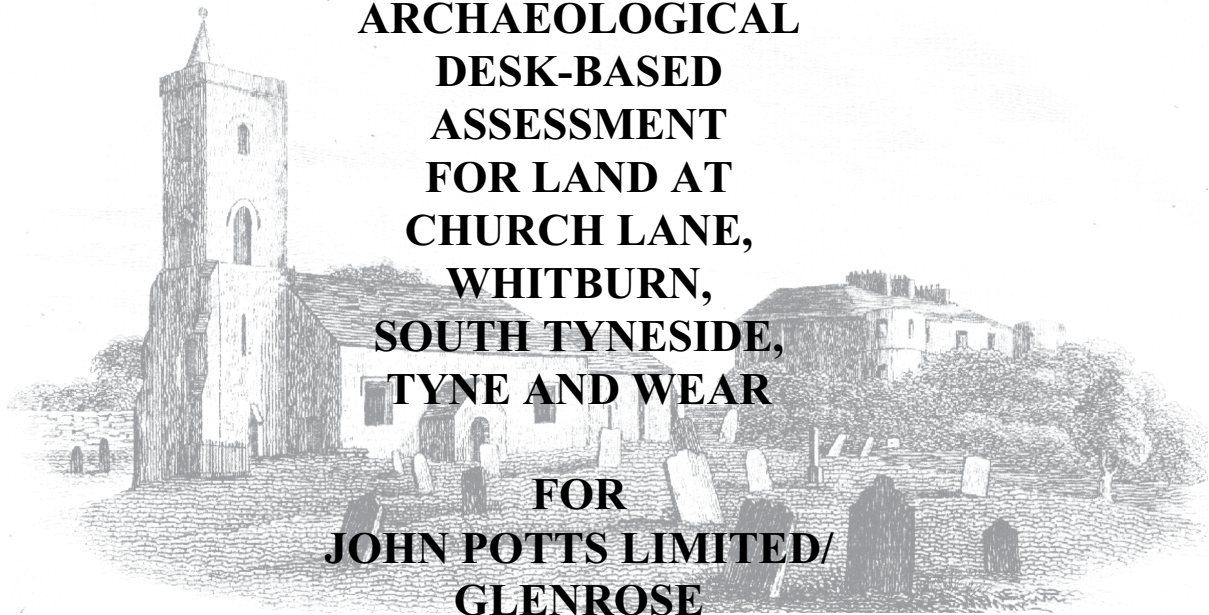


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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/444/07**



**ARCHAEOLOGICAL  
DESK-BASED  
ASSESSMENT  
FOR LAND AT  
CHURCH LANE,  
WHITBURN,  
SOUTH TYNESIDE,  
TYNE AND WEAR  
FOR  
JOHN POTTS LIMITED/  
GLENROSE  
DEVELOPMENTS**

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## EXECUTIVE SUMMARY

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In January 2007, North Pennines Archaeology Ltd was commissioned by John Potts Limited on behalf of their client, Glenrose Developments, to undertake a pre-application archaeological desk study in advance of a proposed redevelopment of land at Church Lane, Whitburn, South Tyneside, Tyne and Wear (NGR NZ 4068 6161).

The study involved the examination of all pertinent documents and cartographic sources held in Tyne and Wear Archives in Blandford Square, Newcastle upon Tyne the Local Studies section of libraries at South Shields, and Newcastle City Centre (temporarily relocated to the Civic Centre). The Historic Environment Record (HER) of Tyne and Wear County Council based in Jesmond Cemetery Gates, Newcastle upon Tyne was also consulted. 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, 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 32 sites from the HER in close proximity to the development site, as well as a further site identified by this archaeological investigation. Of the HER sites, 18 were Listed Buildings, all Grade II. The development site also lies within Whitburn Conservation Area, which has direct implications for developments in the area. The most important cultural and historic features to the development site are:

***The medieval village of Whitburn:*** recent archaeological investigation within the development area at Close House and the extant Rectory building found a high degree of preservation of medieval archaeological deposits within the development site.

***The earliest rectory building of Whitburn:*** this dates to at least 1670, with 1770 alterations and is depicted on an estate map of 1811 extending into the western part of the development site. Traces of this building could survive within the proposed development site.

***The remains of a tithe barn and other outhouses associated with the Rector's garden pre-1862:*** the tithe barn, known to have been constructed between 1811 and 1817, its western extension, as well as other buildings associated with the rector's garden and stackyard seen on the estate plan of 1817 could well survive.

***Extant traces of garden features associated with Whitburn Hall:*** these have been identified within the eastern part of the development site. Whitburn Hall took over this part of the site at some time between 1862 and 1897; so garden features within the development site probably date to this period. In addition traces of earlier garden features could survive sub-surface.

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. An archaeological recording and evaluation has already been stipulated as a necessity, prior to development within the southern part of the development site (Morrison 2005a and 2005b) following recent investigation in the area. The results of this current investigation have shown further potential for archaeological survival throughout the site, to a good degree of preservation shown by recent archaeological investigation. Further archaeological evaluation is therefore required across the northern, eastern and western parts of

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## EXECUTIVE SUMMARY

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the proposed development site, following the archaeological recording of all extant features surviving on-site associated with the Victorian gardens of Whitburn Hall.

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## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to offer thanks to Chris Haggon of John Potts Limited, and Chris Watson of Glenrose Developments, for commissioning the project, and for assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jennifer Morrison, Tyne and Wear Archaeology Officer, Newcastle City Council, and all the staff at Tyne and Wear Archives and 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 and illustrated by Cat Peters. The project was managed by Matt Town, Senior Project Officer for NPA Ltd. The report was edited by Matt Town and Martin Railton.

