

**THE FORMER
FERGUSON (REDPATH)
TRANSPORT PREMISES,
SOUTH ROAD,
WOOLER,
NORTHUMBERLAND**



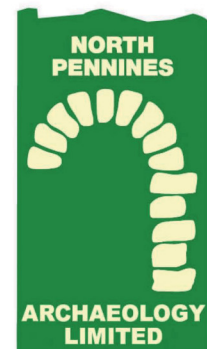
**ARCHAEOLOGICAL BUILDING
ASSESSMENT**

CP. No: 1150/10

DATE 12/04/2010

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Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by North Pennines Archaeology Ltd on the preparation of reports.

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SUMMARY

North Pennines Archaeology Ltd were commissioned by Box 22 Limited, on behalf of their clients, Silvercoin Investments Ltd, to undertake an archaeological building assessment at the former Ferguson (Redpath) Transport Premises, South Road, Wooler, Northumberland (NGR NT 9940 2794), prior to the proposed redevelopment of the site. Northumberland County Council Conservation Team (NCCCT) have advised that an archaeological building assessment and field evaluation needed to be undertaken, in order to determine whether any further mitigation is required at the site, prior to redevelopment.

Prior to the assessment of the present buildings on the site, a rapid desk-based assessment was undertaken to provide an historical and archaeological context to the proposed development area. The rapid-desk based assessment revealed the town of Wooler is essentially medieval in character, having formed one of the ancient baronies into which Northumberland was divided after the Norman Conquest in the 11th century.

There is some documentary evidence for a water mill at Wooler as early as the 13th century, suggested to be the site of Wooler Mill. There is also documentary evidence from the 13th century for the trade of dying in Wooler, although it is not known if these references refer to the location of the proposed development area.

It was not until the 18th century, however, that a dye mill is again referred to in the town, along with bleach works and reference to a 'walk mill' suggesting that fulling of cloth was also undertaken. On Richard Cross's map of Wooler dated to 1828, the majority of the proposed development area on South Road is labelled as 'Bleach Field', with structures shown in the general location of Buildings A and B. By the middle of the 19th century, the Bleach Field is described as '*Sands at Wooler*' and was noted to be under arable production in 1843.

Dye Works are shown on the First Edition Ordnance Survey map of the 1860s, to have existed on part of the proposed development area, along with a mill leat. Further buildings were added to the Dye Works site by the publication of the Third Edition Ordnance Survey map of 1923, as well as the construction of a large building on the former bleach field, which although not labelled, is presumed to have been Wooler Steam Laundry. The Steam Laundry appears to have been constructed at some point between 1897 and 1923.

The building assessment has revealed that the oldest buildings on the site would appear to be Buildings A and B, located at the base of Tower Bank to the extreme west side of the proposed development area. These may represent what survives of the dye works shown on the First Edition Ordnance Survey map dating to the

1860s, but which may actually be much earlier as buildings are shown at this location on earlier cartographic sources.

Building A would appear to have been a cottage, constructed of uncoursed masonry with a pantile roof, characteristic of the town, possibly dating to the 18th or early 19th century.

Building B partly survives, although it was roofless and also obscured by heavily overgrown foliage. The presence of a chimney flue may suggest part of the building was used for domestic accommodation; however the east room still retains some metal fittings, and a possible hole in its south wall of a former horizontal axle for a water wheel, suggesting Building B may have been a water mill.

Building C is recorded to have originated as Wooler Steam Laundry at the end of the 19th century, however, although it utilises elements of the architectural detail of the laundry as seen on a historical photograph, it would appear that what survives today is a rebuild possibly dating to around the 1920s.

Building D was noted from cartographic sources to have been constructed at some point between the 1950s and the 1980s, possibly as a garage or workshop.

Building E was noted from cartographic sources to have been constructed at some point between 1923 and the 1950s, also possibly to serve as a garage or workshop.

Buildings A and B are considered to be important at a local and regional level as they formed part of the textile industry which operated in the town during the post-medieval period. Buildings C, D and E represent a more recent industry for the town, that of road haulage, and of the Redpath family business which operated out of the site until recently.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to offer thanks to Chris White at Box 22 Ltd, on behalf of Silvercoin Investments Ltd, for commissioning the project and for his assistance on site.

North Pennines Archaeology Ltd would also like to extend their thanks to staff at Northumberland Archives, Woodhorn, and Wooler Library, and to Nick Best and Liz Williams of Northumberland County Council Conservation Team.

The rapid desk-based assessment and the buildings assessment was undertaken by Fiona Wooler. The report was written, and the drawings were produced, by Fiona Wooler. The project was managed by Martin Railton, Project Manager for NPA Ltd, who also edited the report.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 North Pennines Archaeology Ltd were commissioned by Box 22 Limited, on behalf of their clients, Silvercoin Investments Ltd, to undertake an archaeological building assessment at the former Ferguson (Redpath) Transport Premises, South Road, Wooller, Northumberland (NGR NT 9940 2794), prior to the proposed redevelopment of the site.
- 1.1.2 A planning application proposes the erection of a new food store and tourist kiosk, with associated access, parking and landscaping. Northumberland County Council Conservation Team (NCCCT) have advised that an archaeological building assessment and field evaluation needed to be undertaken, in accordance with a written scheme of investigation (WSI)¹ which was submitted to and approved by NCCCT, in order to determine whether any further mitigation is required at the site.
- 1.1.3 The buildings currently on the site were believed to be the result of several phases of alteration and extension and include:
- Surviving components of the former dye mill to the rear of the site;
 - The former Wooller Steam Laundry/Redpath's building;
 - Various phases of industrial buildings adjoining the former Steam Laundry.
- 1.1.4 This report consists of a rapid desk-based assessment and building assessment of the standing structures on the site, in accordance with the WSI submitted to NCCCT, and the Brief for the works issued by NCCCT².

