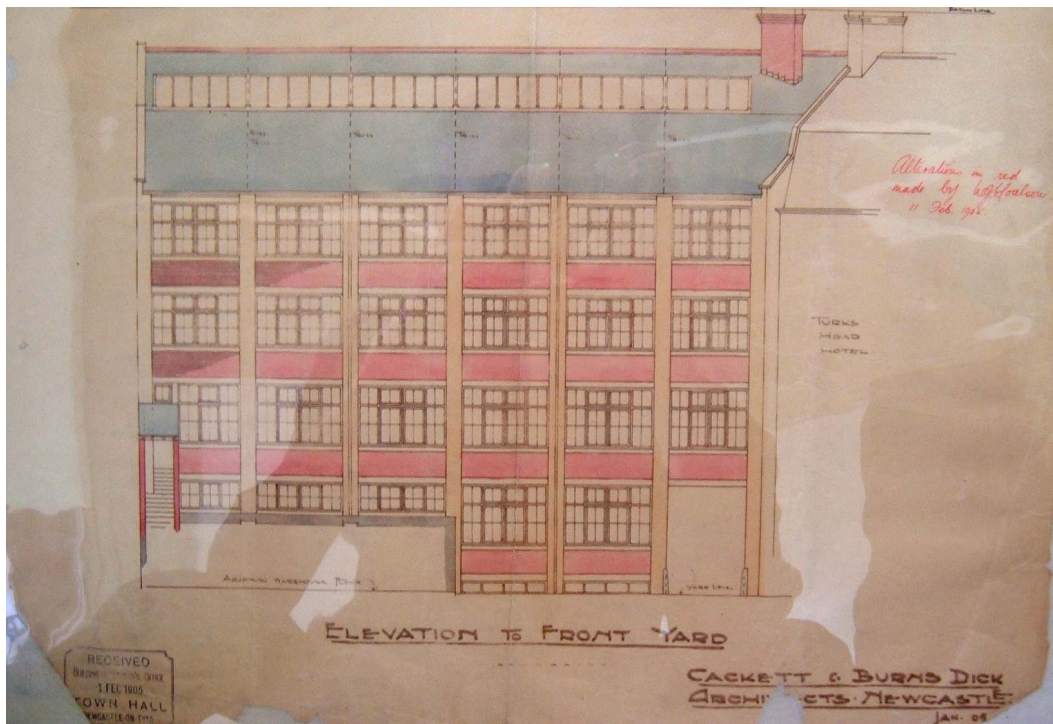


Plate 45: Warehouse south elevation, 1905, by Cackett and Burns Dick.

## APPENDICES

### APPENDIX 1: List of photographs

<b>CP276</b>	<b>Slide Film 1</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	N	Street frontage of Ward's High Bridge
2	N	Street frontage of Ward's High Bridge
3	N	Street frontage of Ward's High Bridge
4	N	Street frontage of Ward's High Bridge
5	N	Street frontage of Ward's High Bridge
6	N	Street frontage of Ward's High Bridge
7	N	Warehouse basement Room 1 stairs
8	N	Warehouse basement Room 1 stairs
9	W	Warehouse basement Room 2
10	W	Warehouse basement Room 2
11	W	Warehouse basement Room 2
12	W	Warehouse basement Room 2
13	S	Warehouse basement Room 3
14	S	Warehouse basement Room 3
15	SE	Warehouse basement Rooms 3 & 4
16	S	Warehouse basement Room 4
17	N	Warehouse basement Room 5
18	N	Warehouse basement Room 5
19	SE	Warehouse basement Room 5
20	SE	Warehouse basement Room 5
21	N	Warehouse basement Room 6
22	SW	Warehouse basement Room 6
23	N	Warehouse basement Room 6
24	S	Warehouse basement Room 6
25	S	Warehouse basement Room 6
26	N	Warehouse basement Room 6
27	N	Warehouse basement Room 6
28	NW	Warehouse basement Room 6
29	NW	Warehouse basement Room 6
30	N	Warehouse basement Room 6
<b>CP276</b>	<b>B/W Film 2</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1		Street frontage, 31-37 High Bridge
2		Street frontage, 31-37 High Bridge
3		Street frontage, 31-37 High Bridge
4		Street frontage, 31-37 High Bridge
5		Street frontage, 31-37 High Bridge
6		Street frontage, 31-37 High Bridge
7		Street frontage, 31-37 High Bridge

