
NPA NEWCASTLE

Client Report No. CP/306/07

**ARCHAEOLOGICAL PHOTOGRAPHIC RECORDING
OF FORMER CANVAS WORKS AT
47-49 LIME STREET,
OUSEBURN, NEWCASTLE UPON TYNE.**



COMMISSIONED BY
Jane Darbyshire & David Kendall Ltd,
Chartered Architects & Landscape Architects

NGR NZ 2123 4585

Marc Johnstone and Cat Peters
NPA Newcastle
188 Portland Road
Newcastle upon Tyne
NE2 1DJ

Tel: 01434 382045
Email: info@nparchaeology.co.uk
Website: www.nparchaeology.co.uk/newcastle

23 January 2007



CONTENTS

	<i>Page</i>
List Of Illustrations	iii
Executive Summary.....	iv
Acknowledgements	VI
1. INTRODUCTION.....	7
1.1 CIRCUMSTANCES OF THE PROJECT	7
2. METHODOLOGY.....	8
2.1 ARCHAEOLOGICAL RECORDING.....	8
2.2 HISTORICAL RESEARCH.....	8
2.3 ARCHIVE.....	9
3. BACKGROUND	10
3.1 LOCATION, TOPOGRAPHY AND GEOLOGY	10
3.2 HISTORICAL BACKGROUND	10
3.3 CARTOGRAPHIC SOURCES.....	14
3.4 OLD PHOTOGRAPHS	16
4. BUILDING RECORDING RESULTS.....	17
4.1 INTRODUCTION	17
4.2 BUILDING DESCRIPTIONS.....	17
5. CONCLUSIONS AND RECOMMENDATIONS	20
5.1 HISTORIC RESEARCH	20
5.2 FUTURE RECOMMENDATIONS.....	20
6. BIBLIOGRAPHY.....	22
6.1 PRIMARY SOURCES.....	22
6.2 SECONDARY SOURCES.....	22
APPENDIX 1: CONSERVATION AREA STATUS	
APPENDIX 2: SUMMARISED SITE HISTORY	
APPENDIX 3: FIGURES	

CONTENTS

APPENDIX 4: PLATES

LIST OF ILLUSTRATIONS

	<i>Page</i>
FIGURE 1: SITE LOCATION.....	APPENDIX 3
FIGURE 2: G. COLE’S PLAN OF NEWCASTLE AND GATESHEAD, 1808.....	APPENDIX 3
FIGURE 3: J. WOOD’S PLAN OF NEWCASTLE AND GATESHEAD, 1827.....	APPENDIX 3
FIGURE 4: T. OLIVER’S PLAN OF NEWCASTLE AND GATESHEAD, LATE 1820S.....	APPENDIX 3
FIGURE 5: T. OLIVER’S PLAN OF NEWCASTLE AND GATESHEAD, 1831.....	APPENDIX 3
FIGURE 6: T. OLIVER’S PLAN OF NEWCASTLE AND GATESHEAD, 1844.....	APPENDIX 3
FIGURE 7: FIRST EDITION ORDNANCE SURVEY MAPPING, 1861.....	APPENDIX 3
FIGURE 8: EXTRACT FROM THE DEPOSITED BUILDING PLAN OF 1883.....	APPENDIX 3
FIGURE 9: EXTRACT FROM THE DEPOSITED BUILDING PLAN OF 1888.....	APPENDIX 3
FIGURE 10: SECOND EDITION ORDNANCE SURVEY MAPPING, 1896.....	APPENDIX 3
FIGURE 11: EXTRACT FROM THE DEPOSITED BUILDING PLAN OF 1899.....	APPENDIX 3
FIGURE 12: THIRD EDITION ORDNANCE SURVEY MAPPING, 1916.....	APPENDIX 3
FIGURE 13: HISTORICAL PHASING OF DEVELOPMENT SITE.....	APPENDIX 3
FIGURE 14: GROUND PLAN OF BUILDING COMPLEX.....	APPENDIX 3
FIGURE 15: EAST ISOMETRIC ELEVATION OF COMPLEX.....	APPENDIX 3
FIGURE 16: SOUTH-FACING CROSS-SECTION OF COMPLEX.....	APPENDIX 3
PLATE 1: ADVERTISEMENT FOR THOMAS STOKOE, 49 LIME STREET, 1894 (KELLY 1894) ...	APPENDIX 4
PLATE 2: THE OUSEBURN IN 1970, DEMONSTRATING NEWCASTLE MOTORBOAT CLUB AND THE FORMER OUSEBURN CANVAS WORKS IN THE BACKGROUND. SOURCE UNKNOWN..	APPENDIX 4
PLATE 3: GENERAL VIEW OF COMPLEX FRONT, EAST-FACING ...	APPENDIX 4
PLATE 4: GENERAL VIEW OF SOUTH ELEVATION, SOUTH-FACING.....	APPENDIX 4
PLATE 5: VIEW OF ELEVATION ‘A3’, SOUTH-FACING.....	APPENDIX 4
PLATE 6: VIEW OF ELEVATION ‘C1’, SOUTH-FACING.....	APPENDIX 4
PLATE 7: VIEW OF ELEVATION ‘C2’, SOUTH-FACING.....	APPENDIX 4
PLATE 8: VIEW OF COMPLEX REAR ‘C4’ AND B, WEST-FACING.....	APPENDIX 4
PLATE 9: VIEW OF COMPLEX REAR ‘C3’, NORTHWEST-FACING.....	APPENDIX 4
PLATE 10: VIEW OF COMPLEX REAR ‘C3’, NORTHWEST-FACING.....	APPENDIX 4
PLATE 11: VIEW OF COMPLEX REAR ‘C4’ AND B, SOUTH-FACING.....	APPENDIX 4
PLATE 12: GENERAL VIEW OF COMPLEX REAR, WEST-FACING.....	APPENDIX 4
PLATE 13: CLOSE UP VIEW OF REAR STONE WALL OF BUILDING A, WEST-FACING.....	APPENDIX 4
PLATE 14: VIEW OF THE SOUTHEAST CORNER OF BUILDING A, SOUTHEAST-FACING...	APPENDIX 4
PLATE 15: VIEW OF ELEVATION ‘A1’, EAST-FACING.....	APPENDIX 4
PLATE 16: VIEW OF ‘A1’, SANDSTONE FOUNDATION COURSE, WINDOW CORBEL, AND VICTORIAN CEMENT RENDER WITH EXPOSED UNDERLYING BRICKWORK.....	APPENDIX 4
PLATE 17: VIEW OF ELEVATION ‘A2’, EAST-FACING.....	APPENDIX 4
PLATE 18: VIEW OF ELEVATION ‘B1’, EAST-FACING.....	APPENDIX 4
PLATE 19: VIEW OF ELEVATION ‘B2’, NORTHEAST-FACING.....	APPENDIX 4

EXECUTIVE SUMMARY

In January 2007, NPA Newcastle was commissioned by Jane Darbyshire & David Kendall Ltd, *Chartered Architects & Landscape Architects*, on behalf of The Ouseburn Trust to undertake an archaeological photographic recording in advance of proposed redevelopments at the former Canvas Works, 47-49 Lime Street, Ouseburn, Newcastle upon Tyne (NGR NZ 21234585).

Over two days, site visits to the Canvas Works were carried out, resulting in a photographic record, which captured all features of archaeological relevance relating to the exterior of the building complex. Due to the deterioration of the buildings within recent years, Newcastle City Council has issued a Dangerous Building Notice, which prevented any recording of the buildings interior; this however, had previously been photographed by Building Design Northern, who surveyed the site in 2005.