¹ Railton, M, 2010

² Best, N, 2009

2 METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 The archaeological building assessment includes all existing buildings and associated historic built structures on the site. This comprises an assessment of the buildings' form, construction, origins, development and use, based on an assessment of historical records and visual inspection of the structures.
- 2.1.2 The building assessment corresponds to English Heritage Level 2 guidelines³, and has been divided into two phases: a rapid desk-based assessment and visual survey. These phases of work have been undertaken prior to any proposed developments taking place on the site.

2.2 RAPID DESK-BASED ASSESSMENT

- 2.2.1 A desk-based assessment of existing records relating to the town of Wooler and to the buildings present on the site was undertaken prior to works on site commence. This assessment included the consultation of primary and secondary sources, in particular historical maps and documents held at Northumberland Record Office at Woodhorn, and in local libraries, as well as a study of the Northumberland Historic Environment Record (HER), a database of known historical and archaeological sites within the county. The purpose of this assessment was to set the standing buildings and any archaeological features noted within their archaeological and historical context.
- 2.2.2 The rapid desk-based assessment was undertaken in accordance with the guidelines of the Institute for Archaeologists⁴.

2.3 BUILDING ASSESSMENT

- 2.3.1 Following the completion of the rapid desk-based assessment, a visual survey of the buildings as existing was undertaken in order to gain an adequate understanding of the structures, and the identify origins, main phases of development, and use of the buildings.
- 2.3.2 This phase involved an internal and external observation of the buildings on the site, and an assessment of their relationship to nearby features. This

³ English Heritage, 2006

⁴ IfA, 2008a

also included noting details of construction, structural phasing, changes in building material and evidence for fixtures and fittings.

- 2.3.3 A digital photographic survey of the interior and exterior of the buildings, where possible, was undertaken. Detailed photographs of features of architectural or archaeological significance, and photographs of the buildings in their landscape context were also taken. A selection of these photographs have been included within this report.
- 2.3.4 The results of the building assessment have been combined with the findings of the rapid desk-based assessment in order to provide a narrative on the origins, form, use and development of the buildings.
- 2.3.5 In summary, the main objectives of the building assessment were:
- To assess the existing form, fabric, function and development of the buildings, including details of their construction;
 - To identify the presence/absence, nature, extent and condition of historic and architectural features and to record these where they were observed;

2.4 THE ARCHIVE

- 2.4.1 An archive will be produced in accordance with the IfA guidelines for archiving⁵. The archive will be deposited with the Great North Museum, Newcastle-upon-Tyne with the identifier NPA10, FYW-A, CP1150/10.
- 2.4.2 A final bound copy of the report will be deposited with Northumberland Historic Environment Record where viewing will be available on request.
- 2.4.3 North Pennines Archaeology and Northumberland County Council Conservation Team 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. This project has the unique identifier of **northpen-75439**.

⁵ IfA, 2008b

3 BACKGROUND

3.1 LOCATION AND GEOLOGICAL CONTEXT

- 3.1.1 The town of Wooler is located within Glendale in north Northumberland. The core of the town is perched on the western side of Wooler Water, a tributary of the River Till, on a site providing panoramic views across the Cheviots to the west and the Milfield Plain to the north-west. The main road (A697) from Morpeth to Coldstream passes beneath Wooler, to the east side (Figure 1).
- 3.1.2 The proposed development area is situated to the east side of the town, at the base of the steep hill on which the historic core of Wooler is located, on the west side of Wooler Water and immediately to the north side of Wooler Bridge and The Peth. The site consists of a large expanse of flat ground between Tower bank and South Road. The site is presently occupied by several buildings centrally placed within the proposed development area, surrounded by tarmac and gravelled ground, with the remains of seemingly earlier buildings located in the south-west corner of the site, at the foot of Tower Bank (Figure 2). The proposed development area is located within Wooler Conservation Area.
- 3.1.3 Like a number of smaller settlements on the Cheviot fringe, Wooler lies at the break of slope between two very distinctive geologies and landscapes. To the west is the massif of the Cheviot Hills formed of the enduring Andesites and other volcanic rocks of Old Red Sandstone Age which define the physical aspect of these uplands. To the east, the Cementstone Group of Lower Carboniferous age, formed of a mix of limestone, mudstone and sandstone, is a much softer geology, and was already eroded in pre-glacial times to a reduced elevation. This levelling facilitated the subsequent progression of glaciers across the area east of the Cheviots, which deposited thick sheets of boulder clay over the former surface. At the end of the Ice Ages, this spread of boulder clay was striated in deep channels by periglacial meltwaters which in turn deposited extensive spreads of sands and gravels. Finally, temporary lakes formed by the meltwater filled with lacustrine clays and sands. Parts of the Milfield basin, to the north of Wooler, have been levelled with up to 160m of these deposits⁶.
- 3.1.4 Wooler is a busy market town, and for much of the year is also a popular stopping-off point for walkers and other holidaymakers. Its position, more than its architecture, is spectacular, although High Street and Market Place

⁶ Finlayson, R and Hardie, C, 2009, Page 5

are lined with attractive buildings of the 18th and 19th centuries, with equally substantial structures lining roads leading off and attractive Victorian and Edwardian suburbs to the north and east⁷.