8	N	Warehouse basement stairs Room 1
9	N	Warehouse basement stairs Room 1
10	W	Warehouse basement corridor Room 2
11	W	Warehouse basement corridor Room 2
12	W	Warehouse basement stairs Room 2
13	S	Warehouse basement alcove and lift Room 3
14	S	Warehouse basement alcove and lift Room 3
15	SE	Warehouse basement alcove and lift Room 3
16	S	Warehouse basement cupboard Room 4
17	N	Warehouse basement Room 5
18	N	Warehouse basement Room 5
19	S	Warehouse basement Room 5
20	S	Warehouse basement Room 5
21	W	Warehouse basement Room 6
22	N	Warehouse basement Room 6
23	N	Warehouse basement Room 6
24	S	Warehouse basement Room 6
25	NE	Warehouse basement Room 6
26	NE	Warehouse basement Room 6
<b>CP276</b>	<b>CP Film 3</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1		Basement Room 7
2		Basement Room 7
3		Basement Room 7
4		Warehouse basement Room 7
5	W	Warehouse basement restaurant Room 7
6	W	Warehouse basement restaurant Room 7
7	E	Basement of restaurant Room 7
8	E	Basement of warehouse restaurant Room 7
9	W	Basement Room 7
10	W	Basement Room 7
11		Rejected
12		Rejected
13		Basement of warehouse Room 8
14		Basement of warehouse Room 8
15		Basement of warehouse Room 8
16		Basement of warehouse Room 8
17		Rejected
18	E	Basement Room 9
19	E	Basement Room 9
20	E	Basement Room 10
21	E	Basement Room 10
22	W	Room 11 4th floor, stairs from 3rd
23	E	Room 12 4th floor
24	E	Room 13 4th floor
25	E	Room 13 4th floor detail of roof trusses
26	W	Room 13 4th floor detail of roof trusses



27	S	Rooms 13 & 14 4th floor detail of roof trusses
28	S	Room 14 4th floor
29	S	Room 14 4th floor
30	N	Room 14 4th floor
31	N	Room 14 4th floor
<b>CP 276</b>	<b>B/W Film 4</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	N	Basement of warehouse restaurant Room 7
2	N	Basement of warehouse restaurant Room 7
3	W	Basement of warehouse restaurant Room 7
4	W	Basement of warehouse restaurant Room 7
5	W	Basement of warehouse restaurant Room 7
6	W	Basement of warehouse restaurant Room 7
7	E	Basement of warehouse restaurant Room 7
8	E	Basement of warehouse restaurant Room 7
9		Basement of warehouse restaurant Room 7
10		Basement of warehouse restaurant Room 7
11	E	Restaurant Room 7
12	E	Basement restaurant Room 7
13		Rejected
14		Basement of warehouse Room 8
15		Basement of warehouse Room 8
16		Basement of warehouse Room 8
17		Basement of warehouse Room 8
18	E	Basement Room 9
19	E	Room 9 basement
20	E	Room 10 basement
21	E	Room 10 basement
22	W	Room 11 4th floor
23	W	Room 11 4th floor
24	W	Room 12, 4th floor
25	W	Room 12, 4th floor
26		Room 13 4th floor
27	E	Room 13, 4th floor
28	E	Room 13 4th floor
29	E	Room 13 4th floor detail of roof trusses
30	S	Room 13 & 14 detail of roof trusses
31	W	Room 13 detail of roof trusses
32	S	Room 14, 4th floor
33	S	Room 14, 4th floor
34	N	Room 14 4th floor
35	N	Room 14 4th floor
<b>CP 276</b>	<b>CP Film 5</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	E	Room 15A 4th floor
2	E	Room 15 4th floor