Historical studies of the building and of its wider setting were conducted, involving the examination of all pertinent documents and cartographic sources held in the local studies area of Newcastle City Library (temporarily relocated to Newcastle Civic Centre), and the Tyne and Wear Archives at the Discovery Museum, Newcastle upon Tyne. In addition, a number of published sources were consulted to provide background information and several relevant web sites.

The historical background research discovered that a building was first constructed on the development site between the publication of Cole's plan of 1808 (Fig 2) and Wood's plan of 1827 (Fig 3), and, possibly more accurately, between 1808 and 1821 when a sail makers is first ascribed to the Lower Ouseburn area (Morgan 1995, 2). These were gradually altered and extended, reaching their largest extent by the turn of the 20th century. A rope walk first noted in 1831 extended into the development site (and survived until 1861) from the south, towards the western boundary of the development site. A copperas works was also noted, encroaching upon the western boundary of the development site between c. 1821, surviving until 1861. The name of Stokoe, the sail cloth and canvas manufacturer, was associated with the site, possibly from as early as 1821, and sail making was carried out on the site until 1922. Between 1931 and 1953 Marsden Mattresses occupied the site, and after 1954 the buildings were used as a paper mill. It is likely that the southernmost part of the development site remained separate, at least until 1954, and possibly for longer.

The first building on site to appear on the extant buildings' location must have been constructed between 1844 and 1861.

The archaeological photographic survey revealed three main buildings within the existing complex at 47-49 Lime Street. Building 'A' is the main building that fronts Lime Street and comprises a two-storey early Victorian red brick building covered by patterned Victorian cement render, a rough sandstone rear wall and a pitched Welsh slate roof. Building 'B' is the adjoining two-storey building with the main entranceway to the complex and which extends to the site rear where it is partly collapsed. It comprises an unstable red brick gable peak to the rear; an early Victorian red brick, cement rendered front with a large altered arch entranceway; and a rough sandstone and red brick north side wall. Building 'C' refers to the single storey areas that form the rear courtyard buildings to the west of the site. It comprises of several duo and mono pitch brick built structures that have experienced significant collapse.

Due to the significant evidence for early 19th century buildings on the site, and the location of the development site within The Lower Ouseburn Valley Designated Conservation Area (Appendix 1), which seeks to preserve and enhance the area due to its rich early industrial

EXECUTIVE SUMMARY

heritage, a programme of archaeological mitigation is recommended prior to any development on the site. This should take the form of a series of trial trenches to target possible features, and others to be located in other areas of the development site, to evaluate the archaeological potential of the area.

ACKNOWLEDGEMENTS

The authors would like to offer thanks to Adam Vaughan of *Jane Darbyshire & David Kendall Ltd* for commissioning the project, to Tyne and Wear Archaeology Officer Jennifer Morrison, to staff at Newcastle Library Local Studies Sections, and to staff at Tyne and Wear Archive Service in the Discovery Museum, Newcastle. NPA Newcastle would also like to thank Peter Kay of the Ouseburn Trust for his assistance throughout the work.

The historical research was undertaken by Cat Peters. The archaeological building recording was undertaken by Marc Johnstone. The report was written by Marc Johnstone and Cat Peters, and the drawings were produced by the authors. The project was managed by Matthew Town, NPA Newcastle Senior Project Officer, who also acted as editor to the report. Overall responsibility for the project was retained by Frank Giecco, Technical Director for NPA Ltd.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Newcastle City Council were consulted regarding a planning application submitted for a proposed development located at Nos 47-49 Lime Street, Ouseburn, Newcastle upon Tyne, Tyne and Wear (NGR NZ 2123 4585) (Figure 1). The buildings on the site lie within the Ouseburn Conservation Area and once formed a part of a 'Canvas Works', seen on the First Edition Ordnance Survey Mapping of 1861. Consequently, Jennifer Morrison (Tyne and Wear Archaeology Officer) advised that a programme of archaeological works would be necessary prior to the proposed development. NPA Newcastle was commissioned by Jane Darbyshire & David Kendall Ltd on behalf of The Ouseburn Trust to undertake the required archaeological building recording of the development site.
- 1.1.2 The archaeological building recording required historical research to account for the history of the buildings on site, as well as the fieldwork required to produce a photographic record of the extant buildings as they survive. The research comprised a search of both published and unpublished records held by Tyne and Wear archives at Blandford Square, Newcastle upon Tyne and the local studies section of the library at Newcastle upon Tyne. Newcastle City Library Local Studies Section had been temporarily relocated to the Civic Centre whilst that library is refurbished, a process due to be completed in 2009.
- 1.1.3 The principal objective of this background research was to undertake sufficient work in order to identify and understand the history of the development site, in order to relate the documentary evidence to the surviving buildings, and to assess the archaeological and historical potential of the development site.
- 1.1.4 The purpose of the archaeological building recording was to compile a full photographic record of the structures as existing, as well as an accompanying detailed description of the history of the structural sequence of the building as observed during the fieldwork. The buildings were photographed according to a numbered sequence of areas annotated on the ground floor plans and elevations (see figs 14-16) produced by Jane Darbyshire & David Kendall Ltd prior to archaeological investigations.
- 1.1.5 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

2. METHODOLOGY

2.1 ARCHAEOLOGICAL RECORDING

- 2.1.1 Prior to undertaking the photographic survey, the entire complex of buildings was visited on foot with Peter Kay of The Ouseburn Trust, and details of interest were noted. Plans and elevations provided by Jane Darbyshire & David Kendall Ltd were annotated, having each elevation numbered for ease of reference and photographic location.
- 2.1.2 Archaeological photographic recording was carried out using Canon EOS and Fuji Finepix cameras. Appropriate scales (2 metre alternating red and white ranging rods) were displayed in each photograph where possible. Direct access to the rear (west) portion of the site and the sides (south and north) was impossible due to significant roof collapse and dense impenetrable vegetation; however adequate photography was possible from distance. Important archaeological features were examined as closely as possible, and descriptions were noted as the survey progressed.
- 2.1.3 Photographs were processed, and three sets of prints were developed and mounted as per the requirements of the specification. Each photographic print was annotated on the back with the site code, project code, company name, feature number, view direction, film number, frame number and a brief description.

2.2 HISTORICAL RESEARCH

- 2.2.1 Several sources of information were consulted, in accordance with the project brief and project design. The study area consisted of a broad overall history of this area of the Ouseburn, with an additional detailed area, based on the proposed development area, which was studied in more depth. The principal sources of information were maps, early photographs and secondary sources.
- 2.2.2 ***Tyne and Wear Archives (TWAS):*** the Archives at Blandford Square, Newcastle upon Tyne were searched for information on the study area. In particular, the First, Second and Third Edition Ordnance Survey mapping was checked, as well as pre-Ordnance Survey mapping, and a search was made of the local history books and pamphlets held within their collections. In addition, deposited building plans are held of this area of Newcastle, and these were checked for any surviving plans relevant to the development site.
- 2.2.3 ***Newcastle City Library Local Studies Section:*** various old photographs of the city are held in the local studies section of library. In addition, various local publications and documents outlining local history are held at the library.
- 2.2.4 ***NPA Newcastle:*** 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.