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# 1 INTRODUCTION

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## 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 land at Church Lane, Whitburn, South Tyneside (NGR NZ 4068 6161) (Fig 1). 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 proposed development is located in close proximity to the site of the ancient Parish Church of Whitburn, which has 13<sup>th</sup> century foundations, and is a Grade II listed building (the church lies c. 30m to east of the development site). The proposed development is also close to the site of Whitburn Hall, a grand residence of at least 17<sup>th</sup> century origins (the development site lies within the later garden complex). In addition, it lies just to the south of the core of the post medieval village of Whitburn, and may have formed a part of an earlier settlement. North Pennines Archaeology Ltd. (NPAL) were commissioned by John Potts Limited to undertake an archaeological desk-based assessment (of the proposed development area and its environs) on behalf of their client.
- 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, the local studies sections of the libraries at Newcastle upon Tyne and 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 but no relevant material was identified. 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.



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## 2 METHODOLOGY

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### 2.1 DESK-BASED ASSESSMENT

- 2.1.1 Several sources of information were consulted. The study area consisted of a broad overall history of Whitburn, 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.
- 2.1.2 **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.
- 2.1.3 **Tyne and Wear Archives (TWAS):** the Archives at Blandford Square, Newcastle upon Tyne were searched for information on the study area. In particular, the catalogues were checked for any surviving early mapping of Whitburn, and a search was made of the local history books and pamphlets held within their collections. In addition, deposited building plans are held of the Whitburn Area (TWAS UD/Bo/45/1 and UD/Bo/54/1 for index registers of plans). As the earliest dated to 8<sup>th</sup> July 1884, and both extant buildings on site, the Rectory building, built in 1816, and the remains of the tithe barn, dating to between 1811 and 1817, predate this, a thorough check of these plans was not undertaken.
- 2.1.4 **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. The library also holds some copies of the old Ordnance Survey Mapping of the county, and included a copy of the Second Edition map of 1897.
- 2.1.5 **South Tyneside Local Studies Centre (STLSC), held at South Shields:** the local library for South Tyneside holds records of particular relevance to South Tyneside, including local history books, aerial photographs, old photographs and maps.
- 2.1.6 **Durham Record Office (DRO) On-Line Catalogue:** the on-line catalogues for the records held at the offices at the County Record Office were checked. Full details of records on the on-line catalogue are given in 4.3.1. 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. No sites are listed within 1km of the development area.

## **2.2 ARCHIVE**

- 2.2.1 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.
- 2.2.2 North Pennines Archaeology 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 assessment will be made available by North Pennines Archaeology, as a part of this national project.

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## 3 BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies within a semi-rural context at the south-western edge of the seaside village of Whitburn, c.10m to the south of the Parish Church, now popularly known as St. Mary's (Fig 1).
- 3.1.2 The site is bounded to the north by properties fronting Front Street; to the east by Whitburn Village Cricket Ground; to the south, by buildings fronting Hall View; and to the west by Church Lane. The site is known as 'Regent's Close', after the use of the Rectory building as Regents Nursing Home. The site is occupied by the Rectory building, built in 1819 and listed Grade II, and surrounding gardens (see section 4.7).
- 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 Whitburn 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. The numbers in brackets refer to those historical and cultural sites that are in close proximity to the proposed development site, and are illustrated in Figure 2.
- 3.2.2 ***Romano-British (c. AD 43- AD 410):*** coins had been discovered at Whitburn (HER 871) dating to the reigns of the Roman Emperors Constantine, Linciniudus, Maxentius and Maximian. Further Roman remains have been found at Fulwell, and there are suggestions that the boats supplying the Roman fort at South Shields may have used Whitburn Bay as a safe and convenient landing point (Holmes 1961, 5). A single findspot of Roman Harness Fittings was located at 'Whitburn Pony Field' (Site 13) located to the east of the development site, which correlates with documentary evidence for Roman activity in the area.
- 3.2.3 ***Early Medieval (c. 410 AD- 1066):*** there is no direct documentary evidence for a settlement at Whitburn before the Norman Conquest, although suggestions have been made that the name *Hwitberne*, recorded in 1190 could derive from old English words, *Hwira* and *Byrgen*, meaning 'Hwita's burial ground/mound' (The Archaeological Practice 2005, 15). It has also been suggested that the origin of Whitburn is from White Burn, although the location of any burn in the area remains elusive. The Boldon Book of 1183 lists the settlement as *Whitberne*.

- 3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the first conclusive documentary evidence for a settlement at Whitburn comes from the Boldon Book in 1183 when a survey of the estates of the See of Durham was drawn up by order of the Bishop Pudsey (Wilson 1935, 9). *Whitberne* seems to have been a typical small agricultural settlement at this time, whose inhabitants paid feudal rates to the church.
- 3.2.5 The village must have been successful, with population expansion, because it became necessary to construct a church. Whitburn Parish Church (Site 3) still has 13<sup>th</sup> century architectural evidence (Ryder 1993). The church may even have earlier origins because the first listed rector was in residence in 1245 (Hutchinson 1905, 143-4), and there is the potential that this was not the first rector of Whitburn. 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. It seems that the feudal system in Whitburn required the population to pay their dues to the church, rather than to a local member of the gentry, showing how important the church was in Whitburn.
- 3.2.6 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 the Whitburn area. In 1218 they had reached deep into Yorkshire with the estimated destruction of 140 villages in that year alone (Rowley and Wood 1985, 14).
- 3.2.7 Another survey of the Episcopal estates was undertaken by the Bishop of Durham, Bishop Hatfield between 1377 and 1380. Despite the problems of the previous two hundred years or so, the village seems to have grown, into what had probably become a typical two-row village with a central green, although the green was off centre, restricted to the western side of the settlement. 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). Ridge and furrow traces can be seen showing this land-use of the medieval period, seen at Whitburn in the areas of the settlement formerly known as South, East and West Fields (Site 4; Fig 2). The extent of arable land associated with the village can be seen on early plans of the village, e.g. the estate plans of Whitburn dating to 1811 and 1817 (Figs 4 and 5), and the tithe map of 1839 (Fig 6). A tithe barn would have been needed to collect the feudal dues paid to the church. The remains of an early 19<sup>th</sup> century tithe barn survive within the development site (Site 2), but it is likely that it had earlier predecessors, and that these may have occupied the same plot, conveniently located close to the church and rectory. A list of rectors, each of whom would have received their living from the tithe, begins in 1245, and probably does not list the

first rector to receive the tithe even then (Hutchinson 1905, 143-4). It is not clear when the village was first provided with a tithe barn. One of the earliest maps to show any details of the village is Armstrong's Plan of the County of Durham in 1769 which gives a good idea of what the later medieval settlement must have looked like (Fig 3).

