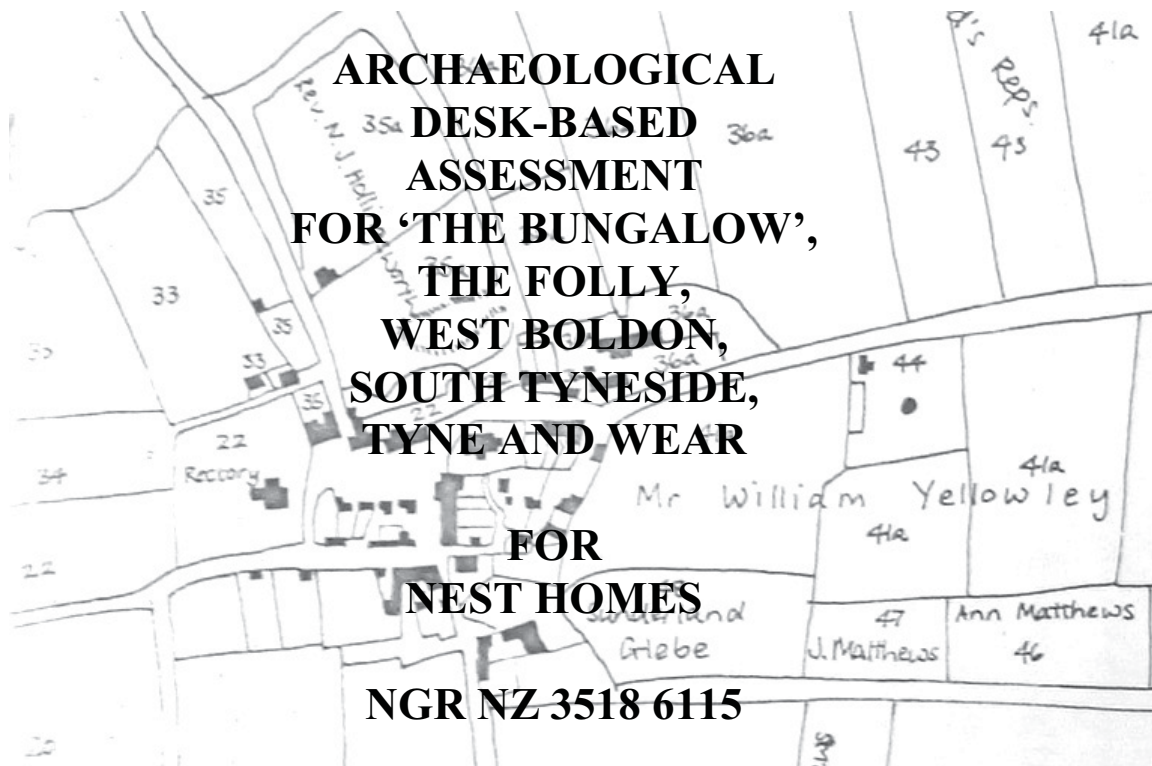


NORTH PENNINES ARCHAEOLOGY LTD

Project Designs and Client Reports No. CP/412/06



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CONTENTS

	<i>Page</i>
List Of Illustrations	iv
Executive Summary.....	v
Acknowledgements	vi
1 INTRODUCTION.....	7
1.1 CIRCUMSTANCES OF THE PROJECT	7
2 METHODOLOGY	8
2.1 PROJECT DESIGN.....	8
2.2 DESK-BASED ASSESSMENT.....	8
2.3 ARCHIVE	9
3 BACKGROUND.....	10
3.1 LOCATION, TOPOGRAPHY AND GEOLOGY	10
3.2 HISTORICAL BACKGROUND	10
4 ASSESSMENT RESULTS.....	16
4.1 INTRODUCTION	16
4.2 HISTORIC ENVIRONMENT RECORD (HER)	16
4.3 DURHAM RECORD OFFICE	16
4.4 CARTOGRAPHIC SOURCES.....	16
4.5 AERIAL PHOTOGRAPHY	18
4.6 ARCHAEOLOGICAL INVESTIGATIONS	18
5 CONCLUSIONS AND RECOMMENDATIONS	19
5.1 ARCHAEOLOGICAL POTENTIAL	19
5.2 RECOMMENDATIONS	19
6 BIBLIOGRAPHY	20
6.1 PRIMARY SOURCES.....	20
6.2 SECONDARY SOURCES	20
APPENDIX 1: GAZETTEER OF SITES	23

CONTENTS

APPENDIX 2: CATALOGUE OF DURHAM RECORDS.....	24
DURHAM RECORD OFFICE.....	24
DURHAM UNIVERSITY LIBRARY	24
APPENDIX 3: FIGURES AND PLATES.....	25

LIST OF ILLUSTRATIONS

Location

FRONT COVER: EXTRACT FROM THE TITHE MAP OF BOLDON, 1840.....	FRONTISPIECE
FIGURE 1: SITE LOCATION.....	APPENDIX 3
FIGURE 2: DETAILED LOCATION OF SITE.....	APPENDIX 3
FIGURE 3: HISTORIC AND CULTURAL SITES.....	APPENDIX 3
FIGURE 4: 18 TH CENTURY FIELD PLAN OF WEST BOLDON.....	APPENDIX 3
FIGURE 5: GREENWOOD’S PLAN OF COUNTY DURHAM, 1820.....	APPENDIX 3
FIGURE 6: EXTRACT FROM THE TITHE MAP OF BOLDON, 1840.....	APPENDIX 3
FIGURE 7: FIRST EDITION ORDNANCE SURVEY MAPPING, 1878.....	APPENDIX 3
FIGURE 8: SECOND EDITION ORDNANCE SURVEY MAPPING, 1897.....	APPENDIX 3
FIGURE 9: THIRD EDITION ORDNANCE SURVEY MAPPING, 1919.....	APPENDIX 3
FIGURE 10: FOURTH EDITION ORDNANCE SURVEY MAPPING, 1939.....	APPENDIX 3
PLATE 1: WEST BOLDON VILLAGE, 1901 (SOUTH TYNESIDE BOROUGH COUNCIL 1979).....	APPENDIX 3
PLATE 2: FOLLY HOUSE, WEST BOLDON, 1950 (BAINBRIDGE 1998, 21).....	APPENDIX 3
PLATE 3: APPLICATION FOR BUNGALOWS ON DEVELOPMENT SITE, 1969 (TWAS).....	APPENDIX 3
PLATE 5: VIEW OF DEVELOPMENT SITE AND THE FOLLY FROM THE SOUTH.....	APPENDIX 3
PLATE 4: ST. NICHOLAS’ CHURCH.....	APPENDIX 3
PLATE 6: A VIEW OF ‘THE BUNGALOW’ WITH A CONSERVATORY ON THE WEST WALL.....	APPENDIX 3
PLATE 7: VIEW OF THE EASTERN WALL OF THE DEVELOPMENT SITE.....	APPENDIX 3
PLATE 8: A VIEW OF ST. NICHOLAS’ CHURCH FROM THE DEVELOPMENT SITE, WITH THE WESTERN BOUNDARY WALL OF THE DEVELOPMENT SITE IN THE FOREGROUND	APPENDIX 3

EXECUTIVE SUMMARY

In October 2006, North Pennines Archaeology Ltd was commissioned by Nest Homes to undertake a pre-application archaeological desk study in advance of a proposed redevelopment of 'The Bungalow', The Folly, West Boldon, South Tyneside, Tyne and Wear (NGR NZ 3518 6115).

The study involved the examination of all pertinent documents and cartographic sources held in Tyne and Wear Archives in Blandford Square, Newcastle upon Tyne and of the Local Studies section of library at South Shields and at Newcastle City Centre (temporarily relocated to the Civic Centre) and the consultation of the Historic Environment Record (HER) of Tyne and Wear County Council based in Jesmond Cemetery Gates, Newcastle upon Tyne. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains. In addition, the research also involved a study of holdings at Durham Record Office and the Durham University Library, studies of which were carried out on-line. In addition, a number of published sources and several relevant web sites were consulted to provide background information.

