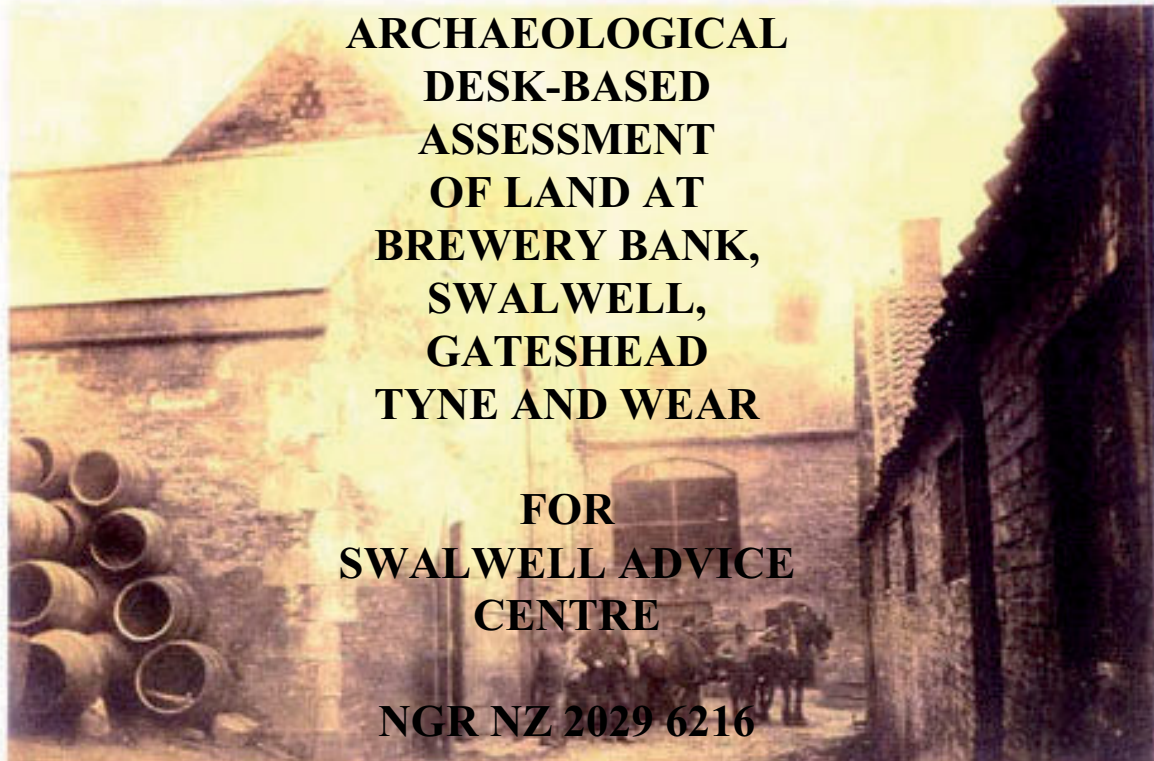


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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Client Report No. CP/771/08**



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# CONTENTS

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	<i>Page</i>
LIST OF ILLUSTRATIONS.....	III
EXECUTIVE SUMMARY .....	IV
ACKNOWLEDGEMENTS .....	V
<b>1 INTRODUCTION .....</b>	<b>1</b>
<b>1.1 CIRCUMSTANCES OF THE PROJECT.....</b>	<b>1</b>
<b>2 METHODOLOGY .....</b>	<b>2</b>
<b>2.1 INTRODUCTION .....</b>	<b>2</b>
<b>2.2 DESK-BASED ASSESSMENT .....</b>	<b>2</b>
<b>2.3 ARCHIVE.....</b>	<b>3</b>
<b>3 BACKGROUND.....</b>	<b>4</b>
<b>3.1 LOCATION, TOPOGRAPHY AND GEOLOGY .....</b>	<b>4</b>
<b>3.2 HISTORICAL BACKGROUND.....</b>	<b>4</b>
<b>4 ASSESSMENT RESULTS .....</b>	<b>9</b>
<b>4.1 INTRODUCTION .....</b>	<b>9</b>
<b>4.2 HISTORIC ENVIRONMENT RECORD (HER) .....</b>	<b>9</b>
<b>4.3 TYNE AND WEAR ARCHIVE SERVICES (TWAS).....</b>	<b>10</b>
<b>4.4 NEWCASTLE, GATESHEAD AND WHICKHAM LIBRARY LOCAL STUDIES.....</b>	<b>10</b>
<b>4.5 CARTOGRAPHIC SOURCES .....</b>	<b>11</b>
<b>4.6 SITE VISIT .....</b>	<b>12</b>
<b>5 CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>13</b>
<b>5.1 ARCHAEOLOGICAL POTENTIAL .....</b>	<b>13</b>
<b>5.2 RECOMMENDATIONS .....</b>	<b>13</b>
<b>6 BIBLIOGRAPHY .....</b>	<b>14</b>
<b>6.1 PRIMARY SOURCES .....</b>	<b>14</b>
<b>6.2 SECONDARY SOURCES .....</b>	<b>14</b>

---

## CONTENTS

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<b>APPENDIX 1: GAZETTEER OF SITES .....</b>	<b>15</b>
<b>APPENDIX 2: SPECIFICATION FOR AN ARCHAEOLOGICAL ASSESSMENT .....</b>	<b>18</b>
<b>APPENDIX 3: FIGURES .....</b>	<b>21</b>

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## LIST OF ILLUSTRATIONS

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FRONT COVER: VIEW OF SWALWELL BREWERY 1863 (JOSE WATSON).....	FRONTISPIECE
FIGURE 1: GENERAL SITE LOCATION.....	APPENDIX 3
FIGURE 2: DETAILED SITE LOCATION.....	APPENDIX 3
FIGURE 3: LOCATION OF HISTORIC ENVIRONMENT RECORD FEATURES .....	APPENDIX 3
FIGURE 4: SAXTON’S MAP OF DURHAM, 1569 .....	APPENDIX 3
FIGURE 5: MURRAY’S MAP OF DURHAM, 1831 .....	APPENDIX 3
FIGURE 6: UNTITLED PLAN OF CLAVERING LAND, INCLUDING SWALWELL VILLAGE.....	APPENDIX 3
FIGURE 7: FIRST EDITION ORDNANCE SURVEY MAP, 1858 .....	APPENDIX 3
FIGURE 8: SECOND EDITION ORDNANCE SURVEY MAP. 1897 .....	APPENDIX 3
FIGURE 9: THIRD EDITION ORDNANCE SURVEY MAP, 1919.....	APPENDIX 3
FIGURE 10: FOURTH EDITION ORDNANCE SURVEY MAP, 1947.....	APPENDIX 3
FIGURE 11: BUILDING CONTROL PLANS FOR DWELLING HOUSES, BREWERY BANK .....	APPENDIX 3
FIGURE 12: LOCATION OF TRIAL TRENCHES .....	APPENDIX 3
PLATE 1: VIEW OF SITE FROM BREWERY BANK .....	APPENDIX 3
PLATE 2: VIEW OF SITE FROM CROWLEY ROAD .....	APPENDIX 3
PLATE 3: THE WESTERN SITE BOUNDARY LOOKING DOWN THE FOOTPATH FROM CROWLEY ROAD .....	APPENDIX 3