- 3.2.8 Bishop Hatfield's survey provides a list of inhabitants, longer than that seen in the Boldon Book, which includes the Hedworth family, into whom the Williamsons, baronets in the 17<sup>th</sup> century, ultimately married. Thirty separate holdings are listed which included a windmill and a pound, showing a fairly successful medieval settlement. The extent of the medieval village of Whitburn can be seen (Site 1) in Figure 2. It must have reached as far west as Glebe Farm, because a collection of medieval metal artefacts were found there in 1992, including a finger ring (Site 10; Fig 2). Recent archaeological investigation at Close Cottage revealed evidence for a medieval pit, within the north-west corner of the development site (Pre Construct Archaeology 2005; see 4.6.2).
- 3.2.9 ***Post-Medieval (c. AD 1485- 1900):*** the medieval feudal system survived until the late 17<sup>th</sup> century, when inclosure awards were introduced to divide the lands and split them into individual farms. Two such awards survive for Whitburn, dating to 1680 (DRO D/Ph1/11) and 1718 (DRO D/Ph1/12), although no accompanying plans could be found to illustrate the settlement or changes to the settlement due to inclosure at this time. As Whitburn had always been part of the Bishop of Chester-le-Street's manor, explaining why tithes were due to the church and not a wealthy individual landowning gentry family, no large estates of any consequence were developed during the medieval period (MacKenzie and Ross 1834, 62). "*Leonard Pilkington, rector of Whitburn, collected together a considerable copyhold estate in Whitburn in various parcels, which is now in the property of Sir Hedworth Williamson*" (MacKenzie and Ross 1834, 62). Leonard Pilkington was the rector of Whitburn in 1563, during the reign of Elizabeth I, and is said to have purchased a part of Whitburn Hall (Site 32; Fig 2) from someone called Richard Kitching (Holmes 1961, 7), as part of his conquest to occupy lands in the locality. This evidence correlates with McKenzie and Ross (1834, 64) who claim that the Hall must pre-date 1600, although Fordyce (1857, 753) states that it was built, rather than bought and altered, by the Pilkingtons. The Williamsons purchased the Pilkingtons' Whitburn estate in 1689 (see section 3.2.10). It is clear from mapping evidence that the grounds for the hall were extended into the development site (see section 4.4.8) at some time between 1862 and 1897, and some of these features still survive (The Archaeological Practice 2005, 16). The Hall itself was demolished in 1980 following a fire. An old photograph shows the Hall as it once looked during prior to demolition (Plate 1).
- 3.2.10 The Baronetcy of the Williamsons was created in 1642, when the family estates were based in Great Markham in Nottinghamshire. Sir Thomas, the second baronet, married Dorothy, daughter and co-heiress of Colonel George Fenwick of Brinkburn, who owned half of Monkwearmouth. Sir Thomas moved north, taking up residence at Monkwearmouth Hall. The other half of the estate (at Whitburn) was purchased in 1689. In 1719 Sir William Williamson, the 4<sup>th</sup> baronet, bought Whitburn Hall, having married into the Hedworth family (The Archaeological Practice 2005, 16).

Monkwearmouth Hall remained the family seat, until it was destroyed by fire on 13<sup>th</sup> April 1790, at which point Whitburn Hall became the principal family residence. Surviving estate plans, presumably once a part of the family papers, show the earliest available depiction of Whitburn in any detail, based on surveys taken in 1810 and 1811 (Fig 4). This plan appears to show the development site lying in the hands of the rector, as the grounds are marked with ‘*Glebe*’. This could be a hangover from the pre-inclosure feudal system, with the lands owing a tithe to the rector, though, more probably, they formed a part of the Rector’s personal lands at this time. A plan published in 1817 (Fig 5) of the seat of the then baronet, Sir H. Williamson, appears to prove the latter, as the development site is clearly marked as containing the Rectory, the Rector’s Gardens and the Rector’s Farmyard, stackyard and garth. The plan also shows Whitburn to have been a typical medieval village, based mainly on agriculture with a typical settlement structure.

3.2.11 In 1820, the rector of Whitburn was still entitled to tithe payments, “*the gilly tithe pays only half-tithe to the rector when in corn, but the whole tithe of any other kind. The gross annual income of the rectory of Whitburn is 1,247L*” (Fordyce 1857, 734). The first rectory was built, or at least enlarged and newly fronted by Dr Musgrave in 1675, and is presumably illustrated at the eastern edge of the development site in the estate plan of 1811 (Fig 4). As early plans are not surveyed to the accuracy of the later Ordnance Survey plans it is possible that the original rectory extended to within the western boundary of the development site. Dr Pye apparently added new rooms to the east of the rectory in 1770 (Surtees 1820, 50). In 1816 the rectory was demolished and rebuilt for the Reverend Thomas Baker, by Stokoe, a Newcastle architect (Site 14; Fig 2). The new rectory is clearly depicted on the estate plan of 1817 (Fig 5), and one of the earliest pictures of it appears to be in 1827 (Plate 6). Surtees describes the gardens as follows, “*the Parsonage stands in a tuft of lofty sycamores; and in the sheltered garden within the rector’s pale, the fraximella’s, cistus’s and lobelia’s, may vie with the floral wealth of a Surrey encumbent*” (Surtees 1820, 50). The estate plan of Whitburn of 1817 (Fig 5) clearly shows the Rector’s garden within the development site. The rector seemed also to have had a stackyard and farmyard, both of which are within the development site by 1817, and an associated building depicted to the south of the tithe barn in the south-east corner. The extant rectory building can be seen as it looked in 1903 in a picture postcard (Plate 3). The southern boundary wall of the development site can be seen towards the centre of the photograph.