2.3 ARCHIVE

- 2.3.1 A full professional archive has been compiled in accordance with the project design, and in accordance with current UKIC (1990) and English Heritage guidelines (1991). The paper and digital archive will be deposited in the Tyne and Wear HER, Newcastle upon Tyne, where it can be accessed. The unique identifier for this project is NPAL 06, LMO-A.
- 2.3.2 NPA Newcastle and the Tyne and Wear County Archaeologist support the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this investigation will be made available, by NPA Newcastle, as a part of this national project.

3. BACKGROUND

3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies within an urban context in the Lower Ouseburn Valley c.1.5km to the east of the centre of the city of Newcastle upon Tyne, and c.100m north of the River Tyne (Figure 1).
- 3.1.2 The site is bounded to the east by Lime Street and lies close to the Ouseburn River. Practically all buildings on Lime Street, including the former Canvas Works, have impacted upon the banks of the burn, which are steeply inclined and present wide views across the Ouseburn and Tyne Valleys.
- 3.1.3 The natural subsoil of the area consists of a glacial drift of boulder clay, the Lodgement Till, which overlies carboniferous rocks containing coal measures at a depth of 50m. The Till survives to a maximum depth of 30m, but is 10m thick in most areas. Postglacial streams, which flow into the River Tyne, have cut deep narrow gorges through the boulder clay and solid rock, though most were culverted in the 19th century. The Ouseburn is a lowland tributary of the River Tyne with a catchment area of 62.5km² and a length of 14.2km (Northern Rivers Authority 1993, 9).

3.2 HISTORICAL BACKGROUND

- 3.2.1 *The Development of the Lower Ouseburn:* the Lower Ouseburn area remained within the agricultural hinterland of the city of Newcastle upon Tyne throughout the medieval period, with the early maps of Newcastle not even extending into this area. On Hutton's plan of 1770, this picture can still be seen to a certain extent, although early industrial development based on the north banks of the River Tyne, predominantly to the east of the mouth of the Ouseburn, can be seen. Further sparsely located buildings do appear along the route of the Ouseburn tributary, but the majority of these are on the eastern side, and none of those on the west side are close to the Development Site. Ouseburn Bridge is shown on Hutton's map, annotated as '*New Bridge*', suggesting that the whole area was on its early path towards industrial development.
- 3.2.2 One of the first industries to utilise the banks of the Ouseburn was the glassmaking industry, and by 1619, there were three such manufactories based on the east banks of the tributary. From the mid 17th century, increasing industrial and domestic activity was concentrated on the area. Newcastle Corporation owned much of the land at this time, and leases were made during the mid to late 17th century for the construction of buildings including dwelling houses, the odd brew house, stables and gardens by individuals involved in such trades as glassmaking, bricklaying, pottery, plasterers, brewers, felt makers and bakers (Morgan 1995, 2).
- 3.2.3 During the 18th and 19th centuries the Ouseburn was fast flowing and carried so much water that between its mouth, at the Tyne, and its route at South Gosforth, there were several water mills (Morgan 1995, 1). This served as a major natural

power source for developing industries on its banks. Of major importance, to the Lower Ouseburn in particular, was the fact that the tributary was tidal up to the foot of Stepany Bank, less than 150m north of the development site, meaning that light barges could traverse the Ouseburn at particular times of day. In addition, until the construction of Newcastle's Swing Bridge in 1876, the Tyne was impassable to shipping due to the low level of the Tyne Bridge, meaning that the Ouseburn was a superior location for industry as it was far more readily accessible to ships, the major transporter prior to the railways. Fuel was also easily available during the 18th and 19th centuries, with the establishment of at least five collieries in the locality (Morgan 1995, 1).

- 3.2.4 By 1782 the first of several potteries had been established in the area and eleven weavers were in occupation. By 1790, the occupations cited included shipbuilding, anchormen, a mason, a flag and grindstone dealer, hairdressers, wig makers, a tailor and a shoemaker. The latter four indicate a rising population residing in the area, alongside the industry. By 1801 a white lead manufacturer had been established, along with a paint works, a lint spinning factory, an iron foundry, more potteries, a steam cornmill, fifteen pubs and also a schoolmaster and a midwife (Morgan 1995, 2). By 1821 new works such as a soapery, a copper works, a tannery, a saw-mill, a flint-mill, brick and tile works, iron foundries and a sailmaker had moved to the area (ibid.).
- 3.2.5 By the early 1900s, the picture of the Ouseburn shows a change in fortunes. The demise of the area had begun with the opening of the Swing Bridge in 1876. This opened up more areas for competition, and those industries on the banks of the Tyne now became more accessible. In addition increased infrastructure and development of other industries such as iron and steel had led to the development of the railway. This was a faster, more convenient and more reliable means of transport, and opened up other coal-producing areas providing competitive fuel rates.
- 3.2.6 By the 1920s, the area succumbed to poverty. The housing in this parish, the Parish of All Saints, had become some of the poorest in the area, leading to their condemnation and demolition during the late 1920s and 1930s. Since then, the area consisted of isolated minor industries, and the older buildings fell into decay or were gradually demolished. More recently, with the designation of the area within the Ouseburn Conservation Area, the character of the surviving buildings, and the heritage of the area as a whole, is designated for preservation and enhancement (Newcastle City Council 2000; Appendix 1).
- 3.2.7 ***The History of the Development Site:*** the history of the development site has been summarised in Appendix 2, and illustrated in Figure 13.
- 3.2.8 Although the major shipbuilding yards of the Tyne were based further downstream, there were smaller and older yards established in the Ouseburn area. Other manufacturers associated with shipping sprung up in the Lower Ouseburn to serve these shipyards, including ships smiths, block and mast makers, carvers, painters and ship chandlers (Newcastle upon Tyne Planning Division nd., 12). Sailmakers, roperies and other such industries were clearly also required in the area, and these are of direct relevance to the development site.

- 3.2.9 Morgan (1995, 2) cites a directory of 1821 as listing a sail maker and a copperas works having been established in the Lower Ouseburn Area. As the first two buildings that were constructed on the development site appear between the publication of Cole's plan of 1808 (Fig 2) and Wood's plan of 1827 (Fig 3), it is reasonable to suggest that sail making on the development site may originate c. 1821. The ropery, which also extended into the development site, is also in place by 1827. The copperas works is also probably in place because Morgan cites it by 1821 (1995, 2) and its site boundary appears on Wood's plan of 1827. By 1831 and the publication of Oliver's plan (Fig 5), a building has been constructed edging into the development site on the west, and associated with the copperas works, annotated as '754' and listed as being held by *Caleb Angas* under leasehold from the Newcastle Corporation (Oliver 1831, 36). Plot 751 and 752 were held by *James Wilson*, which are probably those used for sailmaking. Plot 750 at this time was held by the *Late Jeremy Trotter's Exrs*, so could have been up for lease soon after 1831. It is not certain which plot the rope walk belongs to. It could be Plot 736, held by *Elizabeth Chesters*, because the associated ropery building appears to adjoin this plot of land, although it is perhaps more likely to have been held by Plot 755, *Sir M.W. Ridley, Bart., M.P.* who owns all of the adjoining lands to the west.
- 3.2.10 An advertisement of 1894 (Kelly 1894, 57) for Thomas Stokoe's company states that the company was established in 1839 (Plate 1), although Richardson's directory of 1839 does not list any sail cloth or canvas manufacturers for Lime Street (Richardson 1839, 227). This could be explained by the newly named nature of the street from no name (Wood 1827; Fig 3) to '*Coaly Road*' (Oliver 1820s; Fig 4) to '*Lime Street*' (Oliver 1831; Fig 5). We know from Morgan (1995, 2) that a sail makers was located on the Ouseburn by 1821, although it could have been elsewhere, and Oliver's 1831 references do not give building usages, just the names of leaseholders. It is possible that Stokoe's establishment in 1839 could have been elsewhere, although definitely by 1855 he had established a sailcloth manufactory, in partnership with Eggleston, under the name Eggleston & Co. on Lime Street (Whellan 1855, 249, 299). It is most likely that a sail makers' was established on the development site at least by 1839, either taking over James Wilson's leasehold and converting the site into a sail makers' then, or taking over from James Wilson's business, with James Wilson's sail makers' being that referred to as the sail makers on the Ouseburn in 1821.
- 3.2.11 By the mid 1850s a sailcloth manufacturer had been established on the development site under the name of Eggleston & Co. although Stokoe, T.S. was also listed as a sail cloth manufacturer and probably was a partner in the business at this time (Whellan 1855, 249). By 1861 (First Edition Ordnance Survey Mapping; Fig 7) a new building had been constructed on the development site, on the site of the extant buildings. The earliest deposited building plans of Lime Street date to 1858, so it was likely that this building was constructed prior to that date. The copperas works had closed by this time (likely to have been in business between 1821 and pre 1861), and the associated building, which had encroached on the western part of the development site, had been demolished. In addition, the rope walk (known to be in business from 1831 to before 1861) appears to have disappeared by this date. By 1874 Stokoe had become the main businessman of the sail making works as the company was under his name, listed as Nos. 46-49 Lime Street (Christie 1874, 53).