3.2 HISTORICAL BACKGROUND

- 3.2.1 **Introduction:** this historical background is compiled mostly from secondary sources, in particular the Historic Environment Record (HER), and is intended only as a brief summary of historical developments around the study area, as well as known archaeological sites. A brief description of the Historic Environment Record (HER) sites located within a 1km radius of the proposed development area is provided in *Appendix 1*.
- 3.2.2 **Place Name:** Wooler is spelt as 'Wulloure' and 'Welloure' in records dating to the 12th century. John Speed's map of Northumberland 1610 labels it as 'Wuller'. The name is believed to have derived from the Old English, *wella-ofen* meaning 'stream-bank'⁸.
- 3.2.3 **Prehistoric (pre AD 43):** the area around Wooler contains a wealth of evidence for prehistoric activity. There are, for example, scatters of Mesolithic flint tools, including tiny composite blades known as microliths, from Common Burn to the west and from Wooler Common to the south of the town. There are Neolithic and Bronze Age monumental sites on the Milfield Plain, and cup and ring marked stone to the north on Doddington Moor, as well as Bronze Age and Iron Age settlements in the foothills of the Cheviots including hillforts at Yeavering and Humbleton. Just to the south of Wooler lies The Kettles (HER No. 1546), an extensive and intricate complex of earthworks, which date to the late Iron Age and Romano-British periods⁹.
- 3.2.4 Within the town of Wooler itself, the only evidence for prehistoric activity is from the discovery of a cist burial, found in the garden on the west side of Cheviot Street in 1872. The stone-lined cist contained a human skeleton in the foetal position, accompanied by a jet button (HER No. 1542). The HER also records findspots of incised stones characteristic of the prehistoric period. A boulder with incised cup and rings was revealed during the demolition of an unspecified house in the town in the 19th century (HER No. 1534), and a further sculptured stone, suggested to date to this period, was found built into a wall on Ramsey's Lane (HER No. 1561). The provenance of both these carved stones, however, is unknown.

⁷ Finlayson, R and Hardie, C, 2009, Page 5

⁸ Beckensall, S, 1975, Page 49

⁹ *Ibid*, Page 8

- 3.2.5 It must be noted that there is some evidence of prehistoric activity on lower lying land to the east of Wooler, on the site of the town's Cricket Ground, where a cropmark characteristic of a henge dating to the Neolithic period (4000BC to 2200BC) was noted by aerial photography (HER No. 3330).
- 3.2.6 **Roman (43 AD – 410 AD):** the only site dated to this period, which is recorded in the HER within a 1km radius of the proposed development area, is The Kettles, situated to the south-west of the town. This is the site of a large hill fort divided into two portions by triple ramparts crossing the neck of a promontory. The HER entry notes that Roman coins and a broken sword were found on the site (HER No. 1546).
- 3.2.7 **Early Medieval (410 AD-1066 AD):** although there is no certain evidence for pre-Conquest occupation at Wooler, a number of pieces of worked stone of the 10th and 11th centuries found within or in the near vicinity of the town suggest there may have been as yet unspecified activity during this period. A small fragment of an Anglo-Saxon cross was discovered c1884 'in taking down some dykes for the purposes of the new railway forming there' (HER No. 1563), and part of a mid-10th to mid-11th century slab or cross shaft was noted on the outside of the south wall of the nave at St Mary's Church in the town (HER No. 1584).
- 3.2.8 **Medieval (1066-1485):** Wooler formed one of the ancient baronies into which Northumberland was divided after the Norman Conquest in the 11th century. Henry I granted it to Robert de Muschampe, a family which Graham described as '*long since extinct*'. Graham suggests that at this time, Wooler was probably a waste and that the building of the castle may have provided a nucleus around which the village grew¹⁰.
- 3.2.9 The remains of a castle on Tower Hill (HER No. 1549), located to the north-west of the proposed development site, on high ground, has been suggested to be on the site of a Norman motte and bailey, of which all fortifications have been lost. As early as 1255, Wooler was recorded as having a '*waste motte of no value*'¹¹. It has been suggested, however, that this '*waste motte*' could have referred to Green Castle, a prominent mound topped with a ringwork located approximately one kilometre to the west of the town¹² (See Figure 1).
- 3.2.10 A tower at Wooler is mentioned in a list of Holds in 1509, when it was stated that it could house 20 horsemen. In 1526 a '*new castel at Wooler*' is mentioned and in 1541 it is '*a lytle towre standyng strongly whiche did muche releyve*' the inhabitants of Wooler and other villages. By the 1580s, the

¹⁰ Graham, F, 1982, Page 7

¹¹ Long, B, 1967, Page 175

¹² Finlayson, R and Hardie, C, 2009, Page 11

tower was in need of repair, despite forming part of a line of defences in 1584¹³. What survives today is little more than a pile of rubble.

- 3.2.11 The town of Wooler is believed to have medieval origins, as suggested by the characteristic linear burgage plots forming rows to each side of the High Street, as seen on 19th century cartographic sources and aerial photographs, although the precise extent of the medieval town is not known (HER No's 1577 and 1685).
- 3.2.12 In 1199, Robert Muschamp was granted a Royal charter for a weekly (Thursday) market in Wooler (HER No. 1701), a privilege which lasted until the 1600s, when a new licence was granted to Sir Ralph Grey to hold a weekly market and two fairs per year in the manor of Wooler. The modern market place is centrally located in the town at the junction of all the main streets, however the medieval market may have been more extensive, although it was probably located in the same area¹⁴.
- 3.2.13 During the medieval period, Wooler became an early centre of the woollen industry, and was noted to have been one of the richest townships in Northumberland in the 13th century¹⁵. Writing in 1922, Vickers observed that Wooler's only real connection with the outside world during the medieval period was due to the fact that it was the centre of a sheep rearing district, which provided wool for other parts of the country and abroad¹⁶.
- 3.2.14 There is reference during the medieval period to a water mill at Wooler. In the 13th century the tenants of holdings in the 'burgh' of Wooler were worth a total of £24 19s, and the water mill £5¹⁷. It has been noted that a mill existed at the foot of 'The Tory' since this date, and the site continued to be used for milling until 1935¹⁸. This building, it was noted, has recently been converted into a dwelling, consequently it is assumed that this mill site referred to is that of Wooler Mill, located to the north of the proposed development area.
- 3.2.15 **Post-medieval (1540-1900):** the 16th century, like the centuries before, was a troubled time for Wooler with cross Border strife becoming endemic, frequently at local level. It has already been noted that a new castle in the town is referred to in 1526, and in a survey of the Borders in 1541 it was described as '*mervelous convenient place for the defence of the country thereabout*'¹⁹. The pictorial map of the town reproduced as Figure 3, dating