3.2.12 During the Victorian period, Whitburn developed into a tourist spot, attracting wealthy businessmen into the parish (Holmes 1961, 20). A picture dating to this period showing the village from the west is depicted in Plate 7 and shows the retention of the village green. Several of these invested in building grand new properties during the 18<sup>th</sup> and 19<sup>th</sup> centuries, including Thomas Barnes who built Nos. 47 and 49 Front Street (Sites 21 and 22; Fig 2) and the Red Cottage (Site 31; Fig 2). The Red Cottage, as well as the western boundary wall of the development site can be seen in an old photograph, the latter being to the left of the picture (Plate 2). Industrial developments in the area were through the coal trade. Whitburn Colliery (HER 2493) was sunk in 1874, and used the Marsden and Whitburn Colliery Railway (HER 2466) for transportation. Several limestone quarries were also established during the 18<sup>th</sup> and 19<sup>th</sup> centuries, although none of these industrial

developments affected the central medieval core of the village, and none affected the development site. The development site appears to have remained as part of the Rector's lands until some time between 1862 and 1897, when the eastern part appears to have been sold off to the owners of Whitburn Hall, as the Second Edition Ordnance Survey Map of 1897 appears to link it with Whitburn Hall's grounds. A Williamson Baronet was still residing in a flat in Whitburn Hall in 1961, showing continued interest in Whitburn by the family until this date (Holmes 1961, 23). The Second World War and the deaths of two baronets in four years, and subsequent death duties owed in 1946 had had their toll on the family finances, the rest of the Hall being let.

- 3.2.13 ***Modern (1900- present):*** Whitburn was clearly a target for defence during the Second World War. Two pillboxes were constructed at the centre of Whitburn village (Sites 6 and 7; Fig 2) and two road blocks dating to this period were also established in the settlement (Sites 11 and 12; Fig 2). In addition, the tithe barn (Site 2), the north wall of which still survive within the development site, was hit by a bomb during the war, in 1940, and subsequently demolished. A photograph survives showing what the barn looked like at the beginning of the 21<sup>st</sup> century (Plate 4). After the War, the village grew immensely, the first council housing appearing in the east of the village (Holmes 1961, 22).

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## 4 ASSESSMENT RESULTS

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### 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 32 HER records, which include 18 Listed Buildings for the study area immediately around the site defined as those at the centre of Whitburn. A further site has been identified by this archaeological study. 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 32 HER records within the study area, which is defined as a c. 300 m radius around the site (Fig 2). These include 18 listed buildings, predominantly situated on Front Street, to the north of the development site, and dating to the 18<sup>th</sup> or 19<sup>th</sup> centuries. The HER records also include an entry of Romano-British date (a findspot of Roman harness fittings; Site 13), four entries of medieval date (Whitburn medieval Village; Site 1, Whitburn Parish Church; Site 3, ridge and furrow; Site 4, and medieval metalwork findspot; Site 10), three entries of post-medieval date (Ice House; Site 9, Tithe Barn; Site 2 and Whitburn Hall; Site 32), two entries of early modern date (Ice House; Site 5 and Whitburn smithy; Site 8) and four sites of modern date (World War II pillboxes; Sites 6 and 7 and World War II road blocks; Sites 11 and 12). A subsequent site, revealed by this study, the site of the old rectory, built in or before 1675 by Dr Musgrove and extended by Dr Pye in 1770, is also of immense importance as it may have occupied part of the development site (Surtees 1820, 50; see section 3.2.11). 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 18 listed extant buildings exist within a 300m radius of the site including in closest proximity: The Close (Whitburn Rectory) in Church Lane (Site 18), built in 1816 by Stokoe of Newcastle, and, The Red Cottage, Church Lane (Site 31), constructed in 1842 by Benjamin Green for Thomas Barnes. A full summary can be found in *Appendix 1*.

### 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, Newcastle Central Library Local Studies Section and South Tyneside Local Studies Centre, held at South Shields. In addition, early estate plans forming part of the Williamson Family Archive, and the tithe map of Whitburn of 1839 were located at Tyne and Wear Archives. An on-line search of the catalogue revealed possible plans of interest, in terms of an enclosure award of Whitburn dating to 1680 (DRO D/Ph1/11) and an enclosure award of Whitburn dating to 1718 (DRO D/Ph1/12). Upon telephonic discussion with an archivist, the plans associated with these awards were not found with the written



award, so a visit was not necessary. 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 Whitburn was carried out. Only those that reveal the area around the development site and of direct relevance have been included.
- 4.4.2 ***Armstrong's plan of the County of Durham, 1769 (Fig 3)***: this plan is one of the earliest of the County Plans to show any detail of the settlement. The overall street pattern of the village of Whitburn is clearly shown with buildings fronting the main streets. Two further buildings are depicted to a larger scale to the south of the village, the westernmost clearly a church. At first glance, that to the east could be Whitburn Hall, but as later mapping shows, the Hall virtually fronts the main Front Street, so it could be that the building, far more an ordinary dwelling than a country mansion, is a representation of the early rectory building.
- 4.4.3 ***A plan of the late Sir William Williamson Baronet's Estate situated in the Parishes of Whitburn and Monkwearmouth, surveyed in 1810 and 1811 by Thomas Bulmer (Fig 4)***: this plan is the earliest showing the details of the village of Whitburn. The Church can be seen to the west of the development site. The building just outside the development site, at the southern end of the lane, has disappeared by the survey of the estate plan of 1817, and the title map of 1839. This is presumably the early rectory, referred to by Surtees (1820, 50) as being either built or extended in 1675 by a Dr Musgrave, and further developed by a Dr Pye in 1770. It was demolished with the construction of the present rectory building in 1816. As these early plans were not surveyed using accurate modern techniques, it is quite likely that the early rectory building (Site 33; Fig 2) extended into the western part of the development site, and thus associated archaeological remains could survive sub-surface. Apart from this building, the land within the development site is clear of buildings, and is separated into two fields, annotated by the word 'Glebe'. A glebe is land belonging to, or yielding revenue to, a parish church or ecclesiastical benefice. This could be a throw-back to the feudal pre-inclosure times, or it could simply mean that the lands belonged to the church. The latter is most likely due to the presence of the rectory building and the fact that the lands are denoted as 'Rector's Garden' in 1817 (Fig 5), although documentary evidence does suggest that in 1820, the rector of Whitburn was still entitled to tithe payments (Fordyce 1857, 734).
- 4.4.4 ***Plan of the village of Whitburn, the seat of Sir H. Williamson, Baronet, with the gardens etc. adjacent, 1817, surveyed by Thomas Bulmer (Fig 5)***: this shows the development site in some detail. The north-western part of the development site formed a part of the Rector's Garth, with two buildings to the immediate south of this, the southernmost being the now Rectory building, built in 1816. The northern building can be seen in a picture of Church Lane dating to the 19<sup>th</sup> century with the development site boundary wall (Plate 5). The far south-eastern part of the site was used as a stackyard, and the Rector also had a farmyard in this area. Two buildings have been constructed on the site in this corner, one of which could be the tithe