The desk-based assessment located a total of 14 sites from the HER and 2 from other sources, in close proximity to the development site. Of most relevance, and of closest proximity were the Grade I listed 13th century Church of St. Nicholas, the Medieval village of West Boldon, as well as the presence of 19th century buildings on the Development Site. In addition, although to a lesser extent, the location of a communal grave for victims of the small pox could lie within the development, as could the site of a 19th century building known as 'The Folly'.

As the development has the potential to directly impact on a number of archaeological sites, it is recommended that a programme of archaeological evaluation is undertaken prior to any proposed development of the site. Of particular concern are the possible medieval deposits, likely to survive on-site, and traces of structures dating to the 19th century.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to offer thanks to Nest Homes for commissioning the project, and for their assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jennifer Morrison, Tyne and Wear Archaeology Officer, Tyne and Wear Specialist Conservation Team, and all the staff at Tyne and Wear Archives and the staff at Newcastle City Library Local Studies Section, for their help during this project.

The desk-based assessment was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Martin Railton, Senior Project Officer for NPA Ltd. The report was edited by Juliet Reeves.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 This archaeological desk-based study was undertaken prior to the deliverance of an official planning application to South Tyneside Council for a proposed development located on 'The Bungalow', The Folly, West Boldon (NGR NZ 3518 6115) (Figs 1 and 2). This study will inform the client of any likely archaeological features that may be encountered during development, as well as any further archaeological mitigation procedures that will be the likely result of an official planning application. The site is located in close proximity to the site of an Anglo-Saxon Church, and its successor, St. Nicholas' Church, the latter of which has a construction date of 1220, and is a Grade I listed building (the church lies 15m to the north-east, and the western boundary of its graveyard runs along the eastern boundary of the Development Site). As such, it lies at the core of the medieval village of West Boldon. North Pennines Archaeology Ltd. (NPAL) were commissioned by Nest Homes to undertake an archaeological desk-based assessment, to the specification provided by Jennifer Morrison, Tyne and Wear Archaeology Officer of the Tyne and Wear Specialist Conservation Team, Newcastle City Council, of the general area around 'The Bungalow'.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Newcastle upon Tyne, Tyne and Wear Archives at Blandford Square, Newcastle upon Tyne and the local studies section of the library at Newcastle upon Tyne and the library of South Tyneside held at South Shields, as well as a search of the archives and library held by North Pennines Archaeology Ltd. In addition, an on-line search was made of the catalogues held at Durham Record Office and at Durham University Library, to see what was available and whether any documents were relevant. As a result, it was not deemed necessary to visit, though the on-line search results have been included in the report (Appendix 2). Unfortunately, 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. Several of the usual sources available for study had been moved to storage before the new library is completed.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 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 PROJECT DESIGN

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

2.2 DESK-BASED ASSESSMENT

2.2.1 Several sources of information were consulted, in accordance with the project brief and project design. The study area consisted of a broad overall history of West Boldon, with an additional detailed c. 100m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.

2.2.2 ***Historic Environment Record (HER):*** the HER in Newcastle upon Tyne, a database of archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which included monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth. Aerial photographs of the area were also studied. They also hold details and reports of previous archaeological work carried out in the area.

2.2.3 ***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, Third and Fourth Editions of the Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections. In addition, deposited building plans are held of areas within the current county of Tyne and Wear, and these were checked for any surviving plans relevant to the development site.

2.2.4 ***Newcastle City Library Local Studies Section:*** various old photographs of the county are held in the local studies section of library. In addition, various local publications and documents outlining local history are held at the library.

2.2.5 ***South Tyneside Local Studies Centre, held at South Shields:*** the local library for South Tyneside holds records of particular relevance to South Tyneside, including local books.

- 2.2.6 ***Durham Record Office (DRO) On-Line Catalogue and Durham University Library (DUL) holdings:*** the on-line catalogues for the records held at the offices both at the University and at the County Record Office were checked. Several records are held there, including details of the Turnpike Road between South Shields and Chester-le-Street via West Boldon (DRO Q/D/P/12) and drawings and plans of St. Nicholas Church in the diocese of Durham (DUL WOD/1/1-44). Full details of records on the on-line catalogue are given in Appendix 2. As none seemed directly relevant, a visit in person was not deemed necessary.
- 2.2.7 ***North Pennines Archaeology Ltd (NPAL):*** various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.

2.3 ARCHIVE

- 2.4.1 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.

3 BACKGROUND

3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies within an urban context at the western edge of the South Tyneside suburb of West Boldon, c.10m to the east of St. Nicholas' Church (Fig 2).
- 3.1.2 The site is bounded to the north by properties fronting St Nicholas' Road; to the east by properties fronting The Folly, and by The Folly itself; to the south, by The Folly and accessible properties; and to the west by the grounds of St. Nicholas' Church. The site is known as 'The Bungalow' and consists of a 1970s residential property, with surrounding land.
- 3.1.3 The natural solid geology of the area consists of a rhythmic cyclothem of Carboniferous Coal Measure strata surviving to a thickness of c. 850m. Occasionally, Middle and Upper Coal Measures outcrop through outlying Permian sandstones in the Boldon region. The area is overlain by the Durham Lower Boulder Clay, interpreted as a large ground moraine, which has been deposited by an ice sheet spreading from south-west Scotland or north-east England (Smith 1994).

3.2 HISTORICAL BACKGROUND

- 3.2.1 *This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area.*
- 3.2.2 **Romano-British (c. AD 43- AD 410):** stones of a Roman date were discovered at the 13th century church of St. Nicholas, but no evidence of Roman settlement has so far been encountered at West Boldon. It is well known that Roman Monuments were a good source of stone for building, so the stone could have been robbed from somewhere nearby, e.g. South Shields.
- 3.2.3 **Early Medieval (c. 410 AD- 1066):** although the first historical reference to Boldon is not until 1173, the settlement is thought to date back to Saxon times, when a timber church stood on the site of the present St Nicholas' Church. Indeed the name, 'Boldon' appears to have Saxon origins. There are various possible meanings of the word. It could be a combination of the Saxon suffix 'don' or 'dun' (meaning rising ground) and 'bol' (a building), thus, 'the building on a hill'. There are suggestions that it could be from 'baal' (god of fire) and 'don' (river) (e.g. Wilson 1935, 4), but it is perhaps more likely that the name derives from 'bole' (rounded hill) and 'don' (the river), as it is known from documents at Jarrow that the stream running through Boldon was called 'Don' in the 8th century, a time at which Jarrow was called 'Donemouth' (Middleton 1983, 12¹).
- 3.2.4 **Later Medieval (c. AD 1066- AD 1485):** up until the beginning of the 12th century Boldon appears to have remained a settlement of little importance. In 1183 a survey

¹ Middleton, A. (1983) *Boldon's Witness in Church and Community*. Local Community Pamphlet (NCLLSS Acc. L942.11) has no page numbers, so, for the use of this report and for ease of reference, page 1 is herein assumed as the start of chapter 1.

of the estates of the See of Durham was drawn up by order of the Bishop Pudsey (Wilson 1935, 9). The northern counties had been omitted from the survey published in the Domesday Book during William I's reign. The settlement of Boldon was the first to record the services supplied by tenants to landowners for holding lands in the parish. As a result, in later surveys of other settlements, if services were identical, it is simply stated on the records that there are a certain number of villains "*who hold, work, and render as those of Boldon*". Thus the written results of the surveys were styled as 'The Boldon Buke'.