3E	Room 15A 4th floor	
4W	Room 15A 4th floor	
5W	Room 15A 4th floor details of trusses	
6W	Room 15B 4th floor	
7E	Room 16 4th floor	
8E	Room 16 4th floor	
9S	Room 17 stairs (4th floor)	
10S	Room 17 stairs (4th floor)	
11E	Room 18 4th floor	
12E	Room 18 4th floor	
13	Room 19 lift mechanism attic, 4th floor	
14	Reject	
15N	Room 20A 4th floor	
16N	Room 20A 4th floor	
17W	Room 21 4th floor	
18W	Room 21 4th floor	
19N	Room 22 4th floor	
20	Reject	
21E	Room 24 4th floor	
22E	Room 24 4th floor	
23	Room 114th floor girders NB wrong board	
24	Room 114th floor girders NB wrong board	
25N	Room 24 4th floor details of roof construction	
26N	Room 24 4th floor	
27E	Room 27 3rd floor	
28E	Room 27 3rd floor	
29SW	Room 32 3rd floor	
30SW	Room 32 3rd floor	
31NE	Room 32 3rd floor	
32NE	Room 32 3rd floor	
33S	Room 32 3rd floor	
34S	Room 32 3rd floor	
35SW	Room 33 3rd floor	
36SW	Room 30 3rd floor	
37E	Room 31A 3rd floor	
38E	Room 31B 3rd floor	
<b>CP 276</b>	<b>B/W Film 6</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	E	Room 15A 4th floor
2	E	Room 15A 4th floor
3		Reject
4	W	Room 15A 4th floor
5	W	Room 15A 4th floor
6	W	Room 15A 4th floor
7	E	Room 16 4th floor
8	E	Room 16 4th floor
9	S	Room 19 4th floor stairs
10	S	Room 17 4th floor stairs

11	E	Room 18 4th floor
12	E	Room 18 4th floor
13		Room 19 4th floor, attic, view of lift mechanism
14		Reject
15	N	Room 20A 4th floor
16	N	Room 20A 4th floor
17	W	Room 21 4th floor
18	W	Room 21 4th floor
19	N	Room 22 4th floor
20	N	Room 22 4th floor
21	E	Room 24 4th floor
22	E	Room 24 4th floor
23		Room 11 4th floor girders NB wrong board
24		Room 11 4th floor girders NB wrong board
25	N	Room 24 4th floor
26	N	Room 24 4th floor
27	E	Room 27 3rd floor
28	E	Room 27 3rd floor
29	SW	Room 32 3rd floor
30	SW	Room 32 3rd floor
31	E	Room 32 3rd floor
32	E	Room 32 3rd floor
33	S	Room 32 3rd floor
34	S	Room 32 3rd floor
35	SE	Room 33 3rd floor
36	W	Room 30 3rd floor
37	E	Room 31A 3rd floor
38	E	Room 31B 3rd floor
<b>CP 276</b>	<b>CP Film 7</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	E	Room 37 2nd floor
2	W	Room 45 2nd floor
3	W	Room 45 2nd floor
4	W	Room 41/42 2nd floor
5	SW	Room 45 2nd floor
6	S	Room 45 2nd floor
7	W	Room 44 2nd floor
8	S	Room 46/50 2nd floor
9	S	Room 50 2nd floor
10	S	Room 50 2nd floor
11	S	Room 49 2nd floor
12	S	Stairs down to 1st from Room 49
13	S	Stairs down to 1st from Room 49
14		Stairs down to 1st from Room 49
15	S	Room 48 2nd floor NB flash did not fire.
16	S	Room 51 2nd floor
17	N	Room 57 2nd floor
18	S	Room 52 2nd floor