¹³ Long, B, 1967, Page 175

¹⁴ Finlayson, R and Hardie, C, 2009, Page 13

¹⁵ Graham, F, 1982, Page 8

¹⁶ Vickers, K.H, 1922, Page 299

¹⁷ Finlayson, R and Hardie, C, 2009, Page 12

¹⁸ Faimington, D and Miket, R, 2004, Page 78

¹⁹ Finlayson, R and Hardie, C, 2009, Page 14

to the 16th century, shows a tower as a dominant feature, located on high ground along with the church.

- 3.2.16 The development of the town during the post-medieval period, it has been suggested, may have been hindered by the instances of fire which destroyed the town on several occasions, including 1693 when 54 houses were burnt down, and again in 1722, although Parson and White noted that *'it arose fairer out of its ashes'*²⁰. The form of some of the buildings in the town in the 18th century were hinted at by a visitor travelling from Wooler to the Border in 1776, who noted that: *'The cottages of the lower class of people are deplorable, composed of upright timbers, fixed in the ground, the interstices wattled and plastered with mud, some thatched and other covered with turf, a hearth stone on the ground for the peat and turf fire'*²¹. Writing in 1827, Parson and White noted that Wooler had formerly been *'a place of great resort for invalids to drink goats' milk or whey; but the attention of the neighbouring farmers has been turned to pursuits more profitable than that of rearing goats, and the country around this ancient town now affords a beautiful display of rich corn lands, and smooth and verdant pastures for sheep and cattle'*. Despite this positive view of the economy of the town in the first half of the 19th century, they went on to observe: *'The increasing opulence of the surrounding farmers operates favourably on the trade of this town; but though the adjoining lands have been for some time in a state of progressive improvement, most of the buildings are suffered to remain in their ancient meanness, an emblem of the former poverty of the place which has happily long been superseded by a gradually increasing prosperity'*²².
- 3.2.17 In 1862, Wooler was once again almost destroyed by fire²³. Thirteen properties were completely destroyed in the fire and a further seven were badly damaged. After this destruction the Earl of Tankerville, Lord of the Manor, took the opportunity for a more significant rebuild, and within a few years a new High Street emerged with the old thatched houses replaced. New buildings in Wooler were predominantly constructed of pink sandstone from local quarries at Doddington. Pantiles became the predominant roofing material, replacing thatch²⁴. Writing at the end of the 19th century, Tomlinson described the houses in the town as *'plain and unattractive, few possessing gardens in front'*²⁵.

²⁰ Parson, W and White, W, 1827, Page 487

²¹ Flatman, B, Undated, Page 13

²² Parson, W and White, W, 1827, Page 489

²³ Tomlinson, W.W, 1909, Page 475

²⁴ Finlayson, R and Hardie, C, 2009, Page 16

²⁵ Tomlinson, W.W, 1909, Page 474

- 3.2.18 Before the 18th century, various mills were established around Wooler, with five mills mentioned within a two mile strip bordering Wooler Water. These were noted to be Coldgate [located approximately three kilometres to the south of the town], Earle, the Carding and Dye Mills and Wooler Mill. Coldgate, now a house, was worked in 1925 by the miller J Waters. This may have been a family business as a Joseph Waters is listed as a corn miller and farmer from 1855 to 1887. Nearer to Wooler is Earle Mill, which it has been suggested may have been one of the earliest in the area. It was seemingly attacked twice during Scottish raids. In 1663 Mrs Mary Shelby was assessed at £20 for the tithes of the mill; James Pringle was the miller in 1762, other millers there were George Richardson (1827), John Burnett (1851), George Luke (1855) and John Stenhouse (1887). Midway between Earle and Wooler Bridge, south of the proposed development area, was the site of the Carding Mill. Little is known of the history of this site, which was destroyed by fire in the early part of the 20th century. The records of 1762 show four Wooler inhabitants as woolcombers, those of 1855 show Thomas Tait as a carder, and a Chillingham sales catalogue shows the tenant as W D Morton²⁶. The Dye Mill was a pantiled building located at the bottom of the Peth. Two dyers, David Isaac and Andrew Corbet, are mentioned in the militia list of 1762, and Isabella Turner is listed as dyer and bleacher in a trade directory of 1827²⁷. Her name appears later in an account, when the dye mill is referred to as the 'walk mill': *'Jan 23rd 1835, paid Turnbull of the walk mill on account for dyeing, ten shillings and sixpence'*. Collier and Stewart note that the Dye Mill had deteriorated by the early part of the 20th century, and was, according to them, eventually demolished²⁸. Near to the Dye Mill was Wooler Mill, a three-storied building. The leat which served all these mills came from a weir across Wooler Water and filled a pond above Earle Mill²⁹. Plates 1 and 2 show undated historical photographs of Wooler Mill (flour mill) on South Road, and the Dye Mill on South Road.
- 3.2.19 The Dye Mill at Wooler was noted to have been utilised for the dying and bleaching of cloth in the 18th century. It has already been noted that it was also referred to as a 'Walk Mill', indicating that fulling of the cloth was also undertaken on the site. Plate 3 is a c1905 photograph of the Dye Mill shown with the road into the town to the south side of the buildings. The Carding Mill produced, amongst other items, blankets (also known as 'sheards'), which farmers often supplied to Irish labourers, and after the harvest the