Small alterations were made to the northernmost buildings on the development site by 1883 (TWAS T186/10248; Fig 8) and by 1888 (TWAS T186/12572 Plan 1: Fig 9). At some time between 1883 (Fig 8) and 1896 (Second Edition Ordnance Survey Mapping; 10) the building towards the south of the development site on the west side was demolished, although the reappearance of a building here three years later on the block plan of a deposited Building Plan (TWAS T186/19028; Fig 11) might suggest a mistake.

- 3.2.12 On the 1899 Building Plan (ibid) the owner of the business is listed as Mr A. Wilkinson, although later trade directory listings show that the name 'Stokoe' survived until at least 1922. By 1920 (Ward 1920, 516) the company was called Stokoe, T. (1911) Ltd., showing the conversion of the company into a limited company at some point between 1888 and 1920. The last known listing of 'Stokoe' is in 1922, where Stokoe, T. (1911) Ltd. Sail Cloth Manufacturers are listed at No. 49 Lime Street (Ward 1922, 510). In 1926 No. 49 Lime Street is not listed in the trade directory (Ward 1926), suggesting that the plot was vacant at this time. By 1931, No. 49 Lime Street has been taken over by Marsden Manufacturing Co. Ltd. Mattress Manufacturers (Ward 1931, 494). Their name changes to Marsden Mattresses Ltd. between 1934 (Ward 1934, 608) and 1939 (Ward 1939, 501). The last listing of Marsden Mattresses on the development site is in 1953 (Kelly 1953).
- 3.2.13 In 1953 or 1954, Passmill Ltd. occupied the development site, shown by a Deposited Building Plan (TWAS T186/12572: Plan 2). They are cited as owning Nos. 43-49 Lime Street, so it is possible that the southernmost building within the Development Site may have been included in this, or it could still remain as part of a separate dwelling, in which case it has remained so since its construction. Thirty employees are noted as working for Passmill Ltd. on the site at this time. Kelly's Directory of 1956 (Kelly 1956, 151) shows that Passmill Ltd was a paper bag manufacturer. They seem to have vacated the site at some time between 1959 (Kelly 1959, 156) and 1962 (Kelly 1962, 181). The only businesses cited on the left side of Lime Street in 1962 are R and N Transport Services, Telehire Ltd and the Co-operation Society Ltd. (ibid), suggesting that the plot was vacant at this time. By 1968, these businesses are joined by Ineresk Paper Merchants Ltd. suggesting that they have taken over the Passmill Ltd. papermill site (Kelly 1968, 193). In which case they did so between 1962 and 1965 as they are listed in a trade directory of the latter date (Kelly 1965, 182). The buildings are still shown as standing in 1970 (Plate 2).
- 3.2.14 By 2006, all buildings on site had been demolished, or decayed and been overgrown, as the only building observed (*confer* 4.1), and the only one depicted by modern Ordnance Survey Mapping (Fig 1), is that surviving in the north-eastern corner of the Development Site.

3.3 CARTOGRAPHIC SOURCES

- 3.3.1 A search of maps recording central Newcastle was carried out. Only those that reveal the area around the development site, and of direct relevance have been included. The key changes to the Development Site shown by the cartographic sources are included in the summary in Appendix 2, and depicted in Figure 13.
- 3.3.2 ***G. Cole's Plan of Newcastle and Gateshead, 1808 (Fig 2):*** the plan surveyed by Cole and engraved by Roper is the earliest map to show the Lower Ouseburn in any detail. The earlier ones tend to concentrate on the centre of Newcastle, suggesting that this area of the Ouseburn was not developed in any way prior to the 18th century. Cole's plan shows some buildings close to the Ouseburn Bridge. This plan seems to show initial developments in the area, though agriculture prevails, with a windmill depicted to the south. The site itself seems to have been used for arable cultivation at this time.
- 3.3.3 ***J. Wood's Plan of Newcastle, 1827 (Fig 3):*** although only published 19 years later than Cole's plan, significant differences can be seen between the two plans. A row of buildings has since been built, extending northwards up Lime Street. Dashed lines suggest the establishment of a road by 1827, which was not present in 1808, although it is as yet unnamed. The northernmost of the row of buildings lie within the development site, with what looks like the survival of small agricultural plots behind. A small single building to the north of this row lies in the northern part of the Development Site on the site of the present building. These buildings, although not directly on the riverbank, front the Ouseburn at this time and would have been easily accessible by water.
- 3.3.4 ***T. Oliver's Plan of Newcastle and Gateshead, late 1820s, republished 1833 and 1838 (Fig 4):*** Oliver's plan is very similar to Wood's plan of 1827, and can only post date it by 1 or 2 years, judging by its similarities. Between the two, however, Lime Street has been provided with a street name, '*Coaly Road*', perhaps referring to the route that coal carts took to provide fuel for the increased industry of the riverbanks. In addition, a rope walk has been established, which runs through the development site on its western side, presumably an industry making use hemp in a similar fashion to the sailmakers. The fields to the west of the development site indicate that industry had not completely dictated the picture of the area by the late 1820s.
- 3.3.5 ***T. Oliver's Plan of Newcastle and Gateshead, 1831 (Fig 5):*** Oliver's plan of 1831 is relatively similar to the one he surveyed in the late 1820s. It seems it is more accurately surveyed, however, and the buildings have been annotated with numbers relating to leases and occupants. Lime Street has been given its current name by 1831, '*Coaly Road*' apparently not lasting long. The name must be related to the Lime Kiln shown at the centre of the road on the eastern side, although it looks as though it had been in place by the late 1820s, even perhaps by 1827 and the publication of Wood's plan. Limekilns were a common feature of the region in the 18th and 19th centuries, "*having both industrial and agricultural uses, lime was manufactured in both urban and rural settings*" (Newcastle upon Tyne Planning Division nd., 35). Oliver's plan seems to show the area as being both urban and rural. Few new buildings have been established, though a long and narrow strip of

land to the west of the Development Site, and lying partly within the eastern part of the development site, has been differentiated from the adjoining fields, perhaps relating to the Copperas Works shown on the later plan of 1844, though as yet remaining unmarked. The development site retains the buildings of a similar size and shape as those depicted in the late 1820s, and presumably those in 1827, and they are denoted with 750 and 751 and 752. An additional small outbuilding has been constructed at the eastern end of Plot 752. An accompanying reference states plot 750 as being occupied by the '*late Jer. Trotter's Exrs*', and plots 751 and 752 as being occupied by '*James Wilson*', both as leaseholds from the Corporation (Oliver 1831, 36). An additional building can be seen to the eastern extreme of the Development Site, lying within Plot 754, listed as being leased by '*Caleb Angas*' as a leasehold from the Corporation (*ibid*).