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## EXECUTIVE SUMMARY

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In September 2008, North Pennines Archaeology Ltd were commissioned by the Swalwell Advice Centre, to undertake an archaeological desk-based assessment, following a planning application for the development of a six-storey building with 22 flats and a car park area at Brewery Bank, Swalwell, Gateshead (NGR NZ 2029 6216). The site lies within the presumed extent of Swalwell medieval village that is designated as an area of potential archaeological importance. In accordance with PPG16 and UDP Policy ENV19, a desk-based assessment is required in order to appraise the potential for the survival of archaeological deposits on site and what impact construction work associated with the proposed development will have on those deposits.

The study involved the examination of all pertinent documents and cartographic sources held at Tyne and Wear Archive Services as well as local study libraries, and the consultation of the Historic Environment Record (HER) of Tyne and Wear, held at the West Chapel, Jesmond Old Cemetery. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains. A number of published sources and several relevant web sites were also consulted to provide further background information.

The desk-based assessment revealed that the proposed development area has been occupied since the 19<sup>th</sup> century, presumably due to its close proximity to the medieval village of Swalwell.

Brewery Bank itself is shown on maps dating from the end of the 19<sup>th</sup> century. Within the boundary of the proposed development area, the site was densely packed with terraced housing until the 1940s when the terraced housing was replaced with a social club and a two-storey brick-built house that currently still survive on the site.

Given the close proximity of the site to the medieval centre of Swalwell, it is possible that archaeological deposits of this period survive within the proposed development area. There is also the possibility, however, that any such early archaeological deposits that once existed within the site may have since been truncated by post-medieval or modern developments in the area.

Sub-surface remains relating to post-medieval and modern activity are likely to survive within the proposed development area. These are likely to consist of the foundations of terraced housing, dating from the mid-19<sup>th</sup> century and later.

It is thus recommended that two archaeological evaluation trenches be excavated across the site in order to ascertain the survival of any sub-surface archaeological features or deposits associated with medieval or post-medieval Swalwell.

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## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to offer thanks to Lillian Rayne of the Swalwell Advice Centre for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jennifer Morrison, Tyne and Wear Archaeology Officer.

The desk-based assessment was undertaken by Jocelyn Strickland. The report was written by, and all figures produced by, Jocelyn Strickland. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was also edited by Martin Railton, Project Manager for NPA Ltd.

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# 1 INTRODUCTION

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## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 This archaeological desk-based assessment has been prepared by North Pennines Archaeology Ltd. (NPA) to an outline specification provided by the Tyne and Wear County Archaeologist. Following the demolition of the steward's house and the partial demolition of the concert room at the back of the social club, the proposed works will consist of the development of a six-storey block containing 22 flats with 22 car parking spaces.
- 1.1.2 The desk-based assessment comprised two distinct phases of investigation: a search of both published and unpublished records held by the Historic Environment Record (HER) and a site visit. A search was made of records held at the Tyne and Wear Archive Services (TWAS), and local libraries in the vicinity, holding local historical information, as well as a search of the archives and library held by North Pennines Archaeology Ltd. The aims of the site visit were to identify any previously unrecorded surface archaeological features and to make an assessment of the condition of individual historic features. For the purpose of this assessment, a study area of 0.5km radius around the site boundary has been defined to allow for the study of the wider area and to set the site into context. This radius is distinct from the site itself, which refers solely to the area of proposed development.
- 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. 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.

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake a desk-based assessment on land at Brewery Bank, Swalwell, Gateshead. All work undertaken, was consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and established best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 Several sources of information were consulted, in accordance with established best practice and local council requirements. The area examined included a broad overall history of the area of Swalwell, with a more detailed 0.5km radius, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), historical maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER):*** the HER housed at West Chapel, Jesmond Old Cemetery, 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 these were examined in depth. The HER also contains details of previous archaeological work undertaken in the area. Aerial photographs of the area were not studied as the study area has been developed since at least 1858.
- 2.2.3 ***Tyne and Wear Archive Services (TWAS):*** the archives at TWAS 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 building control plans, local history books and pamphlets held within their collections.
- 2.2.4 ***Newcastle City, Gateshead and Whickham Library Local Studies:*** the collection of historical engravings, plans, local history books, pamphlets, and photographs held within the local studies at Gateshead, Newcastle and Whickham libraries were consulted for any relevant information regarding Brewery Bank, Swalwell.
- 2.2.5 ***Northumberland and Durham Record Office, Durham University Library, Archives and Special Collections:*** the collection of plans, history books, pamphlets, and photographs held within these offices were consulted for any relevant information regarding Brewery Bank and Swalwell.