²⁶ Collier, C and Stewart, L.A, 1986, Pages 32 and 33

²⁷ Parson, W and White, W, 1827, Page 490

²⁸ Collier, C and Stewart, L.A, 1986, Page 33

²⁹ *Ibid*

blankets were taken to the mill to be cleaned. This was undertaken in the small single-storey building set into the bank side. For many years, the Carding Mill was the property of the Weddell family, owners of Otterburn Mill. Writing in 2004, Fairmington and Miket noted that all that was left of this mill were foundations at the foot of the plantation³⁰.

- 3.2.20 Wooler Steam Laundry stood near the Dye Mill, and this is presumably the building shown on the Third Edition Ordnance Survey map of 1923 (see Figure 10). For a period of time this was the philanthropic project of Countess Tankerville, but on the 1st November 1902 the building was transferred to Mrs Booth of the Salvation Army and run for the rehabilitation of fallen women. The photograph of the laundry, seemingly dated to 1889 [the laundry however is not shown on the Second Edition Ordnance Survey map of 1897, see Figure 9] may record a visit to the site by a local school (Plate 4). About 1920 the building was apparently demolished down to the lower storey, then incorporated into offices for Redpath's 'Northern Farmers' Trading Association'. It was seriously damaged by fire on the 14th July 1927³¹.
- 3.2.21 James Redpath and Son, joiners, builders and contractors since 1853, carried on their trade from premises to the rear of what later became the Co-op building on the High Street. They built up a thriving business which was later re-located to Brewery Road³². Brewery Road was so called, unsurprisingly, due to the presence of Wooler Brewery (HER No. 1700), which was marked on the First Edition Ordnance Survey map of c1860, and was the only industrial development on the east bank of Wooler Water.
- 3.2.22 Writing at the end of the 19th century, Tomlinson noted that Wooler, like Rothbury, had been a favourite resort for invalids during the 18th century, who came to the area for the 'goat's whey cure'. He noted that even at his time of writing, *'the pure air and water from the Cheviots, and the many attractions of the neighbourhood, still render the town a favourite resort of persons of delicate health'*³³. The arrival of the railway in the 1880s also allowed the town to become a popular holiday retreat, and Wooler began to benefit from the tourist industry. After the railway track was flooded in 1948 the route declined, and parts were closed, although the Wooler to Cornhill section remained open until 1965. Many of the station buildings remain (HER No. 1665) and have been converted into houses. The station yard and freight buildings today form part of a small industrial estate³⁴.

³⁰ Fairmington, D and Miket, R, 2004, Page 76

³¹ *Ibid*, Page 54

³² *Ibid*, Page 55

³³ Tomlinson, W.W, 1909, Page 475

³⁴ Finlayson, R and Hardie, C, 2009, Page 20

3.2.23 Various trade directories dating to the 19th and 20th centuries were sampled as part of the rapid desk-based assessment for any information relevant to the buildings on the site of the proposed development on South Road. The following table lists these trade directories along with any pertinent entries:

Trade Directory	Entry
History, Directory and Gazetteer of the County of Northumberland, W Parson and W White, 1827, Volume I	Leonard Short, corn miller Isabella Turnbull, dyer and bleacher
Whellan's Directory of Northumberland 1855	Margaret Short, corn mill [No reference to a dyer listed in this directory, searched under 'millers' and 'dyers']
Kelly's Directory of Northumberland 1902	Miss Amey, manageress, Wooler Steam Laundry John Bolam and sons, millers (water) John Hall, farmer, Earle Mill Rbt Smart, miller (water) and farmer, Humbleton Hill
Kelly's Directory of Northumberland 1910	Wooler Steam Laundry (Miss Eva Hiscock, manageress) Jn Bolam and Sons Ltd, millers (water) John Hall, farmer, Earle Mill Rbt Smart, miller (water) and farmer, Humbleton Mill
Kelly's Directory of Durham and Northumberland 1921	No reference to Wooler Steam Laundry
Kelly's Directory of Northumberland 1929	Northern Agricultural Co-Operative Society Ltd (Thomas Foster manager), corn oil cake and seed merchants [no address listed]
Kelly's Directory of Durham and Northumberland 1934	James Redpath and Sons, joiners, contractors and undertakers, and timber merchants, Bridge End Saw Mills TN 32 Northern Agricultural Co-Operative Society Ltd (The), seed merchants [no address listed]

3.2.24 *Modern (1901 to present)*: a notable feature of the HER entries included within a 1km radius of the proposed development area is the preponderance of pillboxes, and road blocks dating to the Second World War, as a line of defence for the town.