barn. The predominant central part of the development formed part of the Rector's Gardens.

- 4.4.5 ***Tithe Plan of Whitburn Parish, 1839, surveyed by John Bell (Fig 6)***: the tithe plan shows a very similar picture of the development site as the estate plan of 1817, with minor alterations in the form of two small additions to the south of the tithe barn building, and two small additions to the north side of the Rectory building.
- 4.4.6 ***Ordnance Survey Map 1862, First Edition, 6" to 1 mile, Durham sheet viii (Fig 7)***: the First Edition Ordnance Survey mapping of 1862 is very similar to the tithe plan of 1839, showing the demolition of a pre-existing semi-circular feature of the rectory, shown on the tithe plan and estate plan of 1817. In addition, a small extension appears to have been added to the north-easternmost building, extending northwards.
- 4.4.7 ***Ordnance Survey Map 1897, Second Edition, 25" to 1 mile, Durham sheet viii.n.e. (Fig 8)***: by 1897 the building in the far south-eastern corner, having existed from some time between 1811 and 1817 to 1862, has been destroyed. A small outhouse type building has been constructed to the west of the tithe barn, and the building to the north of the rectory has been subdivided into two. The second edition map is the first to show a segregation across the centre of the site leading from the rounded edge to the south.
- 4.4.8 ***Ordnance Survey Map, 1919, Third Edition, 25" to 1 mile, Durham sheet viii (Fig 9)***: the Third Edition Ordnance Survey map is very similar to the Second Edition Ordnance Survey mapping of 1897, with the same buildings surviving on the development site. The segregated section on the east of the site appears to have become a part of Whitburn Hall gardens, rather than grounds belonging to the rectory, and this presumably occurred some time between the publication of the First Edition Ordnance Survey Mapping of 1862, and the Second of 1897. Two clear edges of an oblong feature can be seen on this part of the map, which could be a building, or garden house or feature of some sort.
- 4.4.9 ***Ordnance Survey Map, 1939, Fourth Edition, 25" to 1 mile, Durham sheet viii (Fig 10)***: the Fourth Edition Ordnance Survey map shows no changes occurred within the development site between 1919 and 1939. This is also very similar to modern mapping (e.g. Figs 1 and 2), although the tithe barn has since been demolished, having been hit by a bomb during the Second World War.

## 4.5 AERIAL PHOTOGRAPHY

- 4.5.1 All photographs pertaining to the study area were studied at the local studies section of South Tyneside Central Library in South Shields. No aerial photographs of the Development Area were lodged at this location.

## 4.6 ARCHAEOLOGICAL INVESTIGATIONS

- 4.6.1 Part of the development site has already been subjected to an archaeological desk-based assessment according to a specification provided by Jennifer Morrison, Tyne

and Wear Archaeology Officer. This study concluded that the site was of high archaeological potential due to the presence of extant remains of the later medieval period (The Archaeological Practice 2005, 18). In addition, Jennifer Morrison, Tyne and Wear Archaeology Officer, has used the results of the 2005 desk-based assessment to recommend further works within that area, which forms the extreme south-eastern corner of the present development site, to be undertaken before any redevelopment of the area. These mitigation schemes include an archaeological recording of the former tithe barn wall (Morrison 2005a) and evaluation work to record suspected archaeological deposits at Church Lane (Morrison 2005b). The latter must take the form of four evaluation trenches as outlined in the specification, the locations of which are included in Figure 12, with appropriate post evaluation analysis of all samples (Morrison 2005b, 5).

4.6.2 In addition, in 2005, Pre-Construct Archaeology undertook an archaeological watching brief of developments at Close Cottage and Regents Close Rest Home (Pre-Construct Archaeology 2005). The results of these observations included a substantial medieval pit truncated by a later medieval refuse pit within the southernmost foundation trenches at Close Cottage, and a dumped levelling layer associated with the construction of the former rectory building in the early 19<sup>th</sup> century in the trench at Regents Close (ibid, 11). This indicates that significant archaeological remains in the form of medieval settlement remains survive, in good preservation, sub-surface (Pre-Construct Archaeology 2005, 20).

4.6.3 The two previous archaeological investigations have key implications for this study, and any future developments in the area. Other previous archaeological investigations, in the area of Whitburn, and their locations are included in Figure 11, and summaries are outlined in the table below:

<b>HER CODE</b>	<b>LOCATION</b>	<b>CONTRACTOR</b>	<b>TYPE OF INVESTIGATION</b>
2006/	Whitburn C of E School, Nicholas Avenue, Whitburn NGR NZ 410 619	Pre-Construct Archaeology	Archaeological Desk-Based Assessment
1997/38	Front Street, Whitburn NGR NZ 405 616	Geo Quest Associates	Archaeological Desk-Based Assessment
1993/26	Whitburn Parish Church NGR NZ 4055 6168	Peter Ryder	Archaeological Desk-Based Assessment and Building Recording