27		2nd floor, stairs to 1st from S. wing
28	S	Room 58 2nd floor
29	E	Room 58 2nd floor
30	S	Room 59 2nd floor
31	E	Room 60 2nd floor
32	E	Room 69 1st floor
33	W	Room 77 1st floor
34	W	Room 77 1st floor
35		Room 76 2nd floor
36	E	Room 76 2nd floor
<b>CP 276</b>	<b>CP Film 9</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	N	Room 78 entrance hall
2	S	Room 78 entrance hall
3	E	Room 79 ground floor
4	W	Room 81 ground floor, toilets
5	W	Room 80 ground floor
6	S	First floor radiator (Room 76)
7		Second floor junction boxes and fire hose
8		Second floor, under stair detail
9		Reject
10		Room 53 Steel work
11		Reject
12		2nd floor girder detail in Room 51
13		2nd floor girder detail in Room 51
14		Room 50 steelwork detail (2nd floor)
15		Room 50 steelwork detail (2nd floor)
16		Room 32 3rd floor steelwork
17		Room 32 3rd floor steelwork
18	E	Courtyard looking east from Room 32
19	E	Courtyard looking east from Room 32
20	E	Courtyard looking east from Room 32
21		Courtyard from east elevation Room 32 (back exit to Reily's)
22		4th floor Room 24 view of lights in south elevation
23		Roof structure 4th floor Room 24
24	W	Room 11 Roof details 4th floor
25	N	Ground floor, main entrance hall
26	NW	Back exit to Reily's from courtyard shows elevations of warehouse - E & S into courtyard
27	NW	Back exit to Reily's from courtyard shows elevations of warehouse - E & S into courtyard
28	N	South wing of warehouse, looking north from tunnel
29	N	South wing of warehouse, looking north from tunnel
30	N	South elevation of warehouse from tunnel
31	N	South elevation of warehouse looking north to "Riley Snooker Club"
32	N	South elevation of warehouse
33	N	South elevation of warehouse

<b>CP 276</b>		<b>B/W Film 10</b>
<i>Photo no.</i>	<i>Direction</i>	<i>Description</i>
1	N	Room 78 entrance hall
2	S	Room 78 entrance hall, ground floor
3	E	Room 79 ground floor
4	W	Room 81 ground floor, toilets
5	W	Room 80 ground floor
6	S	1st floor radiator, Room 76
7		2nd floor, junction boxes and firehose
8		2nd floor understair detail
9		reject
10		Room 53 steelwork
11		reject
12		2nd floor girder details by Room 51
13		2nd floor girder details by Room 51
14		Room 50 steelwork detail (2nd floor)
15		Room 50 steelwork detail (2nd floor)
16	SW	Room 32 steelwork, 2nd floor
17		Room 32 steelwork, 3rd floor
18	E	Courtyard looking East from Room 32
19	E	Courtyard looking East from Room 32
20	E	Courtyard looking East from Room 32
21	E	Courtyard looking East from Room 32
22	E	Courtyard looking East from Room 32
23		4th floor Room 74 lights in S. elevation
24		Roof structure, 4th floor, Room 24
25	W	Room 11 roof details, 4th floor
26		Main entrance, ground floor
27		Back exit from Reily's to courtyard showing elevations of warehouse E & S facing into courtyard
28		Back exit from Reily's to courtyard showing elevations of warehouse E & S facing into courtyard
29	N	S. wing of Warehouse
30	N	S. wing of Warehouse looking N from tunnel
31	N	S. elevation of Warehouse from tunnel looking N from tunnel
32	N	S. elevation of Warehouse looking North "Riley Snooker Club"
33	N	S. elevation of Warehouse from tunnel looking N
34	W	Rear of "Crown" & "Maverick" shop
35	W	Courtyard and exit of "Love Me Lane"
36	W	S. elevation of warehouse from E looking W
37	W	Rear of "Crown" & "Maverick" shop from courtyard
38	W	Warehouse S. wing, E. elevation, looking W.
<b>CP 276</b>		<b>CP Film 11</b>
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1		Room 81 cellar, ground floor Reily's
2		Room 81 cellar, ground floor Reily's