Plate 1: Undated photograph of Wooler Mill with Tower Hill in the background



Plate 2: Undated photograph showing the buildings at the Dye Mill. Must be pre-1923 as it does not show the large building which would later occupy the field in front

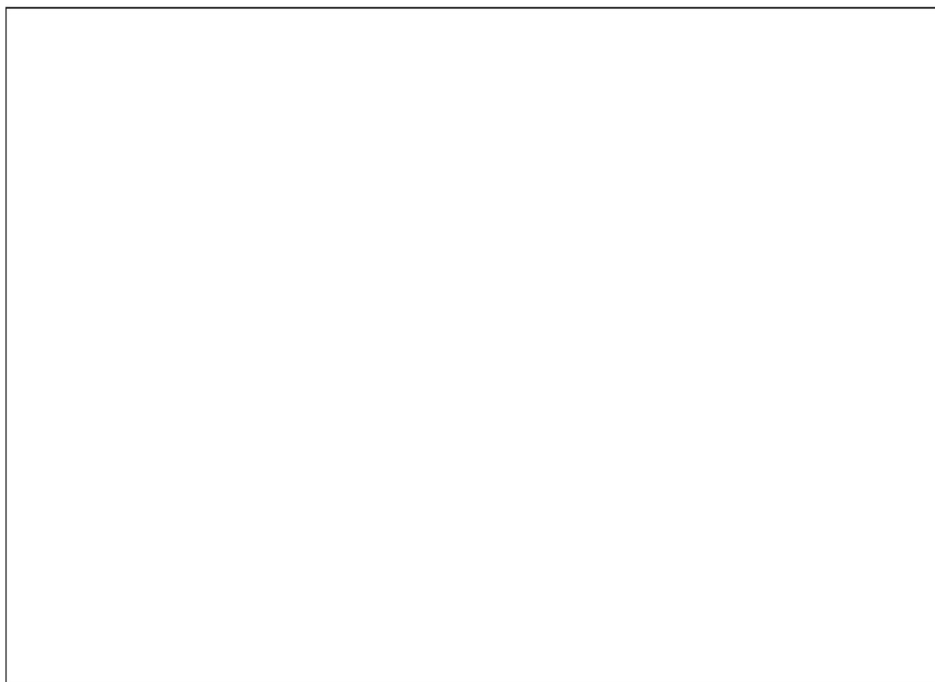


Plate 3: c1905 view of the Dye Mill at the foot of The Peth , Wooler

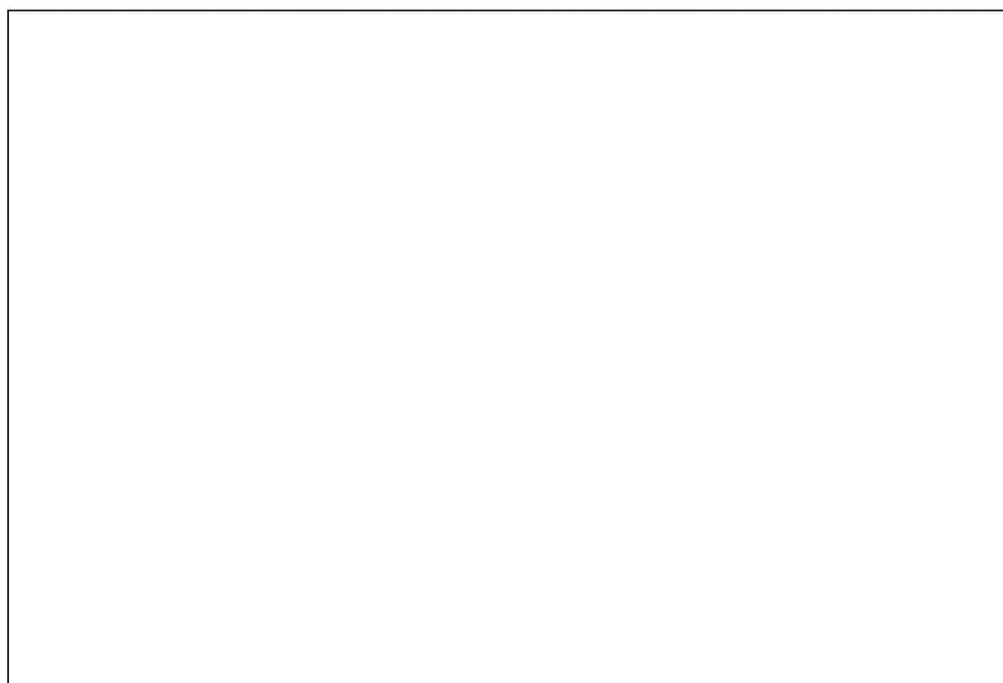


Plate 4: Late 19th century photograph of Wooler Steam Laundry

3.3 CARTOGRAPHIC SOURCES

- 3.3.1 ***Pictorial Map of Wooler Barony 1568/1589 (Figure 3)***: this pictorial map is extracted from a volume containing detailed descriptions of land including boundaries, castles, tenants and rental values of Wooler, or 'Woller' manor. It appears to have been produced for Sir Thomas Grey of Heaton and Chillingham, who died in 1589. A pencil note within the volume noted '*This survey and extent was taken in the lifetime of Sir Thomas Grey – who was in his minority in 1568..*'³⁵. Of particular interest in this map is the representation of a mill alongside the river, with the church, the town and the castle shown on the hill above.
- 3.3.2 ***Armstrong's Map of Northumberland 1769 (Figure 4)***: this was the earliest readily-available map consulted during the desk-based assessment. This map, although at a small-scale, provides some information on the form of the town of Wooler in the middle of the 18th century, with what appears to be the main road from Morpeth entering the town from the south, crossing the Wooler Water in the approximate location of the present Wooler Bridge, and leading northwards through the town along High Street, shown with properties lining its frontage. A vignette of a church is shown in the location of the present church, on the south side of Church Street. There are three mills annotated on this map; one to the north of the town, one to the east located alongside a mill leat, possibly Wooler Mill (HER No. 1642), and a third located to the south of the town, seemingly on the south side of Wooler Bridge, possibly representing the Carding Mill (HER No's 1678 and 1699) which was shown on later mapping to the west side of Wooler Haugh (see Figure 9). In the wider area around Wooler, Armstrong's map also provides information on the locations of sites of battles, as well as 'ruins', and the circular 'forts' on the tops of the hills to the west of the town, labelled '*On these hills has been a chain of forts supposed to be a refuge for the Christians against the pagans*'.
- 3.3.3 ***Greenwood's Map of Northumberland 1828 (Figure 5)***: this map, also at a small scale, shows the principal streets in the town at this date, including the triangular shape of Market Place, High Street, Cheviot Street, Church Street, Ramsey's Lane, and what is now known as South Street running partly alongside the river. The scale of this map does not allow for any detail regarding a mill leat or indeed mills to be shown to the east side of the town; although this does not mean that they did not exist at this date.
- 3.3.4 ***Plan of Wooler, R Cross, 1828 (Figure 6)***: the original of Richard Cross's plan of the town is now housed at Berwick Record Office, however Wooler