- 3.3.6 ***T. Oliver's Plan of Newcastle and Gateshead, 1844 (Fig 6)***: this plan shows a similar picture to Oliver's plan of 1831. The buildings and rope walk remain. The plots and buildings are no longer annotated, but various changes can be seen in the environs of the development site. Towards the western side of the development site, the copperas works have been established. The lime kiln has gone from Lime Street, but the waggonway, or Victoria Tunnel, has been established, running north-west to south-east to the Tyne from Spital Tongues. This shows the importance of this area of the mouth of the Ouseburn to industry throughout the Newcastle area.
- 3.3.7 ***Ordnance Survey Map 1861, First Edition, 10ft to 1 mile, sheet XCVIII.8.2 (Fig 7)***: the First Edition Ordnance Survey mapping of 1861 shows the buildings on the development site at this time in detail. The buildings in the southern part of the site remain from Oliver's plan of Newcastle and Gateshead in 1831 (Fig 5). An additional building has been added to the west of the middle building, which appears to be adjoined to the southernmost building. Earlier isolated buildings in the northern part of the site seen in Figs 3-6 have been replaced by three buildings, which seem to be those relating to the extant buildings on the development site. The rope walk seems to have disappeared by the time this map was published.
- 3.3.8 ***Newcastle Deposited Building Plan, 1883: Additions to Drying Shed for Thos. Stokoe and Co. 1st October 1883 (TWAS T186/10248; Fig 8)***: the plan of the buildings on the development site appear much as they do on the First Edition Ordnance Survey mapping. The main difference is the c-shaped section in the northernmost part of the buildings, which appears open on the First Edition Ordnance Survey mapping of 1861, but has since been filled in by 1883. The alterations proposed by these plans are for adaptations to the '*Drying Green*' located towards the west of the series of building in the northern half. The section drawing shows an extension with a 3rd storey. A chimney is shown by the square marked on the plan. The fact that buildings are not shown in the southernmost part of the development site suggests that they did not form part of Stokoe's Works.
- 3.3.9 ***Newcastle Deposited Building Plan, 1888: Additions to Office and Workroom for Thos. Stokoe and Co. 18th April 1888 (TWAS T186/12572; Fig 9)***: the plan of these alterations give no details of the extant buildings on the development site, but as it postdates the previous plans by only five years, and no deposited building plans were available in-between, it can be assumed that the site lay unaltered. The plans show details for the addition of a second storey to the southernmost building of the

Canvas Works. This building no longer survives, but the elevation drawing gives an impression of what this building, and a glimpse of that immediately to the north, and immediately to the south, would have looked like at this time.

- 3.3.10 ***Ordnance Survey Map 1896, Second Edition 10ft to 1 mile, sheet 66 (Fig 10):*** the Second Edition Ordnance Survey mapping of 1896 is the first to annotate the series of buildings, known as the ‘*Ouseburn Canvas Works*’. It seems that the southernmost building still did form part of the works, and may have been housing for the owner, or an entirely unrelated building. The other buildings are depicted as adjoined at this time. The unusual shaped building protruding to the west of the middle section of these buildings has been demolished since 1883, and a series of small alterations have been made to the northern outline of the buildings. A railway line and associated embankment has been established just to the west of the development site.
- 3.3.11 ***Newcastle Deposited Building Plan, 1899: Alterations to Stokoe’s Canvas Factory, 27th December 1899 (TWAS T186/19028; Fig 11):*** the plan associated with these alterations are similar to the Second Edition Ordnance Survey map, published only three years earlier, but it shows far more detail of the individual buildings on the development site. Unfortunately there is no accompanying annotation to indicate the usage of the buildings. The section gives an impression of the roof structure and height of the buildings surviving on the Development Site.
- 3.3.12 ***Ordnance Survey Map, 1912, Third edition 25” to 1 mile, sheet 18 (Fig 12):*** the Third Edition Ordnance Survey map shows the same details within the Development Site as the Second Edition Map, and retains the same overall outline as the Deposited Building plan of 1899, but in far less detail. The Railway survives immediately to the west, and a urinal has been installed on the east side of Lime Street. Just to the north of the buildings within the Development Site is the annotation, ‘*Ouseburn Canvas Works*’. The southernmost building in the Development Site remains separate.

3.4 OLD PHOTOGRAPHS

- 3.4.1 The collections of Old Photographs of the City of Newcastle upon Tyne held by Tyne and Wear Archives Service (TWAS), and those held by Newcastle Central Library Local Studies Section (NCLLSS) were checked for the area of the Ouseburn and Lime Street, but none were available showing the Development Site.
- 3.4.2 A single unsourced photographic example of the former Canvas Works was found by Peter Kay of the Ouseburn Trust (see Plate 2), taken in 1970. It depicts an additional two large buildings to the south of the site; these must have been demolished shortly after the photograph was taken. The buildings can clearly be seen as part of the complex in cartographic sources from the 1820s onwards.

4. BUILDING RECORDING RESULTS

4.1 INTRODUCTION

- 4.1.1 In the following section the results of the archaeological photographic recording are presented in the form of descriptive text compiled from on-site notes and utilize earlier notes compiled in the Building Design Northern survey of 2005. The reader is referred throughout the descriptive sections to Figures 14-16, showing the locations at which photographs were taken, and to Plates 3-19, which have been reproduced from the full digital photographic archive to illustrate features of interest. In reference to the three building numbers/letting system, this report adheres to the same annotations as given in the Building Design Northern survey of 2005. Building 'A' refers to the two-storey main building fronting Lime Street and occupying the eastern portion of the site. Building 'B' is the adjoining, two-storey building in the northeast corner of the site with the main doorway. Building 'C' refers to the single storey areas that form the rear courtyard buildings to the west of the site and which abut the main retaining wall to the west.