- 3.2.5 The Boldon Book lists the settlement as follows: "*Twenty and two tenants in villenage, each of whom occupies two oxgangs containing together thirty acres and pays two shillings rent, sixpence for scatpennies, half a chadder of oats, sixteen pence for averpennys, leads five woodlades, provides two hens and ten eggs and performs three days' work for the lord every week, excepting one week at Easter and Pentecost and thirteen days at Christmas. And in course of their work they harrow if need be, and make loads, and during this latter service they receive each a loaf of bread. They reap one day at Hocton (Houghton) and work till evenings, and then they receive a corrody. At St Cuthbert's Fair two villans build one booth; and when they make withies and lead wood-lades they are quit of all other services. Twelve cottagers; each holds twelve acres, works two days in the week for the lord the year round, except the holy days above named, and provide altogether twelve hens and sixty eggs. Robert holds two oxgangs containing thirty six acres and pays himself a mark. The mill pays five and a half marks rent. The whole tenantry in villenage are bound to construct in the course of their work, if need be, a house forty foot long and fifteen feet wide, and when this service is ordered, four pence averpennys is remitted by each tenant. The whole vill pays seventeen shillings for cornage and furnishes one milch cow*" (Surtees Society 1852, 45). This would have been a usual arrangement for a small village of the time.
- 3.2.6 It is unclear what happened to the Saxon timber church, presumably still standing at the time of the above survey. Perhaps it burnt down, but whatever its demise, there was a need at this time for a corporate place of worship by 1220, when St. Nicholas' Church was constructed. The Chancel of the present day St. Nicholas' Church dates to the original construction, and also still standing are the original tower and the sides of the chancel arch, dating to this foundation date. Of particular interest regarding the Church of St. Nicholas is the spire. It consists of a stone-built octagonal spire on a square tower, using flanking broaches of stone to fill-in the corners. This is called a 'broach' spire, and they are a rare occurrence on 13th century churches (Pevsner and Richmond 1992). The success of the village was clearly improving, with population growth, because it became necessary for additions to be made to the church at some time before the mid-13th century. This period (c. 1100-1250) was an important one nationwide for the development of villages (Rowley and Wood 1985, 12) with the emergence of the church as a powerful economic and political force.
- 3.2.7 Population numbers across Britain as a whole seemed to peak c. 1250 at between 3 and 5 million, before declining again. Disease and soil exhaustion had a part to play (the Inquisitions of the Ninth of 1341-2 recorded soil infertility and bad weather as reasons why taxes on settlements should be reduced), although periodical raids by

the Scots in the North would have been more directly relevant to West Boldon. In 1218 they had reached deep into Yorkshire with the estimated destruction of 140 villages in that year alone (Rowley and Wood 1985, 14).

- 3.2.8 Another survey was taken of the Episcopal estates between 1377 and 1380 undertaken by the Bishop of Durham, Bishop Hatfield. In the two hundred years since the last survey, the village had changed. If decline occurred, the village had since recovered. Marshlands had been reclaimed, and woods cleared with the growth of the village and increase in population (Middleton 1983, 15). The village would have been associated with several large fields for agricultural purposes, subdivided into narrow strips, which were divided up between the villagers (Rowley and Wood 1985, 35). Bundles of these strips made up furlongs, and it was these that formed the basic unit of crop rotation during the medieval period, very often running right up to the settlements themselves. Under this open-field system each villager was responsible for working their own strips, though a collective decision was made on what should be grown where, and when. Each plough team would have worked up one side of the strip, and back down another, leaving the soil piled up towards the centre, thus leaving hollows between the plots (ibid, 36). The extent of arable land associated with the village of West Boldon can be seen on an 18th century map showing the lands subject to the gilly tithe (Fig 4). Ridge and furrow traces can often be seen showing this land-use of the medieval period. None has been noted close to West Boldon, however, suggesting either it has been built over, or that subsequent ploughing may have destroyed the traces. During this period, The Folly retained its role as a route passing through the backland of the medieval village with buildings on the east side only. The west side retained its more rural open green, possibly as market gardens for the Church and Rectory.
- 3.2.9 Scots House dates to the Medieval period also. It was situated about a mile to the west of Boldon on the south side of the main Newcastle Road. The earliest mention of the House is in 1381 when '*Richard Hedworth died, possessed of Scottes House on Boldon Moor*' (Wilson 1935, 45). The Newcastle Road from West Boldon was once a private road, the use for which a toll was necessary. The gates once existed near Toll Gate Cottage.
- 3.2.10 ***Post-Medieval (c. AD 1485- 1900):*** the English Civil War saw another time for Boldon to make the history books. By 1642 problems between King Charles I and Parliament had escalated to such an extent that Civil War had broken out, leading to the country being divided between two armed camps. The Lumley's and the Hilton's with the countryside in the area supported the King, but Sunderland supported Parliament's cause. It was around this time that the Scots made their third incursion into the North (Wilson 1935, 27), but the Marquis of Newcastle led the Royalist troops and prevented them from taking Newcastle, which was the Royalist stronghold of the North. The city was surrounded by land, however, and the forts at South Shields and Tynemouth supported the King leaving the river free to them, and the road which led to it. The siege lasted for two years, and it meant that Sunderland gained the role as the great coal-exporting port. Newcastle coals were forbidden by Parliament, making Sunderland a key outpost for sustenance for the parliamentary support.

- 3.2.11 In 1644 an attempt was made to break Royalist supporters in the North-East. Alexander Leslie, a Scottish General who sided with Parliament, gathered an army at Berwick and marched south through Northumberland. It was a harsh winter, however, and the army arrived exhausted into Sunderland on 4th March. The army, consisting of 18,000 troops and 3,500 cavalry, camped at the Pann Fields in Sunderland. Although the settlement of Sunderland supported the King, the troops had difficulty obtaining provisions, due to the surrounding countryside supporting the King. Several skirmishes had provided the Royalists with victory and new-found confidence. They were backed up by the arrival of cavalry from Yorkshire under Sir George Lucas. As a result, they took possession of Boldon Hill on 6th March. The Scottish army marched out to challenge and the armies faced each other across the fields. The Scots seemed to gain ground in the night, with the Royalist forces seeming to retreat a little. The Scots were about to follow when a snowstorm arose, allowing them an escape to Durham. An eventual encounter between the two took place at Nannycow Hill, Downhill, where the Royalists triumphed. Although no battle took place at Boldon, it gained the honour of holding out for the king in a decisive gesture (although the Royalist victory was not long-lasting).
- 3.2.12 Boldon Hall, once a fine mansion was built in 1709 by William Fawcett. In 1935 the Hall was in ruins (Wilson 1935, 48) before being restored in 1939 by Theodore Nicholson of Sunderland (Middleton 1983, 17). The original roof tiles were fixed with sheep bones which had been tapered to form large nails. Land alongside the Hall, at the back, is thought to have once been used as a Quaker burial ground (Middleton 1983, 17). The main free highway at this time ran past the Hall. Once the private road was freed from the toll, this road fell into disuse and was barely a cart track in 1935. The origins of the Black Horse can be traced to at least 1700, and would have served as a coaching house for travellers between Sunderland and Newcastle (Middleton 1983, 16). On the corner of St. Nicholas' Road is a house called Hilltop House. It was built by a Yeoman in from Durham in 1701, who was the overseer of the toll road (ibid). A building constructed closer to the Development Site, but at a similar time was an unusual building called 'The Folly' which seems to have existed until the 1950s (Site 13; Bainbridge 1998, 21). This is presumably where the name for the Lane derives. Although the exact date of its construction is unclear, it is rumoured that it was built by a sea captain in the early 19th century, so that he could see the sea from the window (Bainbridge 1998, 21). An old photograph of this building shows that it probably existed mid-way along the road, although its precise location cannot be ascertained, as it is not labelled on any of the maps. The HER records it as being located close to the Development Site, on the eastern side of the road.
- 3.2.13 It seems that the period between c. 1750 and 1800 saw a development to the village, which would have stayed much the same since the Medieval Period. The Green, and the Church, the focus of the village, were gradually built upon and around, and buildings appeared on the north row, spreading eastwards, and on the south row, spreading westwards. The lack of early maps (HER 1978, 6), make this second stage of the development of West Boldon difficult to date.
- 3.2.14 West Boldon was hit by a terrible small-pox epidemic in 1873. August 1874 was the height of this epidemic and had reached almost every house in the village (Wilson