³⁵ http://communities.northumberland.gov.uk/Wooler_C13.htm#009230 – Accessed 7/4/2010

Library have a reproduction which is included here as Figure 6. The proposed development area is annotated on this reproduction as 'bleach field', with what appear to be the buildings of the Dye Works shown to the south. The Peth, or 'Path Head', appears, on this map, to run between two sets of buildings, possibly indicating an earlier route into the town, predating the present road which runs to the south side of the proposed development area. If there was an earlier alignment for the road entering the town from the south, then it is possible that the mill shown to the south of the town on Armstrong's map of 1769 may represent part of what would later become known as the dye works, consequently one of the buildings which forms part of the present building assessment (Building B). Cross's map labels a 'mill' to the north of this site, presumably what is now referred to as Wooler Mill (HER No. 1642).

- 3.3.5 ***A Plan of the Township of Wooler in the County of Northumberland 1843 [Wooler Tithe Map] (Figure 7):*** Tithe Maps and accompanying Awards were produced following the Tithe Commutation Act of 1836. They are useful for providing information on land ownership, occupation, field names, acreage and state of cultivation, etc. Wooler Tithe Map, unlike some examples, does not provide detail regarding individual properties in and around the town. It does, however, have plot numbers which provide some information on the owner of the land on which the proposed development area is located in the middle of the 19th century. Plot No. 14 is listed as having been owned by the Earl of Tankerville, occupied by Christopher Watson, Forster and others, and was described as '*Sands at Wooler*', totalling just over 12 acres and used as arable land at the time of survey. As with Cross's map, this plan appears to show two buildings in the general location of what will be referred to below as Building A and Building B, with the main road from the south between the two leading up The Peth. A mill leat also appears to be shown running from the south, past what is presumed to be the Carding Mill (included in Plot No. 4), and towards what is referred to here as Building B, then continuing northwards to rejoin Wooler Water to the north of the town.
- 3.3.6 ***First Edition Ordnance Survey Map c1860 (Figure 8):*** by the publication of the First Edition Ordnance Survey map, the road between the two buildings (Buildings A and B), labelled here as '*Dye Works*' now appears to have been changed to run to the south rather than between them. The mill leat, or '*Mill Lead*' is clearly visible running northwards from '*Cardingmill*' towards the Dye Works, changing direction at the point where it meets Building B then continuing northwards along the base of '*Tower Bank*'. To the north of the Dye Works is the '*Gas Works*', and within the town other

notable features include the 'Union Workhouse', the 'Water Works', churches and chapels, as well as a 'Smithy'.

- 3.3.7 **Second Edition Ordnance Survey Map 1897 (25" to 1 mile scale) (Figure 9):** apart from the continued presence of the various buildings which were formerly labelled 'Dye Works', the majority of the proposed development area remains as fields at the end of the 19th century (Field No. 254). By the publication of this map, the Alnwick and Coldstream branch of the North Eastern Railway had been constructed running to the east side of the Wooler Water, with the station located to the north-east of the town. The Carding Mill, along with 'Cardingmill Plantation' is annotated to the south of the proposed development area.
- 3.3.8 **Third Edition Ordnance Survey Map 1923 (25" to 1 mile scale) (Figure 10):** by 1923 a large building has been constructed in the southern part of Field No. 254, with the remainder the field having been sub-divided. This building is not annotated, so it was not possible to note its function from this source (this is referred to as Building C in the assessment). Buildings relating to the Dye Works continue to occupy the south-west corner of the proposed development area, with the mill leat still clearly visible. A 'Drill Hall' has been constructed to the east side of the 'Gas Works' by this date.
- 3.3.9 There was no later mapping available at Northumberland Archives at Woodhorn which covered the study area. It was possible, however, to note further developments on-line using the *Keys to the Past*³⁶ website, although this mapping cannot be reproduced here due to copyright. By the 1950s a further building (Building E) has been constructed to the north of the large structure noted on the Third Edition Ordnance Survey map (Building C), although there is a gap between the two. This gap had seemingly been infilled by the construction of a further building (Building D) between the two by the 1980s.