## 4.7 SITE WALKOVER SURVEY

- 4.7.1 The site was visited on Wednesday 21<sup>st</sup> February 2007. The proposed development area has been split into three areas for ease of discussion below when outlining the key extant features: the 'Regents Close Area' consisting of the 'rectory' and 'close' buildings with surrounding gardens; the 'Former Rector's Farmyard' in the southernmost area; and the eastern part of the site which was bought by Whitburn Hall in the late 1800s and incorporated into their gardens, 'Whitburn Hall Garden'. The observations have been outlined in Figure 13 and are illustrated in Plates 8-21.
- 4.7.2 **Regents Close:** this area is clearly segregated from the others by a high stone-built wall, which from architectural features, and cartographic evidence, dates to between 1862 (Fig 7) and 1897 (Fig 8), and was presumably constructed once the eastern part of the former rector's garden was sold off to the owners of Whitburn Hall. The Second Edition Ordnance Survey Mapping of 1897 (Fig 8) shows a pathway leading through the wall, and adjoining a pathway on the other side, suggesting access was still allowed to the rector, and a gateway at this point still survives today. The southernmost part of the wall, which is curved (Plate 12), is presumably earlier than the northern part and appears on the Estate Plan of 1817 (Fig 5). At the junction where the two sections of wall meet (Plate 13), is an odd architectural feature, which could be the remains of a square outlying building seen in this area on early mapping to have adjoined the tithe barn and its adjoining building in 1817 (Fig 5) 1839 (Fig 6), and surviving still in 1939 (Fig 10). A blocked entrance was noted surviving within the southern curved part of the wall, which could have been a route between the formal rector's garden, and the more profane farmyard part of the rector's property, keeping the latter from view. Plates 9-11 show general views of this area.
- 4.7.3 **Former Rector's Farmyard:** the southernmost area of the site was once the rector's farmyard and stack pile, first depicted on the 1817 Estate Plan (Fig 5). The southernmost part of this area was largely covered in undergrowth. A low stone wall, collapsed in places, separates it from the public parkland to the south, and could be the same as that depicted on mapping as early as 1811 (Fig 4) but certainly 1817 (Fig 5). This part of the site is reached through an open trackway from Church Lane, and there was clear evidence for recent activity in the area in the form of rubbish and fire and burnt debris. In the northern part of this area were the remnants of a modern outbuilding, using the northern tithe barn stone wall as its northern wall (Plate 15). As it is known that the tithe barn was demolished in 1940, this outbuilding must post-date this. The western wall, dividing this part of the site from the cricket ground, could date to pre 1811 (Fig 4), and a wall in this position is clearly in place by 1817 (Fig 5). The northern wall, thought to have once formed the northern wall of the tithe barn includes a doorway and up to fifteen v-shaped vents (Plate 15). Details are obscured by the use of the area as a 'leaf dump' by the cricket ground. There are examples of barns in County Durham (and Ryton in Tyne and Wear), which display similar architectural features, and these are widely believed to date to the late medieval period (Morrison 2005a). This wall is adjoined to the east by a wall, which includes three large oval openings (Plate 14). Although buildings are known to have existed on this part of the site previously (Fig 5), it is likely that this wall dates to between 1862 (Fig 7) and 1897 (Fig 8), when the part of the site to

the north was bought by Whitburn Hall. These features would have been typical of garden architecture of the time, showing the lands beyond, yet still defining ownership by a boundary wall (Taigel and Williamson 1993). A short section of wall to the east of the oval features contains a doorway, and must date to between the Third and Fourth Editions of the Ordnance Survey Maps (Figs 9 and 10; Plate 13). Adjoining this, again to the east, and attached to the curved southern section of the Rectory garden boundary wall, is further evidence of the small square building seen from within the Rector's garden.

4.7.4 ***Whitburn Hall Garden:*** this part of the proposed development site is largely overgrown, especially in the western part, with shrubbery. The western part, alongside the Rectory garden boundary wall, and the southern part, abutting the former tithe barn wall, have more recently been used as a dumping ground for garden waste by the cricket ground. Only a small wire fence, trampled down in places, separates this area from the cricket ground to the east. The northern part leads straight into what are presumably the grounds of the modern properties built on the site of Whitburn Hall, although no clear boundary exists. Beyond the site, to the north and east, are garden features associated with Whitburn Hall, including an ornate outbuilding or garden room to the north-west (dating to between 1897 and 1919, Figs 8 and 9), and the remains of a terrace with associated features running east to west along the northern perimeter of the cricket ground (Plates 17-19), details first seen on the Third Edition Ordnance Survey Map of 1919 (Fig 9). These are in a dilapidated state, caused by neglect and tree disturbance.

4.7.5 The northern part of this part of the proposed development site appears to be demarked by a wall, extending from the Rector's garden boundary wall, although it does not run the width of this part of the site. An ornate gateway still survives within this wall (Plates 20 and 21). Small masonry fragments can be seen in rows in some parts of the Whitburn Hall Garden part of the site, perhaps once marking out woodland footpaths as depicted on the Second, Third and Fourth Editions of the Ordnance Survey Mapping (Figs 8-10). Additional piles of broken masonry, along with lumps and mounds noted within the undergrowth, might suggest the survival of further features in the proposed development site. A row of six square stone pillars run north to south across the centre of this part of the site (Plate 16), and appear to conform to the rectangular feature seen on 1919 mapping (Fig 9) and 1939 mapping (Fig 10), which may have once formed an early 20<sup>th</sup> century summer house or architectural garden feature.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for medieval archaeological remains surviving sub-surface within the development site is high. The development site lies within the medieval village of Whitburn (Site 1; Fig 2), and although it is towards the southern periphery of the key foci (the two central village routeways and the village green), the location of the site in relation to the medieval church, combined with recent archaeological investigation within the development area (which found medieval archaeology surviving sub-surface), shows a high likelihood for the preservation of medieval archaeological deposits within the development site.
- 5.1.2 The potential for post-medieval archaeological remains surviving within the development site is also high. The earliest rectory building associated with the parish church dates to at least 1670 (Surtees 1820, 50), with 1770 alterations (ibid), and is probably depicted on Armstrong's plan of 1769 (Fig 3). The older rectory building was situated at the southern end of Church Lane, extending partly into the development area. As the archaeological survival sub-surface within the development site has been shown to be good (Pre Construct Archaeology 2005) it is highly likely that remains of the original 17<sup>th</sup> century rectory will survive. In addition, sub-surface remains of the tithe barn, known to have been constructed between 1811 and 1817, or its western extension, as well as other buildings associated with the rector's garden and stackyard seen on the estate plan of 1817 (Fig 5) could well survive.
- 5.1.3 The potential for archaeological remains of the Victorian period surviving within the development site is high. Recent previous investigations of the area (The Archaeological Practice 2005) highlighted the extant traces of garden features associated with Whitburn Hall, within the eastern part of the development site. Whitburn Hall took over this part of the site at some time between 1862 (Fig 7) and 1897 (Fig 8), so garden features within the development site probably date to this period. In addition traces of earlier garden features could survive sub-surface.