- 1935, 54). The death-rate was so high that the dead were buried as soon as possible without coffins, during the day or night, in a communal grave near Folly Gate (Site 16). The similarity between the road name on which the development site exists, The Folly, and Folly Gate, should not be overlooked here.
- 3.2.15 A mill existed at West Boldon until November 1893. A storm during this month caused the *'sails to rotate at such a speed that the brake became useless, and the heat thus generated so great, that all but the substantial stone tower was destroyed by fire'* (Wilson 1935, 53-4). The windmill was built in 1834, and is protected by a Conservation Order (Middleton 1983, 17). A further local industry was the brewery at West Boldon. This was located close to Glebe Farm, taking advantage of certain tonic properties located there. It was established by Messrs Fenwick of Sunderland, but was closed c. 1880.
- 3.2.16 Until the mid-19th century, West Boldon was situated on a rocky outcrop between Sunderland and Newcastle and served as a rural retreat for people from the cities for its fresh air. In around 1854, Boldon Colliery was established. Rows of small miners cottages were constructed to house the workforce of what became a busy colliery site, changing the rural retreat type scenic village, previously. Although Boldon Colliery was situated to the north of West Boldon the 19th century saw a rise of housing in the village. New housing was built, particularly concentrated to the north-east of the village, and to the east, with the creation of Addison Road. These new developments have not affected the central core of the Medieval Village.
- 3.2.17 The development site seems to have remained clear of buildings until the mid 19th century, as illustrated by the Tithe Map of Boldon in 1840 (Fig 6). Two buildings were constructed between 1840 and the surveying of the First Edition Ordnance Survey Mapping, published in 1862 (Fig 7). A Wesleyan Chapel was constructed at a similar time on the eastern side of The Folly, suggesting a general gradual populating of the east of the village. The Chapel appears to have been short-lived, as it is no longer marked on the Second Edition Ordnance Survey Mapping of 1897 (Fig 8). The buildings on the Development Site are more durable, remaining, with slight alterations on the Second (Fig 8) and the Third Edition (Fig 9) of the Ordnance Survey, of 1897 and 1919 respectively.
- 3.2.18 **Modern (1900- present):** the two buildings on the Development Site appear to have been demolished between 1919 and 1939, the latter being the publication date of the Fourth Edition Ordnance Survey Mapping (Fig 10), where the buildings no longer appear. A narrow rectangular building had been built running along the southern edge of the Development Site, and a further possible small square building towards the north of the development has been hatched, perhaps suggesting a temporary construction.
- 3.2.19 A deposited building plan dating to 1969 appears to be an application requesting the construction of two bungalows on the Development Site (Plate 3). They appear to have a similar form to the extant bungalow on-site, so perhaps permission was conditionally approved for one to be constructed, or perhaps it was rejected, and a later application approved. The Bungalow now present on the Development Site does appear to date to the 1970s, but plans have not yet been deposited at the Archives, for buildings proposed after this date.

3.2.20 The village of West Boldon received Conservation area status in 1975. A recent Conservation Area Management Plan (South Tyneside Council 2006) has further divided the area into twelve distinct zones. The Development Site lies in Area 8: the Folly (ibid, 9), where it is cited as the second oldest part of the village. The document outlines key areas to consider regarding development in the area. The West Boldon Conservation Area Character Appraisal (North East Civic Trust 2002) lists the key issues regarding development of the area as the continued conservation of the Grade I listed Church, the protection of the rural character of buildings in The Folly, ensuring residential property demands do not erode the character, and the retention and restoration of historic buildings and details (ibid, 32). It is clear that development in the area must remain sympathetic to the cultural and historic character of West Boldon.

4 ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 14 HER records, which include Listed Buildings for the study area immediately around the site defined as a 100m radius, centred on the site. Two additional sites, that of the Wesleyan Chapel, and that of the Folly Gate communal grave of 1874, have been identified by this assessment. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** there were 7 HER records within the study area, which is defined as a c. 100 m radius around the site (Fig 3). These include an entry of Romano-British date (Roman stones in the Church of St. Nicholas; Site 5), an entry of 12th century date (West Boldon medieval village; Site 4), an entry of 17th century date (the Quaker Burial Ground; Site 1), two entries of 18th century date (the Rectory; Site 14; West Boldon Quarry; Site 4), an entry of 19th century date (The ‘Folly’ House; Site 7) and an entry of 20th century date (WW2 concrete road block; Site 6). Two additional sites have been identified from this desk-based study of the area. A full summary can be found in *Appendix 1*.

4.2.2 **Listed Buildings:** the listed building records, incorporated within the HER records, show that 7 listed buildings exist within a 100m radius of the site including in closest proximity: St. Nicholas’ Church dating to the early 13th century (Grade I; Site 3) and the Walls and Gates of St. Nicholas’ Church (Grade II; Site 8).

4.3 DURHAM RECORD OFFICE

4.3.1 Many of the relevant records (e.g. historic mapping, old Ordnance Survey Maps etc.) were held at Tyne and Wear Archives. In addition, copies of a plan of the Field Boundaries surrounding West Boldon in the 18th century, and the 1840 Tithe Map of West Boldon were held at the HER, making a visit to the Record Office unnecessary. An on-line search of the catalogue revealed nothing of relevance to the site. A summary table of the records held at Durham Record Office can be found in *Appendix 2*. A recommendation of further archaeological mitigation might suggest a thorough double checking of these sources.

4.4 CARTOGRAPHIC SOURCES

4.4.1 A search of maps recording West Boldon was carried out. Only those that reveal the area around the development site, and of direct relevance have been included. “It is unfortunate that no early maps survive of Boldon, the earliest being the Tithe Map of 1840” (HER 1978, 6).

- 4.4.2 ***18th Century Field Plan of West Boldon (HER Additional Information, 954; Fig 4)***: this reveals the village of West Boldon at the centre of five main routeways. Folly Lane is represented by the 90 degree angle bend to the east, abutted by Hallfield Deeps. It shows the extent of the village as it probably would have been in the 12th century, with surrounding fields, although the strip field system as presumably been replaced by larger fields, implemented by the Act of Inclosure in the 18th century.
- 4.4.3 ***Greenwood's Plan of County Durham, 1820 (Fig 5)***: this shows the village of West Boldon at the centre of five main routeways. It shares the same broad outline of the village as the 18th century field plan (Fig 4).
- 4.4.4 ***Tithe Map of West Boldon, 1840 (HER Additional Information, 954; Fig 6)***: this is the earliest plan of the village to show any detail. It depicts a tightly compacted village around a central green, bounded by the rectory, to the west, and Folly Lane, the unusually shaped dog-leg road, to the east of the village. The few houses on the lane at this time would have given it a very rural character. The Development Site is free of buildings on the plan.
- 4.4.5 ***Ordnance Survey Map 1862, First Edition, 25" to 1 mile, Durham sheet vii.4 (Fig 7)***: the First Edition Ordnance Survey mapping of 1862 shows the eastern part of the village to have remained much the same since 1840 and the surveying of the tithe map. A Wesleyan Methodist Church had been established at the southern end of The Folly by this time. The building, labelled 120, and a further square-shaped building to the north-west lie within the Development Site, and must have been constructed between 1840 and 1862.
- 4.4.6 ***Ordnance Survey Map 1897, Second Edition, 25" to 1 mile, Durham sheet vii.4 (Fig 8)***: this map looks very much like the First Edition Ordnance Survey mapping of 1862, though the building that could lie at the centre of the development has been extended beyond its previous square shape.
- 4.4.7 ***Ordnance Survey Map, 1919, Third Edition, 25" to 1 mile, Durham sheet vii.4 (Fig 9)***: the Third Edition Ordnance Survey map is very similar to the Second Edition Ordnance Survey mapping of 1897, with the same two buildings surviving on the Development Site. The building towards the centre of the Development site seems to have lost its eastern extension, and the building to the south-west has changed to a more rectangular shape. More buildings seem to have been constructed towards the south of The Folly, filling in the gaps between pre-existing dwellings on the eastern frontage.
- 4.4.8 ***Ordnance Survey Map, 1939, Fourth Edition, 25" to 1 mile, Durham sheet vii.4 (Fig 10)***: by 1939, the buildings seen on the Development Site on the earlier maps, seem to have been removed, and a new one constructed instead, at the southern edge of the site. A small building towards the north of the Development Site, depicted with hatching, could represent an outbuilding, or temporary building.