4.2 BUILDING DESCRIPTIONS

- 4.2.1 **BUILDING 'A':** *General photographs of this building can be seen in Plates 3 and 4; Plate 5 demonstrates the southern side elevation 'A3'; Plate 13 demonstrates the rear stone wall; Plate 14 shows the southeast corner and demonstrates different render types between elevations 'A1' and 'A3'; Plate 15 demonstrates elevation 'A1'; Plate 16 demonstrates the sandstone foundation course, a window corbel, and Victorian cement render with exposed underlying brickwork on elevation 'A1'; and Plate 17 demonstrates elevation 'A2'.*
- 4.2.2 Building 'A' is an early Victorian two-storey red-brick building with a lime-mortar bonding. The front (east) wall ('A1 and A2') is covered by a Victorian cement-render, which displays an outlined stone block imprinted pattern on its surface. This render has degraded significantly; exposing portions of the original brick work beneath (see Plate 16).
- 4.2.3 Eight evenly spaced, large rectangular window recesses occupy elevations 'A1' and 'A2' and each have large sandstone sills (see Plates 15-17). A sandstone foundation plinth occupies the lowest course of elevations 'A1' and 'A2' (see Plate 16). Remnants of degraded lettering above the ground floor windows of the east wall ('A1 and A2') can be read with difficulty, advertising the words 'Paper Converters'.
- 4.2.4 A modern cement-render covers the south side wall and continues westerly joining onto elevation 'C2' (see Plate 4). At present it is not possible to determine the character of building material beneath this render. An irregularly coursed and unevenly dressed sandstone wall with cement mortar and block quoining, occupies the rear (west) wall of Building 'A' (see Plate 13).
- 4.2.5 Building 'A' has a pitched Welsh slate roof that extends northwards to join the front (east) portion of Building 'B'. The roof appears to be in a very poor state of disrepair, with the majority of its slates missing and having poorly formed and

- supported roof trusses. The building has suffered from significant historic alteration with the formation of openings on the rear (east) stone wall, leading to Building 'C' (see Plate 12).
- 4.2.6 **BUILDING 'B':** *a general photograph of this building can be seen in Plate 3; a rear view (west facing) can be seen in Plate 8 and 12; the front elevation (east) can be seen in Plate 18; and a side elevation of the north wall can be seen in Plate 19.*
- 4.2.7 Building 'B' abuts the northern section of Building 'A', but has definite structural differences, and extends to the rear of the site (west) with a very precarious red brick gable peak (see Plate 8). The exposed brick gable wall includes a centrally positioned medium-sized rectangular gable-window recess and a larger rectangular window recess, positioned three quarters of the way along its length to the west. The rear portion of the building has suffered extensive collapse and is no longer roofed. The roof of elevation 'B1' is tiled with Welsh slate and is a continuation of the roof on Building 'A'.
- 4.2.8 The building is made predominantly of red brick, akin to that found in Building 'A', and its front elevation 'B1' is also cement-rendered in the same Victorian fashion, displaying an outlined stone block imprinted pattern on its surface (see Plate 18). The building is likely to belong to the early/mid Victorian period. Two large rectangular window recesses occupy the upper floor of elevation 'B1' and are each placed upon large sandstone corbel blocks in an identical fashion to the windows in Building 'A' (see Plate 18).
- 4.2.9 The large doorway visible in elevation 'B1', has received significant historical alteration (see Plate 18). The original entranceway is likely to have been arched. Sandstone quoining can still be seen running roughly half way up both sides of the entranceway. Historic alterations have removed the arch stones to extend the height of the doorway; it being squared it off with a now crumbling cement lintel.
- 4.2.10 The north side-wall of the building, elevation 'B2', is curiously built of irregularly coursed and unevenly dressed sandstone akin to the rear (west) wall of Building 'A'. Although rendered in the same fashion as elevation 'B1', the render has degraded and the sandstone wall is partly exposed. Irregularly spaced sandstone block quoining can also be seen (Plate 19). It is interesting to note that the height of the sandstone wall only extends from the ground floor to the first floor, where it continues and completes its height in brick. The sandstone wall does continue however, at roughly the same height, westerly for the full extent of the building (see Plates 11 and 19).
- 4.2.11 **BUILDING 'C':** *a general photograph of the rear (west) of this building can be seen in Plate 12; the side (south) profiles can be seen in Plates 4, 6 (C1) and 7 (C2); 8 (C4), 9-10 (C3), 11 (C4).*
- 4.2.12 Due to significant collapse and impenetrable vegetation, it was considerably difficult to establish comprehensive archaeological detail regarding this building. However, the most obvious elements of the building have been noted and the Building Design Northern survey notes from 2005 have been consulted.
- 4.2.13 Building 'C' consists of a mixture of duo and mono pitch structures (see Plates 9-11) formed in ad hoc timber purlins, supporting profiled metal sheeting on Belfast

roof trusses, undersized and poorly propped steel beams and to the central courtyard on a series of two span King post trusses in turn supported on a central structural gutter and cast iron columns. The rear section of the building away from the twin span King post trusses is of very little structural merit. The walls to the west supporting the ends of the feature trusses have again been very severely modified with the inclusion of corroding steel beams. The condition of the timber trusses is extremely poor with much of the covering having been lost.

- 4.2.14 Elevation 'C1' comprises the outer gable walls of a duo pitch structure with a modern red brick extension to heighten and square off the wall. It has a covering of modern cement render and an impression of the duo pitch gable walls and a large former entranceway to the building are clearly visible (see Plates 6 and 9).
- 4.2.15 Elevation 'C2' (see Plates 7 and 10) is a tall red brick wall extending to the rear (west) of the site. It appears to have a brick buttress at its easterly end. The fact that the wall is significantly higher than any other structure within Building 'C' (see Plate 10) suggests that it is the last remnant of one of the buildings visible in the photograph from 1970 (see Plate 2).

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 HISTORIC RESEARCH

- 5.1.1 The historic research discovered that the earliest buildings to appear on the development site were constructed between the publication of Cole's plan of 1808 (Fig 2) and Wood's plan of 1827 (Fig 3), and, possibly more accurately, between 1808 and 1821 when a sail makers is first ascribed to the Lower Ouseburn area (Morgan 1995, 2). These were gradually altered and extended, reaching their largest extent by the turn of the 20th century. A rope walk extended from the south into the development site, between 1831 and 1861, towards the western boundary of the development site, and a copperas works encroached upon the western boundary of the development site between c. 1821 and 1861. The name of Stokoe, the sail cloth and canvas manufacturer, was associated with the site, at least from 1855, and possibly from 1821, until 1922. Between 1931 and 1953 Marsden Mattresses occupied the site, between 1954 and c. 1962 Passmill Ltd. Paper Bag Manufactories took over the site, and from 1965, Ineresk Paper Merchants Ltd occupied the site. It is likely that the southernmost part of the development site remained separate, at least until 1970, where it is still visible in a photograph (see Plate 2).
- 5.1.2 The first building on site to appear on the extant buildings' location must have been constructed between 1844 and 1861.

5.2 FUTURE RECOMMENDATIONS

- 5.2.1 On the evidence presented above it is clear that traces of early 19th century buildings could survive in the southern and in some parts of the western part of the Development Site. Some could be associated with early 19th century dwellings, known to have been leased by *James Wilson* and *Jeremy Trotter* in 1831. Surviving features of the copperas works, established, possibly in 1821, and certainly by 1831, could still survive towards the western boundary of the development site, approximately equidistant from the northern and southern boundaries. Traces of the rope walk which extended the length of the development site from north to south towards the western boundary dating from pre-1831 could also survive on site. Particularly likely are surviving archaeological features relating to the sail makers and canvas manufacturers, known to have utilised much of the eastern part of the development site between at least 1855, until c. 1922.
- 5.2.2 The site lies within The Lower Ouseburn Valley Designated Conservation Area (Appendix 1), which seeks to preserve and enhance the area due to its rich early industrial heritage. Sail making and Canvas works, are among the least well-understood areas of industry in the region, and this would be a rare opportunity to locate buildings and features associated with the works. It is therefore recommended that, prior to any development of the site, and certainly before any ground works are undertaken, a programme of archaeological mitigation should be undertaken to locate and identify the sub-surface survival of archaeology within the development site. This should take the form of a series of trial trenches to target possible features,

and others to be located in other areas of the development site, to evaluate the archaeological potential of the area.