## **2.3 ARCHIVE**

- 2.3.1 One copy of this report will be deposited with the Tyne and Wear County Historic Environment Record, where viewing will be available on request.
- 2.3.2 North Pennines Archaeology and the Tyne and Wear County Archaeologist support the Online Access to the Index of archaeological investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study 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 site is situated off of Brewery Bank in Swalwell, centred on the NGR (National Grid Reference) NZ 2029 6216 and is currently occupied by a two-storey house and a social club. It is bounded to the north by the social club, to the east by Brewery Bank, to the west by a footpath and an area of overgrown ground, and to the south by Crowley Road. The site is situated on a steep slope that rises northwards. The area of the site measures a total of 0.1 hectares (ha).
- 3.1.2 The study area rests on Middle Coal measures of the Carboniferous, which are overlain by glacial deposits belonging to the last glaciation (Late Devensian) (Johnson 1995). The Bottom Busty coal seam is in the vicinity of the site. To the south of the site is the Top Busty coal seam and to the north and northeast is the Three Quarter seam. These seams run in north eastwards direction and end at a geological fault to the north of the study area. A 2008 mining report indicated that there are two underground mining seams beneath the study area that were in use prior to 1947. These seams are the Bottom Busty and the Brockwell seam located 35 metres and 107 metres below the site (Intersoil 2008).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 ***Prehistoric and Roman Period (c. 45,000 BC-410 AD):*** due to the location of Swalwell, a mile up river from the confluence of the Rivers Derwent and Tyne, it is likely that this area was settled in both prehistoric and Roman times. In the Roman period, Newcastle and Gateshead were populated with military and civilian settlements on the Tyne. The area of Gateshead, around the present day swing bridge, is believed to be where the original bridge built by the Romans, the *Pons Aelius*, stood. During construction of the Swing Bridge in 1875, an altar dedicated to Neptune was found. Excavations around the Church Street and Bottle Bank area have also revealed Gateshead's Roman past with the unearthing of Roman coins and evidence of a Roman road (Manders 1973).
- 3.2.2 Although there is no evidence within the documentary record of prehistoric or Roman occupation within the site boundary, there is evidence of occupation from these periods around the Swalwell area.
- 3.2.3 There was the discovery of four possible quern stones (Site 1) 313 metres to the southwest of the site boundary, although the precise date of these quern stones is unclear (Miket 1984). Outside of the 1km search radius there is further evidence of prehistoric occupation. In Whickham, a Neolithic stone axe was found at a garden in Beech Grove, less than a mile from the site boundary, while in Ryton, a dug-out canoe was found in 1926 following a river clearing at Clara Vale. The shape of the canoe is similar to those of the Iron Age (Dodds 1964).
- 3.2.4 Within a 2km radius, a hand quern and building foundations believed to be Roman in date were found in Whickham (1889), during the construction of the Parochial School.

In 1970, a Roman Fort was discovered in Washing Wells, Whickham, 2.5km to the south-east of the site boundary. This fort covered an area of 2.5 hectares and is thought to have been a practice camp (McCord and Jobey 1971).

- 3.2.5 **Medieval (410 AD-1485):** there is much speculation as to where the name Swalwell originated. One of the theories is that the name came from the many swallows that used to drink from wells. In early documentary records Swalwell is written with an 's' on the end thought to be so named due to the number of wells in the area (Brazendale 1996). Currently it is generally believed that the name means 'well in the valley' derived from Swale meaning a valley (Brazendale 1996, Gardner 1914).
- 3.2.6 Swalwell was not included in the *Domesday Book* as Swalwell was part of the County Palatine of Durham. The first mention of Swalwell is in the *Boldon Book* of 1183 where it states that, '*the land of Swalwell renders 16s. William, son of Arnald, for a clearing of 120 acres, renders one marc*' (Greenwell 1852).
- 3.2.7 By the time of Bishop Hatfield's Survey (1382) the village of Swalwell (Site 2) was owned by William de Swalwelles, the survey states that, '*the tenants jointly hold the mill of Swalwell, the fishery there, and the toll of ale, and used to pay thirty eight pounds, now only twenty*' (Fordyce 1857). It is thought that the mill mentioned in Hatfield's survey is a watermill as William Swalwell held a mill dam. The Parliamentary survey of 1647 lists a water corn mill called Swalwell mill '*now quite decayed and falling to the ground*' (Site 4).
- 3.2.8 In 1411, William Swalwell quitclaimed all of his land in Swalwell and Whickham to John Fenwyk who passed the estate to the Lumleys who then passed it to Matthew Ogle in 1599. At that time the land became intermixed with Axwell, a nearby manor about 1km west of the site (Fordyce 1857). In 1629 the land passed to the Claverings who have kept most of the land until recent times (Brazendale 1996).
- 3.2.9 The medieval form of the village has been destroyed by post-medieval industrial works, and modern day roadworks that were built in the area. It appears that the medieval market place would likely have been located at a triangular shaped area in the middle of the road, where the present day Three Tuns Inn is located. The pattern is not apparent at present day due to the construction of a roundabout, but is clear on the 1940 Edition of the Ordnance Survey map (Parker 2005).
- 3.2.10 **Post-medieval (1485-c. 1830):** industrial activity during the post-medieval period brought a period of growth and development to Swalwell. In 1690, Sir Ambrose Crowley opened his first ironworks in Winlaton. He then extended his works into Winlaton Mill, and then into Swalwell in 1707, although the works in Swalwell (Site 39) was more of a finishing plant for the manufacture of nails, anchors, hoes, and salt pans. Some of the features listed at the Swalwell works include dams, floodgates, blade mill, corn mill, steel furnaces, anvil shop, file cutters, a forgers shop, warehouse office, hardening shop, iron warehouses, etc.. It is believed that, apart from some small-scale coal mining and the Keelman's trade, there was very little industry in Swalwell until Crowley opened the ironworks in Swalwell (Makepeace 2008). By 1770 Crowley's works were described as 'the greatest manufactory of its kind in Europe' (Brazendale 1996), however Crowley's Ironworks did not remain an ironworks throughout the history of the land. In the 1850's it was bought by a Mr. Laycock, and later still was used to carry out light engineering work. Between 1887 and 1909,

Northumberland Paper Mills used part of the site and was finally closed in 1911. In 2005, archaeological works found the well-preserved remains of walls thought to be associated with Crowley's 'Grand Warehouse' (PCA 2005). The area of Crowley's Ironworks is located 100 metres to the north-west of the site boundary.

- 3.2.11 During the medieval period coal had begun to be exploited in the area. In the 1340s, the manors of Whickham and Gateshead joined together to form the 'Grand Lease.' By the 16<sup>th</sup> century, this partnership formed the most productive coal fields in the country (Parker 2005). There were three collieries in Swalwell: Garesfield Collieries' Henry Pit opened in 1830 and closed in 1940; Hannington's Drift, part of Axwell Colliery, opened in 1839 and closed in 1954; and Axwell Colliery that ran from 1878 to 1887.
- 3.2.12 Railways and staithes played a considerable part in the history of Swalwell. Coal was delivered by horse-drawn wagons along wagonways that served as the first railroads. The earliest known wagonway on the east side of the Derwent River is the Hollinside Way built in 1692 (Site 34). This wagonway was built by connecting two wagonways, one from Whickham and one from Hollinside that followed a common path to Swalwell. In 1710, Clavering agreed to allow a wagonway to run through Axwell ground to Bucksnook Colliery called the Western Way I (Site 35). This wagonway followed the line of the earlier Hollinside way with some changes made in order to accommodate the large amounts of coal traffic. This required large amounts of earth to be built at the crossing of Swalwell Village Street. In order to ensure that the wagonway stayed within Clavering's land, the gable end of the village pub had to be demolished. The Western Way opened in 1712 and ran for 14 years marked with deliberate acts of vandalism.
- 3.2.13 Two more Western Ways, II and III, (Sites 36 and 37) were built during the post-medieval period in order to allow for the amount of coal being mined in the area as well as being a subject of bitter dispute among rivals in the coal trade and land owners. In 1726 the passage of Western Ways I and II were closed through Axwell land, effectively closing all of the western collieries. At this time a new partnership was created that pooled all of the collieries, wayleaves, and wagonways for the next 99 years called the 'Grand Allies'. The Grand Allies contested the third Western Way, but their case was lost and the third Western Way opened in 1728. The Garesfield Wagonway (Site 18) first opened in 1801 running from Garesfield staith to the Garesfield colliery. The Western Wagonway III was even incorporated into the Garesfield Wagonway. With the closure of mines and sinking of others the Garesfield Wagonway underwent little change with the route of line from the mine at Winlaton Mill and Derwenthaugh being in continuous use for 285 years (Bennet *et. al.* 1990).
- 3.2.14 The Gateshead to Hexham toll road (Site 23), located to the east of the site boundary, was built in 1776. This road came from Gateshead via the bridge at Swalwell to its terminus in Ryton. In total there were nine tolls on this turnpike with the typical cost being 1/2d for people on foot, with the exception to people travelling to church on Sunday, attending funerals, or visiting the sick who paid nothing, to two shillings for coaches and larger vehicles. A toll house on the Derwent Bridge (Site 24), noted from the First Edition Ordnance Survey map, is also located 450 metres to the north-west of the site.