### 5.2 RECOMMENDATIONS

- 5.2.1 On the evidence presented above, there is a high potential for the survival of archaeological deposits on the site. A recent archaeological desk-based assessment (The Archaeological Practice 2006) undertaken within the southern part of the present proposed development site recommended a programme of archaeological mitigation endorsed by the County Archaeological Officer of Tyne and Wear to be undertaken prior to any development on that part of the development site. Design specifications were drawn up for these works in December 2005 (Morrison 2005a and Morrison 2005b), and prior to any development, these must be adhered to. They include a full archaeological recording of the former tithe barn wall (Morrison 2005a) to recognised English Heritage standards (English Heritage 2006), and a

programme of archaeological evaluation work to record suspected archaeological deposits within the southern extent of the presently proposed development site (Morrison 2005b). The evaluation work primarily consists of four evaluation trenches, two measuring 8m by 2m, and two measuring 11m by 2m, the positions of which have been specified, and are outlined in Fig 12. This work is to be undertaken according to professional archaeological standards (e.g. English Heritage 1991, 1995, 2001, 2002a, 2002b and 2003a, Brunning 1996, McKinley and Roberts 1993, Council for the Care of Churches 1999, Museum and Galleries Commission 1992, Watkinson and Neal 1998 and Walker 1990) and detailed in the specification provided by the Tyne and Wear County Archaeology Officer (Morrison 2005b).

5.2.2 In addition to the above obligatory archaeological works, the results of this archaeological specification require the recommendations for further archaeological mitigation to be directed at the other parts of the proposed development site. This should take the form of an archaeological recording and survey of the surviving garden features within the development site to full English Heritage standards (English Heritage 2006). This should be undertaken in association with further research regarding Whitburn Hall, particularly those records held at Durham Record Office and garden architecture of the period, which was beyond the remit of this investigation. This will provide a rare opportunity into providing insight into late Victorian (c. 1862-1897) garden architecture associated with grand residences in the region. Due to the known survival of archaeological features sub-surface, within the proposed development area (Pre Construct Archaeology 2005), it is further recommended that a archaeological evaluation in the form of trial trenching is undertaken within the development area, focused in the area not targeted by extant archaeological regulations (i.e. Morrison 2005a and 2005b). Typically a 5% coverage of the development area is recommended. The development area measures c.12,000m<sup>2</sup>, so a minimum of 600m<sup>2</sup> of trenching would be required. Current suggested trenching equates to 76m<sup>2</sup>; it is suggested extending these original trenches and excavating a total of twenty 20m by 1.5m trenches, in the positions shown in Figure 13. These additional trenches should be situated to target particular features (e.g. small square building at boundary between rector's gardens and Whitburn Hall gardens seen on mapping between 1839 and 1939; rectangular possible garden feature seen within the eastern part of the development site to the north of tithe barn site in 1919 and 1939 mapping; old road routeway to south-west of site, largely obliterated between 1862 and 1897; and possible site of old rectory building at western boundary of site). In addition, trenches should be located in areas of no known features to provide an overall picture of archaeological survival in the proposed development site.

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## APPENDIX 1: GAZETTEER OF SITES

*The Site Numbers correspond to the locations shown in figure 2.*

Site No.	HER No.	Site	Grid Reference (NZ)	Period
1	108	Whitburn Medieval Village	4060 6180	Medieval
2	881	Tithe Barn	4068 6161	Post Medieval
3	882	Whitburn Parish Church. 13 <sup>th</sup> century core	4055 6168	Medieval
4	887	Ridge and Furrow, formerly South, East and West fields, Whitburn	4100 6270	Medieval
5	1584	Ice House, No. 27 Front Street (demolished 1968)	4066 6190	Late 19 <sup>th</sup> / early 20 <sup>th</sup> century
6	1793	World War II Pillbox	4080 6180	Modern
7	1833	World War II Pillbox	4080 6180	Modern
8	2329	Whitburn Smithy, blacksmith's workshop	4072 6197	Early Modern
9	2330	Ice House, Front Street	4055 6191	Post Medieval
10	4613	Medieval Metal Artefact Findspot, Glebe Farm	4020 6165	Medieval
11	5848	World War II Road Block	4080 6180	Modern
12	5849	World War II Road Block	4050 6190	Modern
13	6801	Roman Harness Fittings Findspot, 'Whitburn Pony Field'	4070 6170	Roman
14	8035	Listed Building Grade II: The Rectory, No. 51 Front Street, 1816	4051 6182	Early 19 <sup>th</sup> century
15	8036	Listed Building Grade II: Hill House, No. 55 Front Street	4048 6182	Mid 19 <sup>th</sup> century
16	8037	Listed Building Grade II: No. 44 Front Street	4051 6174	18 <sup>th</sup> century
17	8038	Listed Building Grade II: Wall of No. 48 Front Street	4046 6173	Late 18 <sup>th</sup> / early 19 <sup>th</sup> century
18	8045	Listed Building Grade II: The Close (Whitburn Rectory), Church Lane, 1818 by Stokoe of Newcastle	4059 6167	Early 19 <sup>th</sup> century
19	8046	Listed Building Grade II: Wall at Red Cottage, Church Lane, 1842 for Thomas Barnes	4057 6161	Mid 19 <sup>th</sup> century
20	8052	Listed Building Grade II: No. 37 Front Street	4065 6186	18 <sup>th</sup> century
21	8053	Listed Building Grade II: Whitburn House, No. 47 Front Street, 1867-9 for Thomas Barnes	4056 6184	19 <sup>th</sup> century
22	8054	Listed Building Grade II: The Lodge, No. 49 Front Street, 1867-9 built as lodge for No. 47	4053 6183	19 <sup>th</sup> century
23	8055	Listed Building Grade II: Hill Crest, No. 53 Front Street	4049 6182	Mid 19 <sup>th</sup> century
24	8056	Listed Building Grade II: Seed House to SW of No. 18 Front Street, garden building in grounds of Whitburn Hall	4062 6174	Mid-late 19 <sup>th</sup> century