6. BIBLIOGRAPHY

6.1 PRIMARY SOURCES

- Cole, G. Plan of Newcastle and Gateshead, 1808
Deposited Building Plan, 1883 (TWAS T186/10248)
Deposited Building Plan, 1888 (TWAS T186/12572, plan 1)
Deposited Building Plan, 1899 (TWAS T186/19028)
Deposited Building Plan, 1953 (TWAS T186/12572, plan 2)
Hutton, W. Plan of Newcastle, 1770
Oliver, T. Plan of Newcastle and Gateshead, late 1820s, republished 1833 and 1838
Oliver, T. Plan of Newcastle and Gateshead, 1831
Oliver, T. Plan of Newcastle and Gateshead, 1844
Ordnance Survey 1st Edition 1861, 10 feet to the mile. HMSO © Crown Copyright
Ordnance Survey 2nd Edition 1896, 10 feet to the mile. HMSO © Crown Copyright
Ordnance Survey 3rd Edition 1916, 25” to the mile. HMSO © Crown Copyright
Wood, J. Plan of Newcastle, 1827

6.2 SECONDARY SOURCES

- Andrews, D. Blake, B. Clowes, M. and Wilson, K. (1995) *The Survey and Recording of Historic Buildings*, Association of Archaeological Illustrators and Surveyors- technical paper no. 12: Oxford
- Author unknown: *leaflet on Ouseburn, Newcastle upon Tyne*, NCLLSS L942.82 N3570
- Bourne, H. (1736) *The History of Newcastle upon Tyne*, John White
- Boyle, J.R. (1778) *The First Newcastle Directory*
- Building Design Northern. 2005. *Building Survey, 47/49 Lime Street, Ouseburn*. Unpublished.
- Dodds, M.H. (nd) *A History of Northumberland, Volume 13*, Andre Reid: Newcastle
- DoE (1987) *Circular 8/87*. Department of the Environment.
- DoE (1990) *Planning Policy Guidance Note 15: Planning and the Historic Environment*. Department of the Environment.

- DoE (1990) *Planning Policy Guidance Note No.16: Archaeology and Planning*. Department of the Environment.
- DoE (1990) *The Planning (Listed Buildings and Conservation Areas) Act*. Department of the Environment.
- English Heritage (1991) *Management of Archaeological Projects (MAP2)*. London: English Heritage.
- English Heritage (1998) *The Presentation of Historic Building Surveys in CAD*, English Heritage: Swindon
- English Heritage (2001) *Metric Survey Specifications for English Heritage*, English Heritage: Swindon
- English Heritage (2003) *Register of Parks and Gardens*, English Heritage: Swindon
- English Heritage (2003) *Register of Battlefields*, English Heritage: Swindon
- English Heritage (2003) *Register of Buildings at Risk*, English Heritage: Swindon
- HMSO (1979) *Ancient Monuments and Archaeological Areas Act*. London: HMSO.
- HMSO (1990) *The Planning (Listed Buildings and Conservation Areas) Act 1990*. London: HMSO.
- Hobson, (n.d. c. 1986) *Miniguide No. 16: The Ouseburn Valley*, NCLLS L942.82 N5370
- IFA (1994) *Standards and Guidance for Archaeological Desk-Based Assessments*. Institute of Field Archaeologists: Reading
- IFA (1999) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, Institute of Field Archaeologists: Reading
- Kelly (1894) *Directory of Durham, Northumbelrand, Westmoreland and Cumberland*
- Kelly (1949) *Directory of the City of Newcastle upon Tyne*
- Kelly (1953) *Directory of the City of Newcastle upon Tyne*
- Kelly (1956) *Directory of the City of Newcastle upon Tyne*
- Kelly (1959) *Directory of the City of Newcastle upon Tyne*
- Kelly (1962) *Directory of the City of Newcastle upon Tyne*
- Kelly (1965) *Directory of the City of Newcastle upon Tyne*
- Kelly (1968) *Directory of the City of Newcastle upon Tyne*
- MacKenzie E. (1827) *A Descriptive and Historical Account of the Town and County of Newcastle upon Tyne*, MacKenzie and Dent: Newcastle
- Morgan, A. (1995) *Bygone Lower Ouseburn*, Newcastle City Library: Arts: Newcastle

- Newcastle City Council (1999) *Regeneration of the Ouseburn Valley: a draft strategy for consultation*, Ouseburn Master Plan 1
- Newcastle City Council (2000) *Draft Ouseburn Character Statement: Conservation Areas*
- Newcastle upon Tyne Planning Division (nd.) *Ouseburn Heritage*, NCLLSS L942.82 N5370
- Northern Rivers Authority (1993) *The Ouseburn: a catchment management plan: consultation report*, NRA: Gosforth
- Oliver, T. (1831) *Reference to a Plan of the Town and County of Newcastle upon Tyne and the Borough of Gateshead*, Thomas Oliver: Blackett Street, Newcastle (TWAS D/NCP/2/12)
- Richardson, M.A. (1838) *The Directory of Newcastle and Gateshead*
- Richardson, M.A. (1839) *Directory of Newcastle and Gateshead*
- Royal Institute of Chartered Surveyors (1996) *Surveys of Land, Buildings and Utility Services at Scales of 1:500 and Larger- Client Specification Guidelines*, ISBN 0 85406 5393
- SSEW (1984) *Soils and their use in Northern England*. Soil Survey of England and Wales
- The Ouseburn Partnership (1996) *The Ouseburn Valley*, NCLLSS L352.7 N5370
- Uren, J. and Price, W.F. (1994) *Surveying for Engineers, 3rd Edition*, Macmillan: London
- Ward (1920) *Directory of Newcastle on Tyne, North and South Shields, Jarrow and Wallsend*
- Ward (1922) *Directory of Newcastle on Tyne, North and South Shields, Jarrow and Wallsend*
- Ward (1926) *Directory of Newcastle on Tyne, North and South Shields, Jarrow and Wallsend*
- Ward (1931) *Directory of Newcastle, Whitley Bay, Tynemouth, North and South Shields, Jarrow and Wallsend*
- Ward (1934) *Directory of Newcastle, Whitley Bay, Tynemouth, North and South Shields, Jarrow and Wallsend*
- Ward (1939) *Directory of Newcastle, Whitley Bay, Tynemouth, North and South Shields, Jarrow and Wallsend*
- Whellan, W. (1855) *Directory of Newcastle*

APPENDIX 1: CONSERVATION AREA STATUS

Excerpt from:

Newcastle City Council (2000) *Draft Ouseburn Character Statement: Conservation Areas*

1. Lower Ouseburn Valley

Date of Designation: *October 2000*

Extensions to Original Conservation Area Boundary: *None*

Reason for Designation: *the area is of considerable historic and industrial archaeological interest. The valley is subject to continued pressure for development and redevelopment, which, if not sympathetically controlled and directed, would detract from these qualities*

Description of the Conservation Area: *the Lower Ouseburn Valley forms one of the main cradles of the Industrial Revolution on Tyneside and subsequently is rich in industrial heritage. Since the 17th century the area has supported a splendid array of glass-works. Lead, iron, soap works, lime works, mills, and later, potteries, which, by the late 19th century, stood next to housing beneath the rail and road bridges. Although much has been demolished or changed, there remains substantive physical evidence of the past. The landscape contributes to the diverse character of this area in two principle ways; first, as an effective backdrop and visual edge to the valley, and secondly, as a network of open spaces throughout this area. The valley is also identified as being part of a wildlife corridor and is considered to be of moderate ecological value*