- 3.2.15 In 1747, Matthew and John Taylor bought a wherry landing in Swalwell for two pounds, where they conveyed coal and other materials to the Tyne. In 1765 they founded Swalwell Brewery (Site 40), occupying an acre of land. At one time Swalwell Brewery was considered to be the most important brewing establishment, and one of the largest breweries, in Durham. It has been stated that this brewery was located adjacent to the site boundary, an area that later became the Swalwell Social Club. In 1939, the present day social club was built with the original social club and alleged site of the brewery now a car park. The HER locates the brewery 71 metres from the site boundary, this may be because the brewery occupied an acre of land and the location of the HER feature is an approximation of where the brewery was located.
- 3.2.16 There are 14 sites listed within the HER that are of post-medieval date which are listed in full in Appendix 1. None of these listed features fall within the site boundary.
- 3.2.17 ***Victorian and Modern (c. 1830-present):*** railways continued to play an important part in the growth of Swalwell in the Victorian and modern period. The North Eastern Railway began to construct the Derwent Valley railway line (Sites 5 and 6) in 1864. This line ran from the Scotswood Junction to Blackhill in Consett carrying freight and eventually passengers in 1867. This railway line was heavily used for the transport of coal, lead, silver, timber, bricks, and particularly by passengers until the First World War when the railways began to lose business due to the competition with buses. This railway closed to passengers in 1953, and finally to freight in 1962.
- 3.2.18 Another type of industrial activity that has played a part in the history of Swalwell is brickmaking. There were two firebrick works located on the Derwent River: G.H. Ramsay's works that operated from 1830 to 1925, and James and George H. Snowball's from 1865 to 1935. Ramsay's brickworks was the oldest and largest brick-maker in the Northeast of England, and his firm exported bricks to many destinations in Europe and even America. Ramsay's also operated the Swalwell colliery. Snowball's brickworks also had an extensive export trade. Ramsay's and Snowball's brickworks became part of Adamsez brickworks, the chimney of which is listed in the HER (Site 8), and closed in 1975 (Makepeace 2008).
- 3.2.19 Papermaking began in Swalwell in 1887. The Northumberland Paper Mills (Site 42) owned by William Grace and Co. used power from the Derwent River via a mill race also used by Crowley's Ironworks. It was previously mentioned (3.2.10) that the Northumberland Paper Mill took over the land at Crowley's Ironworks in 1909 (Makepeace 2008).
- 3.2.20 As previously mentioned (3.2.15) the Swalwell Social Club was built in 1939 to replace an existing social club on the side adjacent to Brewery Bank. The club required membership but guests were allowed at the club's discretion. Women members were not allowed until a later date.
- 3.2.21 Of the sites listed within the HER from the Victorian and Modern periods, none fall within the study area. HER sites within close proximity to the site boundary from the Victorian period are the Sun Inn (Site 47), on Market Lane, a 19<sup>th</sup> century inn, located 100 metres to the north-east of the site boundary; the 19<sup>th</sup> century Highlander Public House (Site 46) on Front Street, 26 metres to the north-west of the site boundary; and the 19<sup>th</sup> century Presbyterian Chapel (Site 48) on Napier Road. The Sun Inn and the

Highlander Pub were both Newcastle Brewery Pubs, with the Sun owning Swalwell's only neon sign, Newcastle Brewery's signature blue star.

- 3.2.22 Within close proximity to the site boundary from the Modern period are the Hexham Road War Memorial (Site 50) a Grade II Listed Building, located 58 metres to the west of the site boundary; the Swalwell Co-op building (Site 9), 147 metres to the north-east of the site boundary; the aforementioned brick chimney presumed to be part of Adamsez Firebrick Works, 150 metres to the north-west of the site boundary. The course of Swalwell to Gateshead Road (Site 32), most probably a toll road, is located 60 metres to the north of the site boundary.

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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 55 HER records of which three are Grade II Listed Buildings and five buildings are Locally Listed within the 0.5km radius, centred on the site. A list of the HER sites identified by the assessment is given in Appendix 1 and illustrated in Figure 3.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** there were a total of 55 HER records within the study area that has been defined as a 0.5km radius around the site. Within close proximity to the proposed development area are Swalwell Village (HER 696); the post-medieval sites of Crowley's Ironworks (HER 5979) and Swalwell Brewery (HER 5981); the Victorian sites are the Swalwell Paper Mill (HER 5983), the Highlander Public House (HER 7477), the Sun Inn (HER 7555), and a Presbyterian Chapel (HER 7557); and finally from the modern period a brick chimney (HER 1629), the Co-op building (HER 1628), a toll road (HER 4330), and a war memorial (HER 8366). There are no HER entries relating to the proposed development area.

4.2.2 **Listed Buildings:** there are eight Listed Buildings located within a 0.5km radius of the proposed development area on Brewery Bank. The nearest Listed Buildings to the proposed development area are the aforementioned Highlander Public House on Front Street, the Sun Inn on Market Lane, the Presbyterian Chapel on Napier Road, and the war memorial on Hexham Road. All of these are on the Local List with the exception of the war memorial that is Grade II Listed. The remaining Listed Buildings are Axwell Park (HER 4994), Locally Listed; the Sands Footbridge (HER 1630), also Locally Listed; the Derwent Bridge (HER 3630), Grade II Listed; and Old Bridge End Cottage on Sands Lane (HER 11354), also Grade II Listed. There are no Listed Buildings located within the proposed development area.