<b>Site No.</b>	<b>HER No.</b>	<b>Site</b>	<b>Grid Reference (NZ)</b>	<b>Period</b>
25	8057	Listed Building Grade II: Whitehouse Farm, No. 48 Front Street	4049 6173	18 <sup>th</sup> century
26	8151	Listed Building Grade II: Steps, walls and piers of No. 55 Front Street	4049 6180	19 <sup>th</sup> century
27	8152	Listed Building Grade II: Olde House and Coach House, No. 52 Front Street	4045 6171	18 <sup>th</sup> century
28	8154	Listed Building Grade II: The Limes, Nos. 41-45 Front Street, 1869 for Sir John Fenwick	4058 6187	19 <sup>th</sup> century
29	8155	Listed Building Grade II: Wall at No. 47 Front Street, garden feature of 14 <sup>th</sup> century supposedly from St John's Church, Newcastle, and re-erected 1867-9 by Thomas Barnes when he built Whitburn House	4054 6186	14 <sup>th</sup> century re-erection
30	8158	Listed Building Grade II: No. 54 Front Street	4042 6171	18 <sup>th</sup> century
31	8162	Listed Building Grade II: The Red Cottage, Church Lane, 1842 by Benjamin Green for Thomas Barnes	4056 6163	Mid 19 <sup>th</sup> century
32	8470	Site of Whitburn Hall, said to date pre-1600 (McKenzie and Ross 1834, 64) but much altered before demolition, following a fire, in 1980. Several associated garden features survive.	4066 6180	16 <sup>th</sup> or 17 <sup>th</sup> century
33	new site	Site of the 'Old Rectory', built or extended in 1675 by Dr Musgrave and extended in 1770 by Dr Pye (Surtees 1820, 50). The approximate location in relation to the development site is seen in the estate plan of 1811 (Fig 4).	4057 6162	17 <sup>th</sup> century

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## **APPENDIX 2: FIGURES**

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## APPENDIX 3: PLATES

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Plate 1: Whitburn Hall (Holmes 1961, 1)



Plate 2: Church Lane, Whitburn, from  
Picture Postcard (STLSC Q3-5)



Plate 3: Whitburn from Picture Postcard, dated 1903 (STLSC Q6-1)



Plate 4: Whitburn Tithe Barn, photographed c. 1905

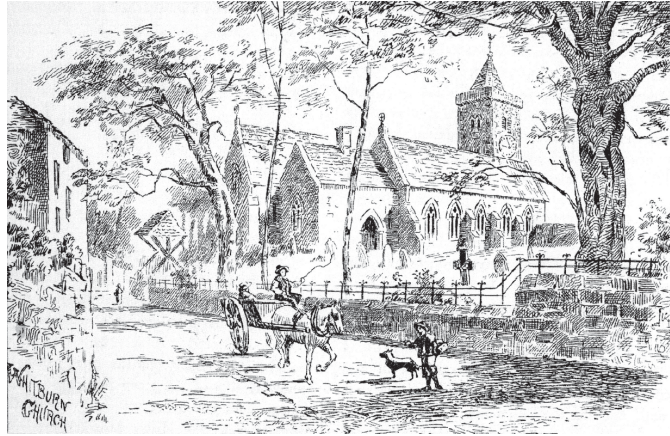


Plate 5: Church Lane, Whitburn, 19<sup>th</sup> century (Durham University, ref: 1/2476)

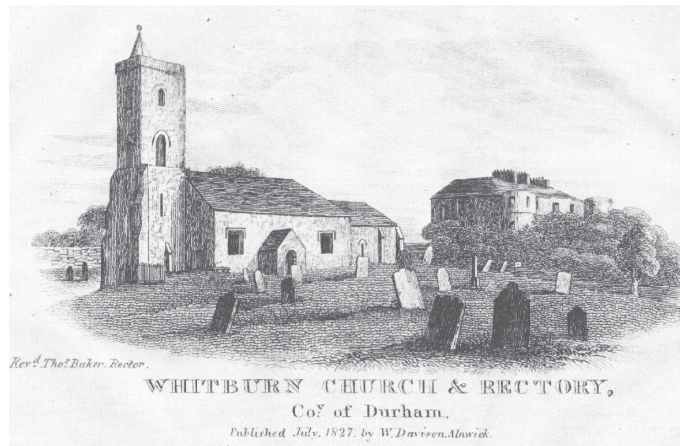


Plate 6: Whitburn Church and Rectory, 1827 (Durham University, ref: 1/2128)



Plate 7: Whitburn Village, 19<sup>th</sup> century (Durham University, ref: 1/2475)





Plate 8: View of Church Lane from north



Plate 9: Close Cottage and entrance to site from east



Plate 10: View of Rector's Garden from south



Plate 11: View of Rector's Garden from north



Plate 12: View of curved southern boundary wall



Plate 13: View of boundary between oval featured wall and Rector's boundary wall



Plate 14: View of oval featured wall as it meets northern tithe barn wall from the north



Plate 15: View of northern tithe barn wall from the north



Plate 16: View of pillars within site, facing north



Plate 17: Whitburn Hall garden features to north-east of site



Plate 18: Ornate gateway to north of cricket ground



Plate 19: View of Whitburn Hall garden features facing east



Plate 20: View of wall at north of development site from south-west



Plate 21: View of wall at north of development site from north-west