3E	Room 83 ground floor, Reily's	
4E	Room 83 ground floor, Reily's	
5E	Room 83 ground floor, Reily's	
6	Room 83 ground floor, Reily's	
7	Room 83 ground floor, Reily's	
8	Room 83 ground floor, Reily's	
9W	Courtyard, looking W. to E. elevation of warehouse Room 84	
10W	Courtyard, looking W. to E. elevation of warehouse Room 84	
11W	Room 83 stairs, Reily's	
12W	Room 86, first floor, Reily's	
13W	Room 86, first floor, Reily's	
14E	Room 86, first floor, Reily's	
15E	Room 86, first floor, Reily's	
16	Room 86 1st floor, East wall, Reily's	
17	Reject	
18W	Single storey extension at rear of Maverick	
19N	Warehouse, ground floor, S. elevation of S. wing	
20	Room 29, 3rd floor, toilets	
21E	4th floor, East wall Room 15B narrow fireplace	
22E	4th floor, East wall Room 15B narrow fireplace	
23E	Reject	
24	4th floor, East wall Room 15B narrow fireplace	
25	4th floor East stairs	
26	4th floor East stairs	
27N	Tunnel & S. elevation of N. wing of warehouse	
28N	Tunnel & S. elevation of N. wing of warehouse	
29	Reject	
30N	Passage under S. wing of warehouse to N. Wing of warehouse	
31W	Love Me Avenue, W. wall	
32W	Love Me Avenue, W. wall	
33N	Waygood High Bridge Front	
34N	Waygood High Bridge Front	
<b>CP276</b>	<b>B/W Film 12</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	E	Ground floor Riley's, cellar, Room 81
2		Riley's ground floor, Room 83, ceiling detail
3		Riley's ground floor, Room 83, ceiling detail
4		Riley's ground floor, Room 83, ceiling detail
5	E	Room 83, ground floor, Riley's
6	E	Room 83, ground floor, Riley's
7		Room 83, ground floor, Riley's
8	W	Area 84 Courtyard
9	W	Area 84 Courtyard
10	W	Area 85, stairs, Riley's
11		Room 86, Riley's 1st floor
12		Room 86, Riley's 1st floor
13		Room 86, Riley's 1st floor



14		Room 86, Riley's 1st floor
15		Room 86, Riley's 1st floor fireplace detail, East wall
16a	W	Single storey extension at rear of Maverick
16b	W	Single storey extension at rear of Maverick
17	N	Riley's ground floor S. wing of warehouse, S. elevation
18	S	Room 29, 3rd floor, toilets
19	E	4th floor, E wall, Room 15b
20	E	4th floor, E wall, Room 15b
21	E	4th floor, E wall, Room 15b
22		4th floor, E wall, Room 15b
23	S	4th floor, E stairs
24		4th floor, E stairs
25	N	S. elevation of warehouse, N wing, from tunnel
26	N	S. elevation of warehouse, N wing, from tunnel
27	W	Love Me Avenue (tunnel)
28	NW	S. elevation of warehouse, N wing, and tunnel
29	N	S. facing st frontage of Waygood/wards onto High Bridge
30	N	S. facing st frontage of Waygood/wards onto High Bridge
<b>CP 276</b>	<b>CP Film 13</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1		Frames 1 - 8 used for a different site
2		
3		
4		
5		
6		
7		
8		
9	N	Crown (No. 39 High Bridge) exterior
10	N	Crown (No. 39 High Bridge) exterior
11	N	Room c1
12	S	Room c1
13	N	Room c2
14	NE	Room c2
15	W	Room c3
16	NW	Room c4 blocked doorway
17	NW	Room c4 window
18	W	Room c4
19	N	Room c5
20	N	Room c5
21		Room c5
22	S	Room c5
23	S	Room c5
24	W	Room c7
25	W	Room c9
26	SW	Room c10
27	S	Room c13
28	S	Room c13