4.2.3 **Conservation Areas:** Swalwell is not located within a Conservation Area; however, Axwell Park, one kilometre to the west of the site boundary, is within a conservation area. James Paine designed Axwell Park in 1758, for Sir Thomas Clavering, with alterations and additions made in 1817-1818 by John Dobson.

4.2.4 **Scheduled Ancient Monuments:** there are no Scheduled Ancient Monuments located within 0.5km radius of the proposed development area.

4.2.5 **Archaeological Investigations:** a search was made of the records at the Tyne and Wear County Historic Environment Record in Jesmond for known archaeological works that have previously been undertaken within a 0.5km radius of Brewery Bank, Swalwell. The results of which are provided in the table below:

<b>Bibliographic Reference</b>	<b>Site</b>	<b>Type</b>	<b>NGR (NZ)</b>	<b>Results</b>
Alan Williams Archaeology 2005	Regent Garage	Desk-based Assessment and Building Recording	2014 6222	
Alan Williams Archaeology 2005	Regent Garage	Evaluation	2014 6222	Brick structures in the area of the steel cementation furnace were found.
TWM Archaeology 2005	Collingwood Buildings, Quality Row, Swalwell	Desk-based Assessment and Photographic Recording	2030 6220	Remains of Hollinside Way and buildings from the 1st and 2nd OS maps may be present.
Alan Williams Archaeology 2004	Swalwell Cement Works	Desk-based assessment	2020 6220	Site sits above Ambrose Crowley's ironworks
Pre-Construct Archaeology 2005	Sands Road, Swalwell	Evaluation	2020 6225	Formerly occupied by Crowley's Ironworks. Found 19th century pottery and a sandstone surface potentially from around 1802. Layers from silting up of a previous corn-mill race; walls thought to be associated with the 'Grand Warehouse' from a 1718 map were found.
Pre-Construct Archaeology 2007	Sands Road, Swalwell	Post-excavation Assessment Report	2020 6225	Significant structural remains relating to 18th- 20th century industrial usage of the site was found.

### **4.3 TYNE AND WEAR ARCHIVE SERVICES (TWAS)**

4.3.1 Tyne and Wear Archive Services holds a comprehensive series of Ordnance Survey Mappings of Gateshead, and a good library of books based on the local history of Swalwell and the Gateshead area. All of these were checked whilst undertaking the research for this report.

### **4.4 NEWCASTLE, GATESHEAD, AND WHICKHAM LIBRARY LOCAL STUDIES**

4.4.1 The libraries at Newcastle, Gateshead, and Whickham hold a wealth of historic and geographic information on the county as a whole, and their holdings were checked as part of the research for this report.



## 4.5 CARTOGRAPHIC SOURCES

- 4.5.1 A search of maps recording Swalwell was carried out at Newcastle, Durham and Gateshead Libraries, and at the Record Offices in Durham and Newcastle. Only those that reveal the area around the development site and of direct relevance have been included.
- 4.5.2 ***Saxton's Map of Durham, 1569 (Figure 4):*** this map is the earliest cartographic evidence of Swalwell. Saxton's map shows Swalwell as a small settlement north of Whickham, that is shown as having a church.
- 4.5.3 ***Murray's Map of Durham, 1831 (Figure 5):*** this map of Durham now depicts Swalwell as a small village with a main street running through it with a few houses on this street.
- 4.5.4 ***An untitled plan depicting Clavering Land on the west side of the River Derwent, 1840 (Figure 6):*** this plan of Clavering Land includes Swalwell Village. Unfortunately, the map is cut off just before illustrating the Brewery Bank area. This map has no street names. A mill dam is labelled to the west of the village. The area of Swalwell Village that is depicted is within the area of what will become Crowley's Ironworks by 1707 and is depicted on the First Edition Ordnance Survey map.
- 4.5.5 ***First Edition Ordnance Survey Map, 1858 (Figure 7):*** at the time of the First Edition Ordnance Survey Map of 1858 the site is located on Beggars Bank (the origins of this street name could not be found) and is occupied by terraced housing. To the north-west of the site is Crowley's Ironworks, labelled as 'Crowley's Works (Iron),' that at this time consists of an area of 0.1 hectares, had three chapels and two schools (a Boys' School and a Girls' School). Given the location of the terraced housing in relation to Crowley's Ironworks, it can be argued that the terraced housing was most probably built for workers at the ironworks. To the south of the site is open agricultural land, while to the north-east of the site is Market Lane and a well, labelled 'Maggy's Well'; there are also two wells located to the north-west of the site.
- 4.5.6 ***Building Control Plans for a Dwelling House, 1860 (Figure 11):*** building control plans were found for a dwelling house on land owned by the Taylors and the Swalwell Brewing Company. This plan is for the property located to the north of the site boundary, slightly abutting the site boundary. On this building control plan, the north-eastern most building is marked as the Swalwell Brewing Company, surrounded by dwelling houses and a garden.
- 4.5.7 ***Second Edition Ordnance Survey Map, 1897 (Figure 8):*** there is little structural change to the buildings surrounding the site by the time of the Second Edition Ordnance Survey Map. Beggars Bank is now called Brewery Bank, assumed to be because of the brewery that is now located adjacent to the site. Brewing was started on this site by Matthew Taylor in 1765. Crowley's Ironworks is now run by Northumberland Paper Mills. To the south of the site is still open agricultural land. There are also two collieries located close to the site boundary. These are the Axwell Park Colliery (HER 5986), located 280 metres to the south-west, and the Garesfield Colliery's (HER 5982) Henry Pit, 250 metres to the north-east of the site.

- 4.5.8 ***Third Edition Ordnance Survey Map, 1919 (Figure 9):*** there is no structural change to the terraced buildings that are on the site. Crowley's Works have decreased in size but are now labelled as Crowley's Works again. The Henry Pit is still present to the north-east of the site, and the Axwell Park Colliery has increased in size and now contains a brickworks. The land to the south of the site is beginning to be developed on, but much of the land is still open. At this point Derwent Brass Works has been built, and is located to the south-west of the site.
- 4.5.9 ***Fourth Edition Ordnance Survey Map, 1947 (Figure 10):*** by the time of the Fourth Edition Ordnance Survey Map the social club that is now present on the site has been built and differs little from the present-day site. Crowley's Works are still present to the north-west of the site as well as the Henry Pit, Axwell Park Colliery, and Derwent Brass Works.