4.5 AERIAL PHOTOGRAPHY

- 4.5.1 Aerial photographs pertaining to the study area were studied at the Historic Environment Record Office at Jesmond, Newcastle upon Tyne. No aerial photographs of the Development Area were lodged at this location.

4.6 ARCHAEOLOGICAL INVESTIGATIONS

- 4.6.1 The development site itself has not yet been subjected to archaeological investigation. One area close to the site has been studied previously, and is summarised in the table below:

HER CODE	LOCATION	CONTRACTOR	TYPE OF INVESTIGATION
2006/29	Hall Green Farm, West Boldon NGR NZ 3511 6111	Tyne and Wear Museums	Archaeological Assessment and Building Recording

- 4.6.2 The closest archaeological investigations to the development, are limited to a programme of archaeological research and recording on the site of Hall Green Farm c 65m to the south west of the Development Site. The Assessment and Building Recording recommended evaluation to inform the level of archaeological survival sub-surface, and to locate the medieval and post-medieval development of the site, based on the 1840 tithe map and the First Edition Ordnance Survey Map (Richardson and Parker 2006, 22). This programme of evaluation has not yet begun.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for Roman archaeological remains surviving on the development site is low. Although Roman stones have been discovered in St. Nicholas' Church (Site 5), it is likely that they were re-used from elsewhere.
- 5.1.2 The potential for Early Medieval archaeological remains surviving on the development site is medium. The site lies in close proximity to an Anglo-Saxon church, and presumably associated cemetery, and as no early maps of the area survive, it is unclear where the boundaries to the site lay.
- 5.1.3 The potential for Medieval or Post Medieval archaeological remains surviving on the development site is high. The site lies at the medieval core of the village, next to a Grade I listed 13th century Church. In addition, although small buildings have existed on the site since, several parts of the Development Site have remained clear since 1862, and early archaeological features may survive.
- 5.1.4 The potential for Early Modern archaeological remains surviving sub-surface is medium to high. The precise location of the communal grave for Small Pox victims in 1874 is not known (Site 16). It is known that it was located at 'Folly Gate'. This could either mean at one of the ends of the road, or, as 'gate' could also mean street, it could be anywhere along the lane. Traces of buildings dating to the 19th century that are known to have existed on site are likely to survive.

5.2 RECOMMENDATIONS

- 5.2.1 On the evidence presented above there is a medium to high potential for the survival of archaeological deposits on the site. As a result, it is advisable that a form of archaeological mitigation is undertaken on this development site to avoid any detrimental affects to archaeology there.
- 5.2.2 Due to the proximity of the 13th century Grade 1 listed church, and the central position of the site at the core of Medieval West Boldon, as well as evidence for 19th century buildings on the development site, it is recommended that a programme of archaeological evaluation is undertaken prior to any proposed development of the site.

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Ordnance Survey 1st Edition 1862, 25 inch to the mile. HMSO © Crown Copyright
Ordnance Survey 2nd Edition 1897, 25 inch to the mile. HMSO © Crown Copyright
Ordnance Survey 3rd Edition 1919, 25 inch to the mile. HMSO © Crown Copyright
Ordnance Survey 4th Edition 1939, 25 inch to the mile. HMSO © Crown Copyright
Tithe Map of West Boldon, 1840

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APPENDIX 1: GAZETTEER OF SITES

Site No.	HER No.	Site	Grid Reference (NZ)	Period
1	888	Quaker Burial Ground	3501 6098	17 th century
2	954	West Boldon Village	350 611	12 th century
3	956	Listed Building- St Nicholas' Church, West Boldon, Grade I	351 611	1220, early 13 th century
4	2312	West Boldon Quarry	3504 6121	18 th century?
5	5189	Re-used Roman Stones in Church of St. Nicholas	351 611	Roman
6	5850	Site of WW2 concrete roadblock	352 610	20 th century
7	8040	Listed Building- West Boldon Hall- Grade II*	3505 6098	1709, early 18 th century
8	8044	Listed Building- walls and gates of St. Nicholas' Church, Grade II	3507 6111	?
9	8058	Listed Building- Mansion House, Harton View, Grade II	351 612	Late 18 th / early 19 th century
10	8061	Listed Building- doorway to Rectory Green, Grade II	3488 6098	18 th century
11	8063	Listed Building- Edward Family Tomb, Grade II	3510 6109	?
12	8150	Listed Building- walls gates and piers on Hylton Lane, Grade II	3507 6096	18 th century
13	8676	Site of a House called 'The Folly' (destroyed for new road)	351 611	19 th century?
14	8679	Site of the Rectory where Henry George Liddell and Charlotte Bowes Lyon lived between 1814-1829 (Grandparents of Alice Liddell of 'Alice in Wonderland')	3492 6105	18 th century
15	--	Wesleyan Methodist Church seen on First Edition Ordnance Survey Mapping, 1862	3507 6131	mid 19 th century
16	--	Communal Grave for small-pox victims at 'Folly Gate'	3509 6133	1874

APPENDIX 2: CATALOGUE OF DURHAM RECORDS

DURHAM RECORD OFFICE

Reference	Details	Date
Q/D/P/12	South Shields to Chester-le-Street Turnpike Road via West Boldon and Washington to Great North Road near Vigo	30 th September 1823
Q/D/P/401	New Water Works for Sunderland and South Shields, including West Boldon	29 th November 1890
D/Bo/G7 (vi)	West Boldon, Whitburn, Monkwearmouth and Gateshead Parishes records, 1784-1847	n.d.
D/CG8/70	Condition of sale of a copyhold mansion house and garden at West Boldon with memorandum of purchase by George Robinson	2 nd March 1802
D/X/148/1-27	Photographs of parts of East and West Boldon	n.d.
D/X1103/24	Engraving of West Boldon	n..d.
NCBI/JB/2375	Notes on strata in connection to sinking a well for water, West Boldon	1832
NCBI/D6	Cutts Moor Farm, Boldon	1855-1881
NCBI/D14	Copyhold Land: West Boldon	1887
NCBI/D16	Coldsides Farm, West Boldon	1869-1900
NCBI/D51	Mansion House and 'Intack', Herton Coal Company	1796-1913
Q/R/HD/C/71-5	West Boldon footpath deemed unnecessary and stopped	n.d.
Q/R/HD269	South Shields, Boldon Colliery, West Boldon	5 th January 1921
Various	Various marriage deeds involving Rev. H.G. Liddel, West Boldon	1830s

N.B. The above was a search of documents. An identical search, but for images, revealed nothing. The website address is www.durham.gov.uk/recordoffice

DURHAM UNIVERSITY LIBRARY

Reference	Detail	Date
WOD/1/1-44	Drawings and plans of Boldon, St. Nicholas Church, Diocese of Durham	n.d.

N.B. The University Library holdings are listed within the Access to Archives Catalogue. The address is www.a2a.org.uk

APPENDIX 3: FIGURES AND PLATES



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2006

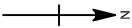
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The Folly
West Boldon

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DRAWN BY: CP

DATE: November 2006

LOCATION:



KEY:



Site Location

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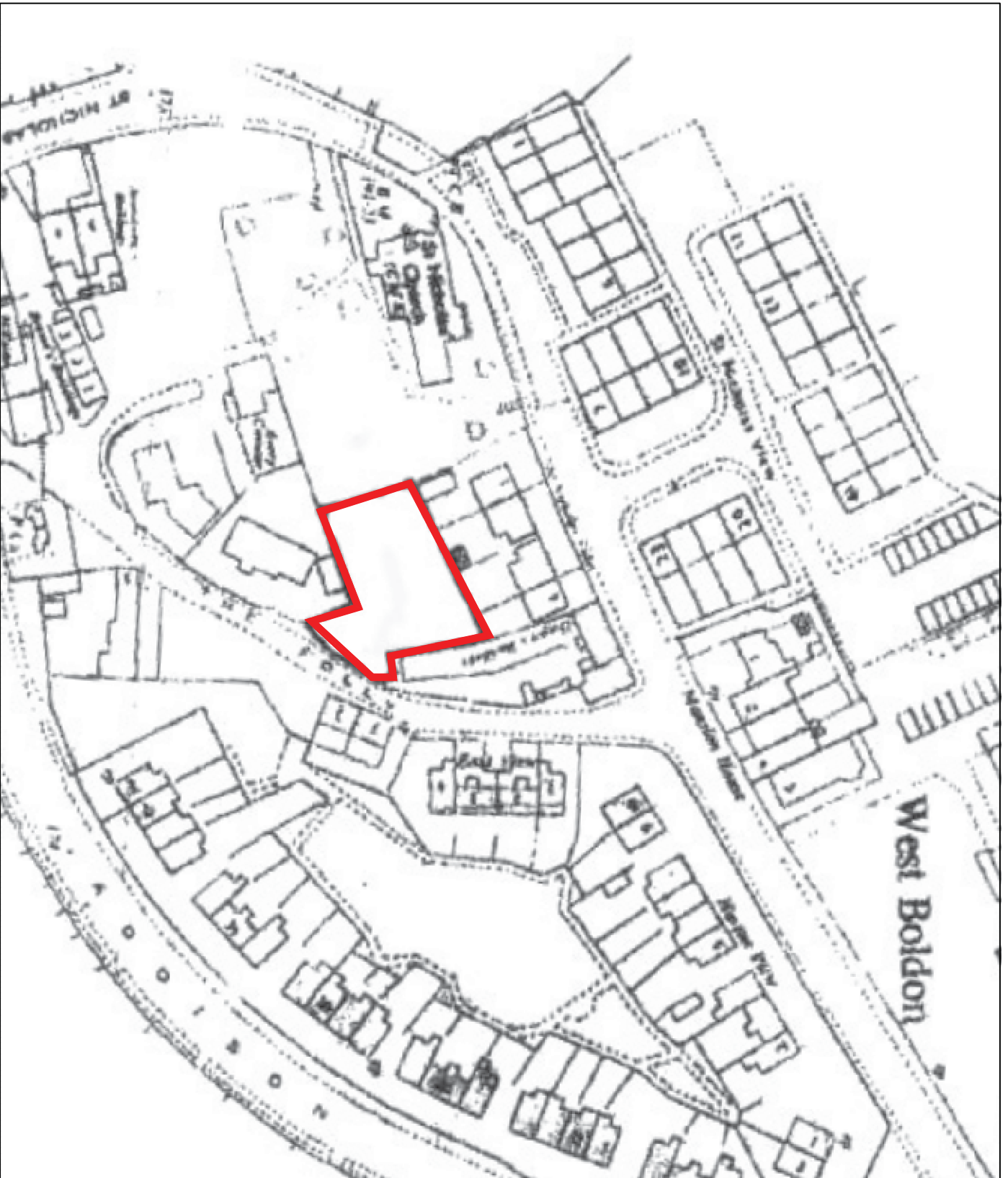
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Nest Homes

Figure 1 : Site Location



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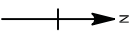
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The Folly
West Boldon

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DATE: November 2006

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Site Location

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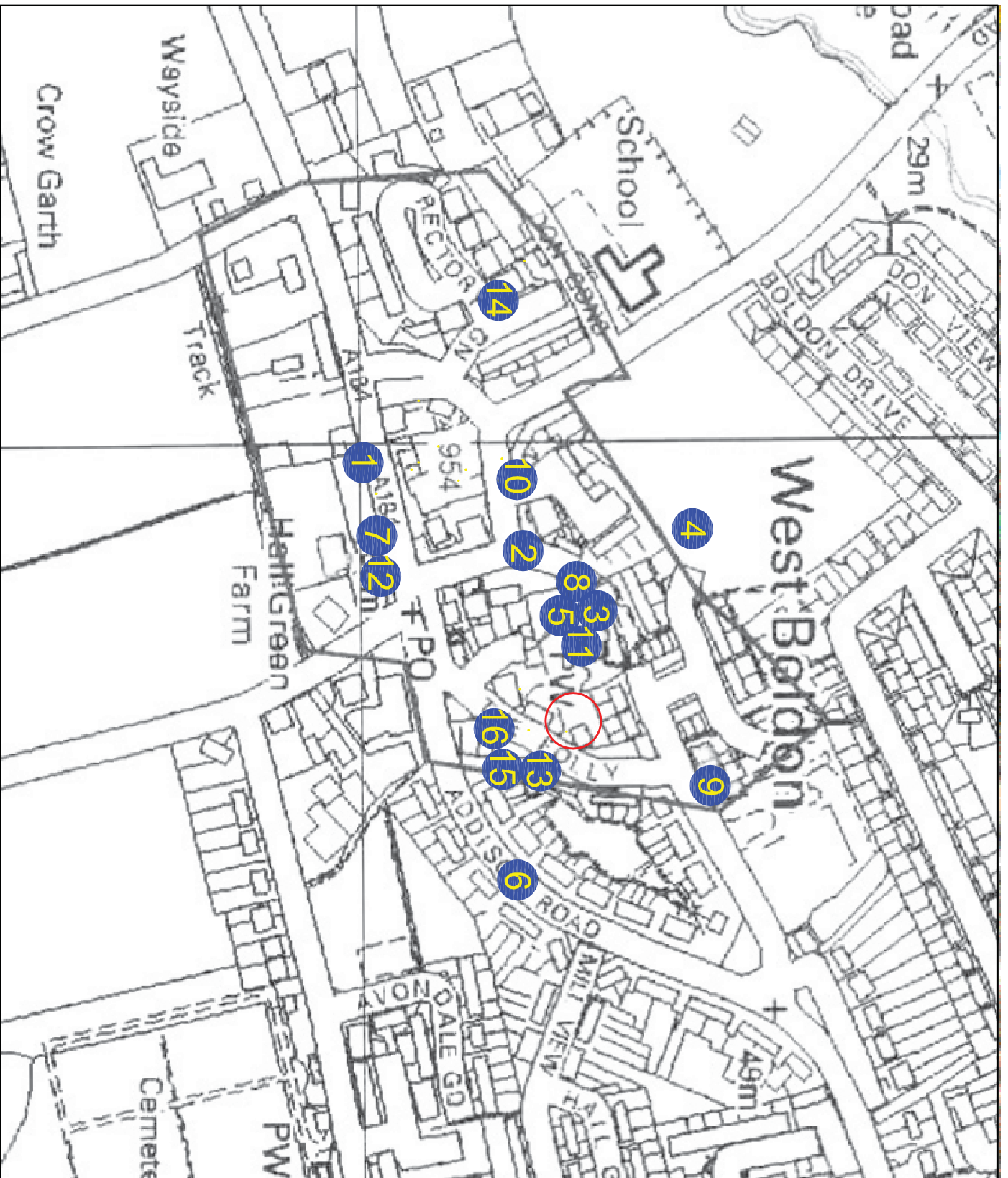
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Figure 2 : Detailed Location of Site



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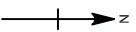
'The Bungalow'
The Folly
West Boldon

SCALE: 1:1500

DRAWN BY: CP

DATE: November 2006

LOCATION:



KEY:



Site Location



Location of Historic
and Cultural site

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Figure 3 : Historic and Cultural Sites



Site Location



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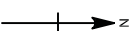
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DATE: November 2006

LOCATION:



KEY:



Site Location

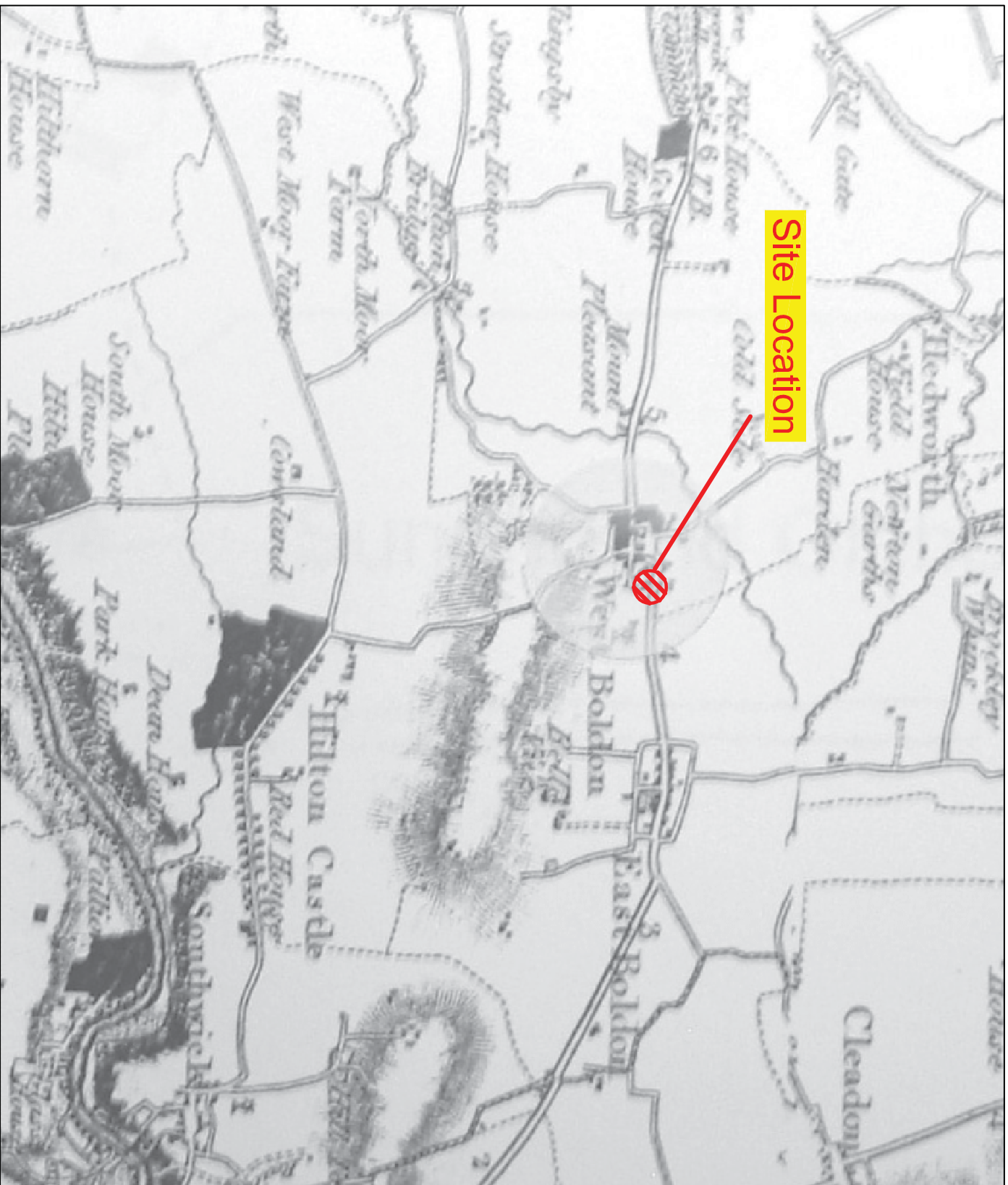
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Figure 4: 18th Century Field Plan of West Boldon



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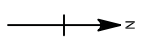
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LOCATION:



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Site Location

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Figure 5 : Greenwood's Plan of County Durham, 1820



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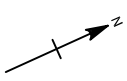
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DATE: November 2006

LOCATION:



KEY:



Site Location
(approximate)

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Figure 6 : Extract from the Tithes Map of Boldon, 1840



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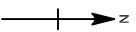
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DATE: November 2006

LOCATION:



KEY:



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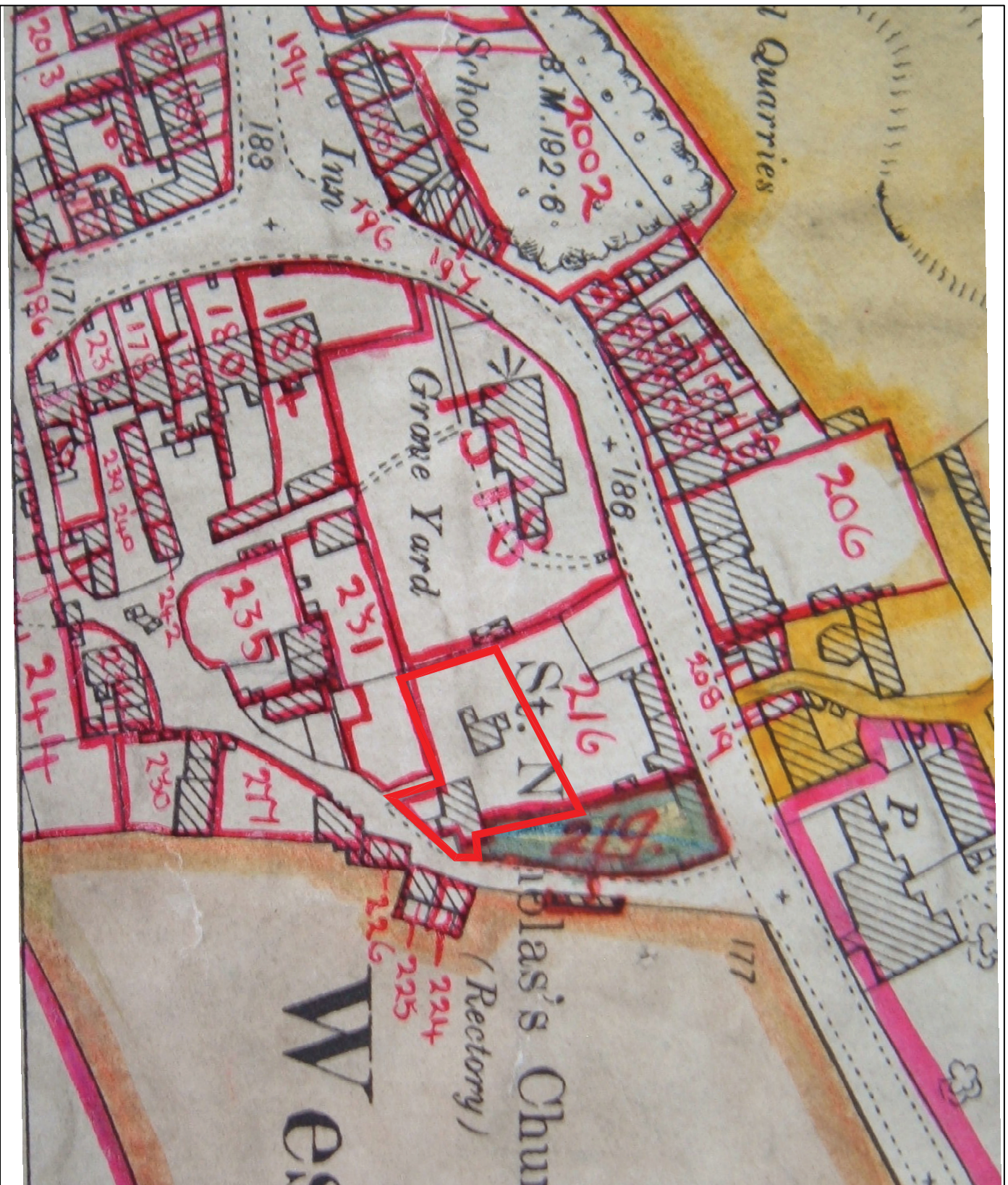
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Figure 7 : First Edition Ordnance Survey Mapping, 1862