29	W	Room c13
30	N	Room c14
31	NW	Room c17
32	NW	Room c17
33	S	Rooms c18-19
34	N	Room c20
35	S	Room c20
<b>CP 276</b>	<b>B/W 14</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	N	Exterior, 39 High Bridge
2	N	Exterior, 39 High Bridge
3	N	Room C1
4	S	Room C1
5	N	Room c2
6	NE	Room c2
7	W	Room c3
8	NW	Room c4
9	N	Room c4 blocked doorway
10	W	Room c4
11	N	Room c5
12	N	Room c5
13	N	Room c5
14	S	Room c5
15	S	Room c5
16	W	Room c7
17	W	Room c9
18	SW	Room c10
19	S	Room c13
20	S	Room c13
21	N	Room 14 looking north upstairs
22	W	Room c13
23	NW	Room c17
24	NW	Room c17
25	S	Rooms c18/19
26	N	Room c20
27	N	Room c20
28	S	Room c20
29	S	Room c20
30	E	Room c20
31	N	Room c20
32	N	Room c20
33	N	Room c15
34	N	Room c15
35	N	Room c15
36	E	Room c15 looking East to Room c21
<b>CP 276</b>	<b>CP Film 15</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>

1		ID Shot film 15
2	W	Column detail Room c10
3	W	Column detail Room c10
4	S	Room c13
5	S	Room c13
6	W	Room c13 showing Blocked entrance to basement No 35 High Bridge
7	W	Room c13
8		Room 7 South Wall of 1901 building joined by girders for 1905 warehouse
9		Room 7 South Wall of 1901 building joined by girders for 1905 warehouse
10	N	Entrance to No 31 High Bridge
11	N	Entrance to No 31 High Bridge
12	NE	Room m1
13	NW	Room m1
14	NW	Room m1
15	NW	Room m1
16	NE	Room m1
17	NE	Room m1
18	S	Room m1 columns of <u>Iron</u>
19	W	Room m1 original fireplace on West wall
20	W	Room m1 original fireplace on West wall
21		Reject
22		Room m1 alcove in NE corner
23		Reject
24		Reject
25	NE	Room m2
26	NE	Room m2
27	W	Room m2
28	W	Room m2
29	E	Room m4
30	E	Room m5
31	E	Room m3
32	W	Extension m3
33	S	Rear of 1901 Building 31-35 & 39 High Bridge
<b>CP 276</b>	<b>B/W Film 16</b>	
<i>Frame no.</i>	<i>Direction</i>	<i>Description</i>
1	W	Cast iron column Room c10
2	W	Cast iron column Room c10
3	E	Room c13 looking E, showing blocked access to No 35 High Bridge basement level
4	S	Room c13 stairwell
5	S	Room c13 stairwell
6		Room 7 S. wall; N wall of 1901 basements joined by steel girder from 1905 warehouse
7		Room 7 S. wall; N wall of 1901 basements joined by steel girder from 1905 warehouse
8		Reject

9		Reject
10	N	Entrance to No. 31 High Bridge
11	N	Entrance to No. 31 High Bridge
12	NE	Room m1
13	NW	Room m1
14	NW	Room m1
15	NW	Room m1
16	N	Room m1
17	N	Room m1
18	S	Room m1 showing iron stanchion
19		Room m1 original fireplace in West wall
20		Room m1 original fireplace in West wall
21	NE	Room m1 alcove in NE corner
22	NE	Room m1 alcove in NE corner
23	N	Doorway m1 to m2
24	N	Doorway m1 to m2
25	NE	Room m2
26	NE	Room m2
27	E	Room m2
28	E	Room m2
29	W	Room m2
30	W	Room m2
31	E	Room m4
32	E	Room m5
33	E	Room m3
34	W	Room m3 (extension)
35	S	Rear of no 39 High Bridge
36	S	Rear of no 39 High Bridge (L) & 35)
		High Bridge (R) from 37 High Bridge (behind photographer
37	S	Rear of 39 high Bridge, doorway to Room c4, blocked from inside

## **APPENDIX 2:**

### **Figures**