## 4.6 SITE VISIT

- 4.6.1 The site was visited on September 3rd, 2008 to assess whether or not any as-yet unknown archaeological features were visible within the boundaries of the proposed development area, and to assess the impact any development may have on known archaeological, historical, or cultural features in the vicinity.
- 4.6.2 The proposed development site is to the rear of the social club falling south towards Crowley Road. Behind the social club is a two-storey brick house surrounded by a brick wall, with a footpath on the west and Brewery Bank to the east (Plates 1-3).
- 4.6.3 The social club appears to be in a state of disuse, with the rear portion of the club littered with broken pieces of furniture, and a large quantity of litter. The remainder of the site is over-grown with trees and shrubbery.
- 4.6.4 The site can be accessed from the Brewery Bank side of the site by a double iron gate. This area is located at the back of the social club and to the rear of the house, which is surrounded by a low bricked wall. There is a single iron gate to the front of the house, also on the Brewery Bank side of the site. This entrance leads onto a paved area that extends around the house.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 There is no known evidence for prehistoric or Roman activity in the vicinity of the proposed development area. The potential for archaeological remains within the site pre-dating the medieval period is therefore considered slight. The potential for medieval deposits surviving sub-surface is medium, considering that the medieval centre of Swalwell is known to be in the vicinity of the proposed development area. There is the possibility, however, that any early archaeological deposits that once existed within the site may have since been truncated by post-medieval or modern developments in the area.
- 5.1.2 The potential for post-medieval, Victorian, and Modern archaeological remains surviving on the development site is high. Currently, there are two buildings extant on site, one two-storey brick-built house and a social club that are mid-20<sup>th</sup> century in date. As early as 1860, terraced housing has been present on the site. Adjacent to the site boundary was the site of the Swalwell Brewing Company that began in 1765 and can be seen on the Second Edition Ordnance Survey Map of 1898. It is possible that following the demolition of the extant buildings on the site, evidence from earlier buildings may be revealed.
- 5.1.3 Sub-surface remains of these periods are also likely to survive within the proposed development area. These are likely to relate to terraced houses dating from the mid-19<sup>th</sup> century or later.

### 5.2 RECOMMENDATIONS

- 5.2.1 All of the standing structures identified within the proposed development area can be dated to the mid-20<sup>th</sup> century. A very brief photographic record was made of the buildings on the site during the site visit, and consequently it is not deemed necessary for any further work to take place on the extant structures.
- 5.2.2 Given the potential for the survival of medieval or post-medieval deposits within the proposed development area, and as per communications with Jennifer Morrison, Tyne and Wear Archaeology Officer, it is recommended that two 20x1.8m trenches be excavated within the study area (Figure 12). This will establish the potential for survival of any archaeological deposits and allow investigation of the depth of disturbance from previous structures, and the level of natural subsoil on the site. A definitive decision on the level and extent of archaeological mitigation will be decided by the County Archaeology Officer for Tyne and Wear.
- 5.2.3 CMS Architects were contacted in order to obtain a plan of proposed development, but were unable to provide such documents at this time. The site boundary that is used in the figures within this assessment was acquired from planning application number: DC/07/01933/FUL from the local government website at [www.newcastle.gov.uk](http://www.newcastle.gov.uk).

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## 6 BIBLIOGRAPHY

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### 6.1 PRIMARY SOURCES

*Building Control Plans for dwelling houses, circa 1860; CB.TY/BC/15/5/79 (TWAS)*

*First Edition Ordnance Survey Map 1858 (TWAS)*

*Second Edition Ordnance Survey Map 1897 (TWAS)*

*Third Edition Ordnance Survey Map 1919 (TWAS)*

*Fourth Edition Ordnance Survey Map 1947 (TWAS)*

*Saxton's Map of Durham, 1569; EP/Eth 28/2 (Durham Record Office (DRO))*

*Untitled plan depicting Clavering Land on the west side of the River Derwent, circa 1840; DT.BEL/2/25 (TWAS)*

### 6.2 SECONDARY SOURCES

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Archaeology

## APPENDIX 1: GAZETTEER OF SITES

### HER Sites (within a 0.5km radius of development site)

ID	SMR	Site Name	Description	X	Y	Period
1	676	Swalwell	Four Quern	420000	562000	Unknown
2	696	Swalwell Village	Settlement	420200	562200	Medieval
3	696	Swalwell Village	Settlement	420400	562400	Medieval
4	697	Swalwell Mill	Industrial	420400	562400	Medieval
5	1019	Derwent Valley Railway	Railway	416700	558100	Modern
6	1019	Derwent Railway Valley	Railway	419900	561900	Modern
7	1627	Swalwell, Miller's Lane Farm Buildings	Farm Building	420630	562370	Modern
8	1629	Chimney	Industrial	420200	562300	Modern
9	1628	Co-op	Cooperative Store	420410	562270	Modern
10	1637	Consett Railway	Railway	419980	562550	Modern
11	1630	Sands Footbridge	Bridge	420090	562460	Modern
12	1631	Railway Bridge	Railway Bridge	420010	562450	Modern
13	1632	Iron Pipe Bridge	Bridge	419830	562350	Modern
14	1633	Derwent Brass Works	Metal Works	420190	562000	Early modern
15	1638	Grounds belonging to Sir Thomas Clavering Bart	Village	420410	562420	Post Medieval
16	1816	Studdars Farm	Farm	419700	562520	Modern
17	3350	Naptha Manufactory	Oil distillery	420430	562650	Modern
18	3465	Garesfield Wagonway	Wagonway	420360	563270	Early Modern
19	3467	Derwent Haugh, Saw mill	Saw Mill	420410	562610	Modern
20	3582	Gasometer	Gas holder	419690	561920	Modern
21	3468	Newcastle and Carlisle Railway, Swalwell Branch	Railway	420740	563210	Early Modern
22	3576	Blaydon, Smithy	Blacksmith's Workshop	419830	562390	Early Modern
23	3628	Gateshead to Hexham Road	Toll Road	425690	563100	Post Medieval
24	3631	Derwent Bridge Toll House	Toll House	419860	562310	Post Medieval
25	3632	Wagonway	Wagonway	420460	562370	Modern
26	3633	Whickham, Coalway Lane	Wagonway	420620	562200	Modern
27	3634	Swalwell, Clay Shaft	Clay Pit	420230	561830	Modern
28	3635	Whickham, Middle Town, Chimney	Chimney	420300	561760	Modern
29	3630	Derwent Bridge	Road Transport Site	419840	562370	Post Medieval
30	3640	Whickham, High Forge	Forge	419680	561930	Early Modern
31	3641	Swalwell, Derwent Gut	Water Channel	420410	562630	Post Medieval
32	4330	Swalwell to Gateshead Road	Toll Road	424820	562370	Modern