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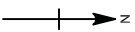
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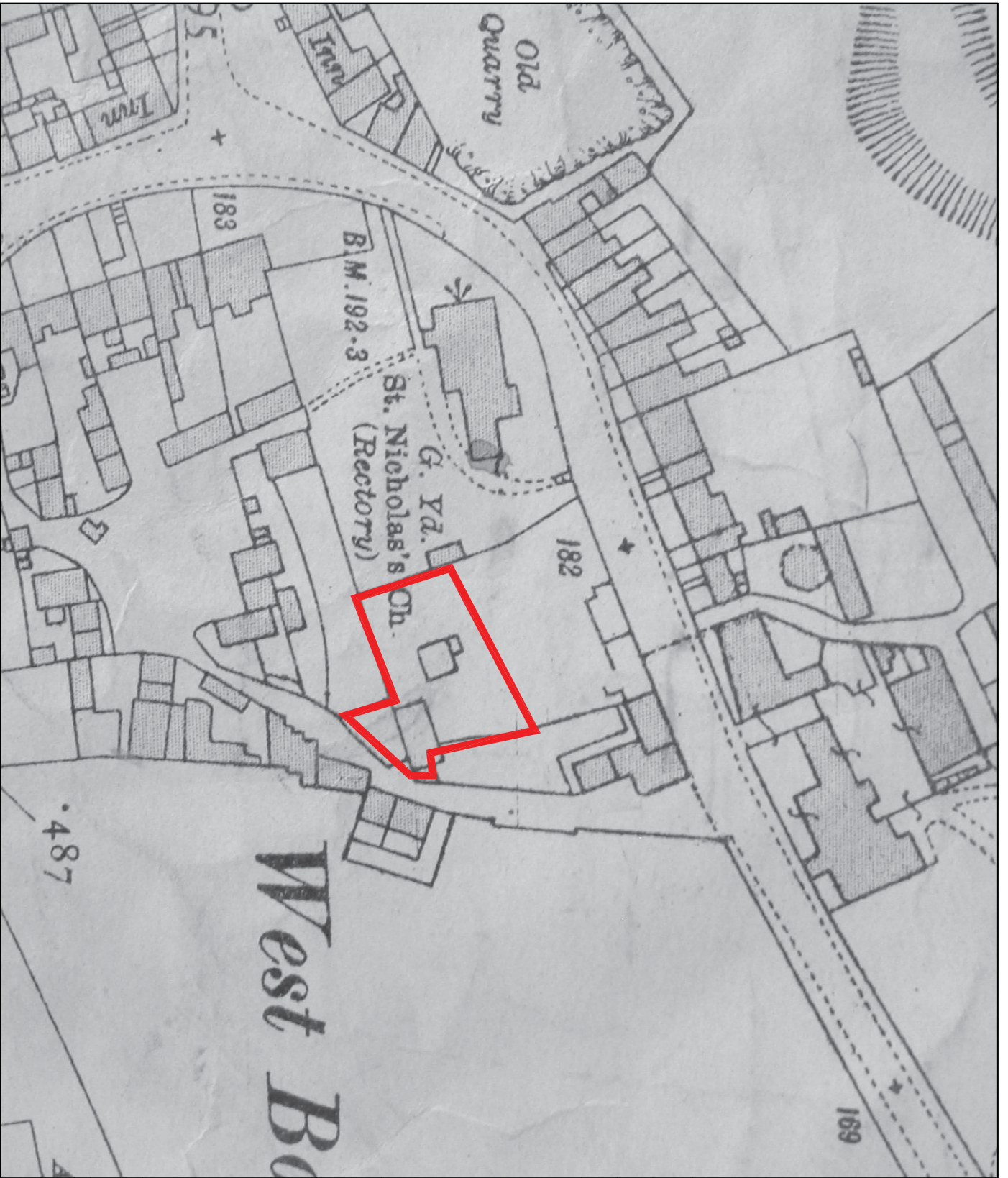
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Figure 8 : Second Edition Ordnance Survey Mapping, 1897



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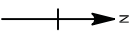
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The Folly
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Figure 9 : Third Edition Ordnance Survey Mapping, 1919



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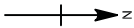
'The Bungalow'
The Folly
West Boldon

SCALE: 1:750

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LOCATION:



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Figure 10: Fourth Edition Ordnance Survey Mapping, 1939

APPENDIX 3: PLATES



Plate 1: West Boldon Village, 1901 (South Tyneside Borough Council 1979). The entrance to The Folly is shown on the left, behind the children.



Plate 2: Folly House, West Boldon, 1950 (Bainbridge 1998, 21)

PLATES

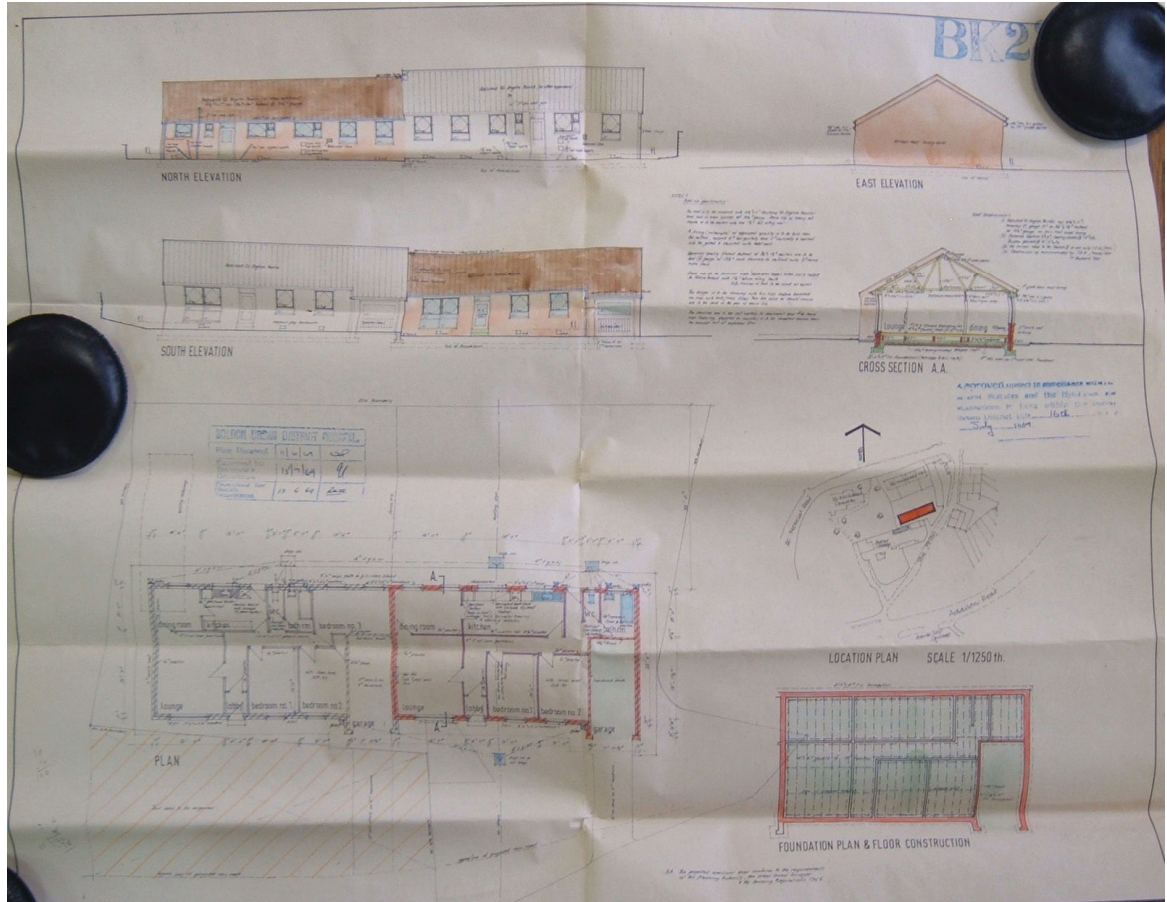


Plate 3: Application for Bungalows on Development Site, 1969
(TWAS UD/Bo/47/BK23)

PLATES



Plate 4: St. Nicholas' Church



Plate 5: View of Development Site
and The Folly from the south



Plate 6: A view of ‘The Bungalow’ with
a Conservatory on the west wall



Plate 7: View of the eastern wall of
the Development Site

PLATES



Plate 8: A view of St. Nicholas' Church from the Development Site, with the western boundary wall of the Development Site in the foreground.