Conservation Area Statistics:

Character Statement: *Adopted as SPG in October 2000*

Listed Buildings: *9, Grade II*

Scheduled Ancient Monuments: *None*

Historic Parks and Gardens: *None*

World Heritage Sites: *Hadrian's Wall World Heritage Site*

Trees: *Conservation Area Status provides protection over all trees within the designated area. The protection offered requires the Council to be given 6 weeks notice of any works which are to be carried out, similar to the protection offered by a tree preservation order*

Article 4 Directions: *None*

Background Information: *Held by the Historic Environment in Environmental Design, Planning and Transportation*

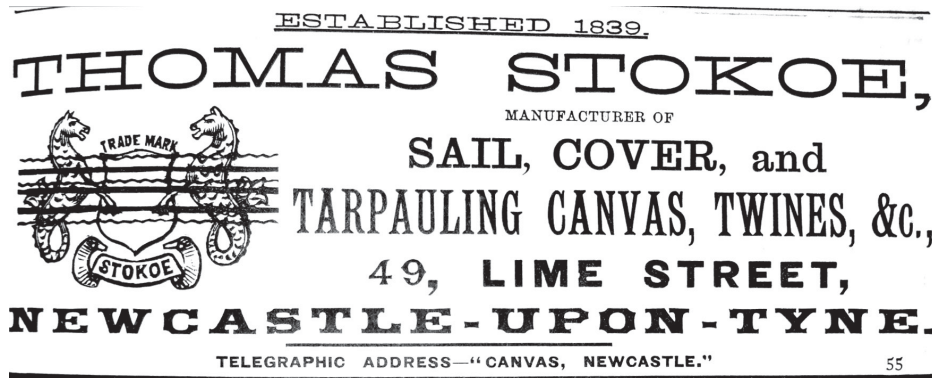
APPENDIX 2: SUMMARISED SITE HISTORY

Date	Evidence	Detail
1778	Boyle 1778	Only 3 Sailmakers listed in the whole of Newcastle
1808-1827	Cole 1808 (Fig 2) Wood 1827 (Fig 3)	Two buildings are constructed on the Development Site
By 1821	Morgan 1995, 2	A sailmaker and a copperas works had been established in the Lower Ouseburn Area
By 1831	Plan: Oliver 1831 (Fig 5) References: Oliver 1831, 36	A building associated with what was probably the copperas works appears on Development Site (leasehold held by Caleb Angas. Southernmost buildings (750) listed as held by Late Jer. Trotters Exrs., 751 and 752 listed as held by James Wilson. The ropery had been established by this time, and could be held by 736 Elizabeth Chesters, who held the plot where the ropery building adjoins, or more probably 755 Sir M.W. Ridley, Bart., M.P. who owns rather than leaseholds.
1839	Richardson 1839, 227	13 Sail Cloth and Canvas Manufacturers in Newcastle but none listed in the Ouseburn
1839	Advertisement (Plate 1) (Kelly 1894, 57)	<i>“Established 1839. Thomas Stokoe, Manufacturer of Sail, Cover and Tarpauling Canvas, Twines, &c., 49, Lime Street, Newcastle-upon-Tyne, Telegraphic Address: ‘Canvas, Newcastle’”</i>
1855	Whellan 1855, 299 Whellan 1855, 249	Stokoe, T.S. Sail Cloth Manufacturer (J. Egglestone & Co.), No. 8 Ridley Villas Egglestone & Co. listed as Sailcloth makers on Lime Street
By 1861	First Ed. OS. (Fig 7)	A new building appears on the north-east section of the Development Site
1874	Christie 1874, 53	Stokoe, Sail cloth maker, 46-49 Lime Street
1883	TWAS T186/10248	Deposited Building Plan citing Thomas Stokoe and Co. as owners, James Horn as architect
By 1883	Plan: Fig 8	Alterations to buildings to north of Development Site
1888	TWAS T186/12572: Plan 1	Deposited Building Plan citing Stokoe and Co. as owners, James Horn as architect
By 1896	Second Ed OS. (Fig 10)	Removal of isolated building towards south of Development Site, on west side.
1899	TWAS T186/19028	Deposited Building Plan citing Mr A. Wilkinson as owner, Mr W. Ward as architect
By 1899	Plan: Fig 11	Extension of southernmost building on Development Site
1920	Ward 1920, 516	Stokoe, T. (1911) Ltd. Sail Cloth Manufacturers

Date	Evidence	Detail
1922	Ward 1922, 510	No. 49 Stokoe, T. (1911) Ltd. Sail Cloth Manufacturers
1926	Ward 1926	No. 49 Lime Street not listed- plot vacant?
1931	Ward 1931, 494	No. 49 Marsden Manufacturing Co. Ltd. Mattress manufacturers
1934	Ward 1934, 608	No. 49 Marsden Manufacturing Co. Ltd. Mattress manufacturers
1939	Ward 1939, 501	No. 49 Marsden Mattresses Ltd.
1949	Kelly 1949	Left side Lime Street: Marsden Mattresses Ltd.
1953	Kelly 1953	Left side Lime Street: Marsden Mattresses Ltd.
1954	TWAS T186/12572: Plan 2	Deposited Building Plan citing Mssrs. Passmill Ltd. as owners, Maurice Gittot as architect, Nos. 43-49 Lime Street. Notes on plans state 30 employees at this time.
1956	Kelly 1956, 151	Left side Lime Street: Passmill Ltd. Paper bag manufacturers
1959	Kelly 1959, 156	Left side Lime Street: Passmill Ltd. Paper bag manufacturers
1962	Kelly 1962, 181	Only businesses listed on left side are: R and N Transport Services, Telehire Ltd and the Co-operation Society Ltd Suggests a vacant plot
1965	Kelly 1965, 182	Ineresk Paper Merchants Ltd. listed on left side
1968	Kelly 1968, 193	Ineresk Paper Merchants Ltd listed on left side with R and N Transport Services, Telehire Ltd and the Co-operation Society Ltd
Between 1953 and 2006	Site Visit	Demolition of all buildings on site except that in north-eastern corner of Development Site

APPENDIX 3: FIGURES

APPENDIX 4: PLATES



- 1.) Advertisement for Thomas Stokoe, 49 Lime Street, in 1894 (Kelly 1894, page 57 of advertisement appendix)



- 2.) The Ouseburn in 1970, demonstrating Newcastle Motorboat Club and the former Ouseburn Canvas Works in the background. Source unknown.



3.) General view of complex front, east-facing.



4.) General view of south elevation, south-facing.



5.) View of Elevation 'A3', south-facing.



6.) View of Elevation 'C1', south-facing.



7.) View of Elevation 'C2', south-facing.



8.) View of complex rear 'C4' and B, west-facing.



9.) View of complex rear 'C3', northwest-facing.



10.) View of complex rear 'C3', northwest-facing.



11.) View of complex rear 'C4' and B, south-facing.



12.) General view of complex rear, west-facing.



13.) Close up view of rear stone wall of building A, west-facing.



14.) View of the south-east corner of building A, southeast-facing.



15.) View of elevation 'A1', east-facing.



16.) View of 'A1', sandstone foundation course, window corbel, and Victorian cement render with exposed underlying brickwork.



17.) View of elevation 'A2', east-facing.



18.) View of elevation 'B1', east-facing.



19.) View of elevation 'B2', northeast-facing.