ID	SMR	Site Name	Description	X	Y	Period
33	4994	Axwell Park	Park	419050	562040	Post Medieval
34	5951	Hollinside Way	Wagonway	420350	562710	Post Medieval
35	5952	Western Way I (Bucksnook Way)	Wagonway	420390	562700	Post Medieval
36	5953	Western Way II	Wagonway	420570	563240	Post Medieval
37	5954	Western Way III	Wagonway	420600	563230	Post Medieval
38	5956	East Winlaton Way	Wagonway	420370	563300	Post Medieval
39	5979	Swalwell, Crowley's Ironworks	Iron Works	420170	562220	Post Medieval
40	5981	Swalwell, Brewery	Brewery	420350	562230	Post Medieval
41	5982	Swalwell Garesfield Colliery	Colliery	420490	562390	Early Modern
42	5983	Swalwell, Paper Mill	Paper Mill	420190	562260	Early Modern
43	5985	Swalwell, Drift	Drift	420090	561780	Early Modern
44	5986	Axwell park Colliery	Colliery	420050	561960	Early Modern
45	6171	Market lane School	School	420540	562210	Early Modern
46	7477	Swalwell, Front St. Highlander Public House	Public House	420260	562190	Early Modern
47	7555	Market Lane, The Sun Inn, Swalwell	Inn	420360	562270	Early Modern
48	7557	Napier Road, Presbyterian Chapel	Chapel	420410	562230	Early Modern
49	7905	Axwell park, Serpentine Lake	Ornamental lake	419490	562200	Early Modern
50	8366	Hexham Road, War memorial	Commemorative monument	420210	562150	Modern
51	8540	Axwell Park Colliery Brickworks	Brickworks	420010	561950	Modern
52	9712	Prebyterian Chapel	Chapel	420400	562100	Post Medieval
53	10923	Hexham Road, 'Derwent Walk Express'	Sculpture	419970	562110	Modern
54	10943	Infants School, War Memorial	War Memorial	420700	561800	Modern
55	11354	Swalwell, Sands lane, Old Bridge End Cottage	Toll House	419860	562310	Post Medieval

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## APPENDIX 2: SPECIFICATION FOR AN ARCHAEOLOGICAL ASSESSMENT

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### TYNE AND WEAR SPECIALIST CONSERVATION TEAM

#### Introduction

A planning application has been submitted for 22 flats in a six storey block with 22 car parking spaces following the demolition of the steward's house and partial demolition of the concert room at the rear of the social club.

The site lies within the presumed extent of Swalwell medieval village, which is designated as an area of potential archaeological importance in the UDP (policy ENV19). Medieval and post medieval remains may survive.

#### HER 696 Swalwell Village

Boldon Buke (c. 1183): "The land of Swalwell renders 16s. William, son of Arnald, for a clearing of 120 acres, renders one marc". I.e. no reference to a settlement. In Hatfield's Survey the vill of Swalwell was held by William Swalwell. Bourn recites the descent of the property via Roger Thornton and the Lumleys to the Claverings (C17). The medieval form of the village has been obscured by the industrial works of Ambrose Crowley, and subsequent development.

#### HER 697 Swalwell Mill

The earliest explicit reference to a mill at Swalwell is in Hatfield's Survey (c. 1382), when it was held communally by the tenants. As William Swalwell held the milldam it must be assumed to have been a watermill. But note that Boldon Buke records a mill under the heading of Whickham, and this may have referred to Swalwell. The Parliamentary Survey of 1647 lists "...a Water Corn Milne...called... Swalwell Milne...now quite decayed and fallen to the ground", as the only mill in the manor of Whickham. Bourn noted the existence of a watermill in the early C19. How many mills have there been (excluding those serving Crowley's works)?

In accordance with PPG16 and UDP policy ENV19 a Desk Based Assessment is required to appraise the likelihood that important archaeological deposits survive on the site, and assess the impact on those deposits by construction work associated with the proposed development. It will make recommendations for any further archaeological work required.

The assessment must be carried out by a suitably qualified and experienced archaeological organisation. The purpose of this brief is to obtain tenders for this work. The report must be the definitive record for deposition in the Tyne and Wear HER.

The North-East Regional Research Framework for the Historic Environment (2006) notes the importance of research as a vital element of development-led archaeological work. It sets out key research priorities for all periods of the past allowing commercial contractors to demonstrate how their fieldwork relates to wider regional and national priorities for the study of archaeology and the historic environment. The aim of NERRF is to ensure that all fieldwork is



carried out in a secure research context and that commercial contractors ensure that their investigations ask the right questions. The relevant key research theme for this evaluation is MD2.

### **Archaeological Brief**

1. The Assessment must inform the planning authority of the archaeological and historical importance of the site.
2. All relevant documentary (such as local history books, journals, papers, documents, county histories, trade directories, census returns, council minutes, court rolls, wills, newspaper cuttings, historic photographs and postcards, prints and engravings etc.) and cartographic records (including historic mapping, archive plans, surveys, Goad Insurance Plans, estate plans, tithe maps and OS mapping) relating to the vicinity must be consulted and synthesised and included in the finished report where copyright allows.

The archaeological consultant is expected to consult:

Northumberland Museum and Archives at Woodhorn, Queen Elizabeth II Country Park, Ashington NE63 9YF (open Wed-Sun) 01670 528041

Tyne and Wear Archives at Blandford House, Blandford Square, Newcastle upon Tyne NE1 4JA (tel. 0191 2326789 ext 407)

Durham Record Office, County Hall, Durham DH1 5UL (tel. 0191 3833253)

Gateshead Library, Prince Consort Road, Gateshead NE8 4LN (tel. 0191 4773478)

Durham University Library, Archives and Special Collections, Palace Green Section, Durham DH1 3RN (tel. 0191 3342932)

National Monuments Record, Kemble Drive, Swindon SN2 2GZ (tel. 01793 414600)  
[www.english-heritage.org.uk/NMR](http://www.english-heritage.org.uk/NMR)

and any other local resource with relevant information.

Useful websites:

[www.twsitelines.info](http://www.twsitelines.info) - **not** to be used instead of visiting the HER in person because it is only updated every six months and does not include event data

<http://local.live.co.uk> – aerial photographic coverage

<http://museums.ncl.ac.uk/archive/index>

[www.sine.ncl.ac.uk](http://www.sine.ncl.ac.uk)

[www.helm.org.uk](http://www.helm.org.uk)

[www.wellinever.info](http://www.wellinever.info)

[www.tynesidelifeandtimes.org.uk](http://www.tynesidelifeandtimes.org.uk)

[www.magic.gov.uk/website/magic/](http://www.magic.gov.uk/website/magic/)

[www.tomorrows-history.com](http://www.tomorrows-history.com)

[www.dur.ac.uk/picturesinprint/](http://www.dur.ac.uk/picturesinprint/)

Geological bedrock and drift mapping for the area must be analysed.

The County Historic Environment Record housed at the West Chapel, Jesmond Old Cemetery must be consulted. *Archaeological contractors are advised that there is a search fee payable for consulting the HER (Access and Pricing Policy available on request). Contractors visiting the HER in person and conducting their own research will be charged the basic search fee of £50 plus photocopying costs.*

Any relevant Building Control Plans for the site must be consulted at Tyne and Wear Archives, to provide information on the location of cellars or basements or other features which may have destroyed or truncated archaeological deposits. The location of the cellars or areas of disturbance must be marked on a plan in the finished report.

The County Industrial Archaeologist, Ian Ayris must be consulted on any industrial aspects of the Assessment (tel. 0191 2777190 or email [ian.ayris@newcastle.gov.uk](mailto:ian.ayris@newcastle.gov.uk))

Information on listed buildings and Conservation Areas must be included and is available from the HER.

3. The Assessment must describe the land-use history of this part of Swalwell and assess the probability that archaeological deposits survive on this plot

4. The Assessment must describe the geology, topographic position, soil type and drainage of the site, using geological and soil survey maps. The report must make reference to the anticipated preservation conditions likely to be encountered on the site, especially relating to variables affecting the preservation of biological or organic remains.

5. The archaeological contractor must make at least one site visit and the finished Assessment will briefly describe the current condition of the site. Site photographs must be included in the finished report.

6. The archaeological contractor will assess the impact of the proposed development on archaeological deposits by analysing the plans and foundation designs (where available) for the proposed new building. The commissioning client will provide copies of available plans.

### ***The Assessment Report***

The Assessment report must contain and synthesise the results of the analysis of all the sources mentioned above. As far as possible, all maps shown should be at the same scale, to assist in comparing maps of different date and scale, ideally as overlays on a modern base-map, although highlighted enlargements may be used to facilitate the addition of extra annotation.

The report must include a catalogue of features of archaeological or historical interest within or close to the study area. Their location must be shown on a site plan. This must include all sites of interest, not just those currently included in the HER.

A final section of the report should consist of recommendations (in the opinion of the consultant, after assessing all evidence available at the present time) about the type, scale and location of any future archaeological work needed to locate and record historic buildings or archaeological deposits suspected on the site. If evaluation is recommended then the

finished report will include a site plan showing the scale and location of suggested trial trenches.

The report must have the following features:-

1. Site location plan and grid reference
2. List of all sources consulted, and their location
3. Details of field visits undertaken by the consultant
4. Site photographs
5. Geology of site
6. Period by period discussion of site history and development
7. Historic map regression
8. Copies of any relevant archive plans and historic photographs
9. Brief discussion of the potential of the site in relation to NERRF, EH research agenda and other relevant agenda
10. A card cover with title, date, author, consultant organisation and commissioning client
11. Some form of binding which allows easy copying of the report
12. Copy of this specification

**Three paper copies of the report need to be submitted:**

- **one for the commissioning client**
- **one for the planning authority (Gateshead Council)**
- **and one for deposition in the County HER. A digital copy of the report on CD is also required by the HER – to be sent with the paper report but not attached to it. *The report and CD for the HER must be sent by the archaeological consultant directly to the address below. If the report is sent via the planning department, every page of the report will be stamped with the planning application number which ruins the illustrations. Also the HER is often sent a photocopy instead of a bound colour original which is not acceptable.***

## **OASIS**

The Tyne and Wear County Archaeologist supports the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index/access to the large and growing body of archaeological grey literature, created as a result of developer-funded fieldwork.

The archaeological contractor is therefore required to register with OASIS and to complete the online OASIS form for their desk based assessment at <http://www.oasis.ac.uk/>. Please ensure that tenders for this work takes into account the time needed to complete the form.

Once the OASIS record has been completed and signed off by the HER and NMR the information will be incorporated into the English Heritage Excavation Index, hosted online by the Archaeology Data Service.

The ultimate aim of OASIS is for an online virtual library of grey literature to be built up, linked to the index. The unit therefore has the option of uploading their grey literature report as part of their OASIS record, as a Microsoft Word document, rich text format, pdf or html format. The grey literature report will only be mounted by the ADS if both the unit and the HER give their

agreement. The grey literature report will be made available through a library catalogue facility.

Please ensure that you and your client understand this procedure. If you choose to upload your grey literature report please ensure that your client agrees to this in writing to the HER at the address below.

For general enquiries about the OASIS project aims and the use of the form please contact: Mark Barratt at the National Monuments Record (tel. 01793 414600 or [oasis@english-heritage.org.uk](mailto:oasis@english-heritage.org.uk)). For enquiries of a technical nature please contact: Catherine Hardman at the Archaeology Data Service (tel. 01904 433954 or [oasis@ads.ahds.ac.uk](mailto:oasis@ads.ahds.ac.uk)). Or contact the Tyne and Wear Archaeology Officer at the address below.

Jennifer Morrison  
Tyne and Wear Archaeology Officer  
West Chapel  
Jesmond Old Cemetery  
Jesmond Road  
Newcastle upon Tyne  
NE2 1NL  
Tel (0191) 2816117  
[jennifer.morrison@newcastle.gov.uk](mailto:jennifer.morrison@newcastle.gov.uk)

**5 Ref: MON6001**  
August 2008  
Planning Application: DC/07/01933/FUL

For HER use only:  
Quality control

Sources used:

- Northumberland Record Office
- Tyne and Wear Archives
- Newcastle City Library Local Studies
- Durham Record Office
- local library
- Special collections, Palace Green
- HER
- Building Control Plans
- Goad Insurance plans
- Conservation Officer
- APs

Report content:

- site location plan
- grid reference
- use of documentary sources (books/journals/papers/county histories/trade directories/court rolls/census returns/documents etc)
- use of cartographic sources (estate maps/tithe/archive plans/OS)
- land-use history
- historic photographs/drawings/engravings
- geology
- anticipated preservation conditions
- evidence of site visit and site photograph
- listed buildings and Conservation Areas
- map regression

- plan of cellars/areas of disturbance
- catalogue and plan
- impact of proposed development
- recommendations
- trench location plan
- CD
- OASIS form

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## **APPENDIX 3: FIGURES**

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