3.4 PREVIOUS ARCHAEOLOGICAL WORK

- 3.4.1 The HER records several schemes of archaeological work (referred to in the HER as 'events') which have been undertaken within the past seven years within a 1km radius of the proposed development area on South Road. The following table provides a brief description of each of these schemes:

HER Ref	Site	Event Type and Contractor	Summary	NGR
362	New Wooler	Watching Brief	The new church lies in an area that probably	NT 992

³⁶ <http://www.keystothepast.info/k2p/usp.nsf/pws/Keys+to+the+past+-+Home+Page> – Accessed 7/4/2010

HER Ref	Site	Event Type and Contractor	Summary	NGR
	Evangelical Church, Cheviot Road	Bernicia Archaeology 2003	functioned as the rear of medieval burgrave plots. No archaeological remains predating the 18 th century were disturbed or exposed during the works. The local stratigraphy was cultivation soils overlying a colluvium deposit, which in turn overlay undisturbed glacial silts, clays and sands	279
13515	The Old Joiner's Yard, The Peth	<i>Trial Trench</i> Archaeological Research Services 2005	An archaeological evaluation was undertaken in advance of the construction of a dwelling. It comprised the excavation of a single trench measuring 10m by 2m, orientated east-west on empty ground used as a garden for at least 70 years. The trench exposed a series of linear and circular features, all of which provided artefacts from the modern era	NT 9927 2788
13519	Land to the rear of 5 & 6 Market Place	<i>Trial Trench</i> Alan Williams Archaeology 2004	Archaeological evaluation was carried out in a yard and within standing structures to the rear of 5 & 6 Market Place. Three test pits were excavated in the yard and two within disused buildings. All test pits indicated that a considerable depth of post-medieval and modern deposits had accumulated within the area, some of which had probably been utilised to level the site. In test	NT 9919 2804

HER Ref	Site	Event Type and Contractor	Summary	NGR
			pit C, a soil deposit was reached at about 1.2m to 1.3m below the yard surface, included sherds of medieval pottery but no later material. This deposit may represent the surface horizon of medieval occupation on the site. No other potential medieval deposits were located during the fieldwork	
13662	27-33 High Street	<i>Trial Trench</i> Alan Williams Archaeology 2005	Archaeological evaluation undertaken to the rear of the properties in advance of proposed mixed developments. Seven trenches were excavated across the site: a considerable depth of Post Medieval and Modern garden soils had accumulated, overlying a medieval soil horizon and features in Trenches A and F.	NT 9906 2805
13685	The Builder's Yard, Cottage Farm	<i>Trial Trench</i> Archaeological Research Services 2006	Three evaluation trenches were excavated prior to residential development. No archaeological remains were revealed. The site appeared to have been levelled	NT 988 285
13936	Black Bull	<i>Test Pits</i> R Miket 2007	Evaluation by two test pits of land adjacent to the Black Bull. Each trench measured 2m by 2m and 1m deep in the footprint of two proposed dwellings. No archaeological features were observed in either	NT 9919 2804

HER Ref	Site	Event Type and Contractor	Summary	NGR
			test pit	
14362	Flood Alleviation Works	Watching Brief Tyne and Wear Museums 2009	Watching brief undertaken during flood alleviation and sewer upgrade works along High Street, in the car park of the Black Bull Hotel (up to 3m of deposits excavated), and at the junction of Church Street and South Road. In places natural subsoil was reached, however, no significant archaeological remains were discovered	NT 9903 2813

4 BUILDING ASSESSMENT

4.1 INTRODUCTION

- 4.1.1 The proposed development area was visited on the 25th March 2010 in order to assess the buildings which survive on the site. Photographs were taken of all the buildings, both externally and, where possible, internally. Selections of these photographs are included within this report for illustrative purposes.
- 4.1.2 For ease of reference the standing buildings on the site have been identified individually as Buildings A to E, as shown on Figure 2.

4.2 BUILDING A

- 4.2.1 Building A forms part of the former Dye Works complex shown on the First Edition Ordnance Survey map (Figure 8). A watermill at the Dye Works, and a Dye Mill are recorded on the HER (Ref No's 1679 and 1683. The associated Bleach Field, which is noted to have existed on the field immediately to the east of these buildings (the site now occupied by Buildings C to E), is recorded as HER No. 1684.
- 4.2.2 Building A is located to the west side of the proposed development area, at the foot of Tower Bank. This building is orientated north to south, and is constructed of uncoursed rubble masonry, with dressed sandstone blocks for the lintels and window surrounds, where these could be observed. Part of the east, and much of the north elevation of this building was covered in overgrowth; however it was possible to note that the main elevation (east) has a central doorway flanked by a ground floor window to either side, and two first floor dormer windows set in the pantile roof (Plate 5).
- 4.2.3 The gables of this cottage are defined by coping stones, and there is a surviving chimney stack in the south gable, which appears to have been rebuilt relatively recently (Plate 6). The south elevation also displays evidence of a former building, as shown by the scarring of a roofline. The steep pitch of the roof, as noted in the south elevation, may suggest that originally this building was roofed in thatch. The only noticeable feature in this elevation was a now blocked small window with sandstone surround, which appears to be earlier than those in the main elevation, and may suggest either re-use of the surround, or that an earlier building survives within the standing fabric (Plate 7).

- 4.2.4 The west elevation of Building A is lower than the opposite east elevation, due to the rise in ground level in a westerly direction. There was one open aperture noted mid-way along the elevation, although due to subsidence of the bank it was not possible to note if this had been a doorway or a window (Plate 8).
- 4.2.4 The north elevation was largely covered in foliage at the time of survey, although there did not appear to be any evidence for features such as windows or doors in this wall (Plate 9). There are the remains of a further building, aligned with the former dwelling, located to its north side, in the form of a north gable wall, and part of the west elevation. In what remains of the east elevation of this building, it was possible to note a vertical line in the masonry for a former window, although there was no evidence for a dressed surround. This building, along with three smaller structures located either side of the mill leat, are shown on the Third Edition Ordnance Survey map of 1923 (Figure 10).
- 4.2.5 There was no safe access into the interior of Building A at the time of survey.

4.3 BUILDING B

- 4.3.1 Building B is recorded on the HER as part of HER No. 1683 (Dye Mill) and No. 1679 (Water Mill at the Dye Works). The HER entry records that a water mill on the site was identified by the North East Mills Group in 1999.
- 4.3.2 Building B is located to the south of Building A, and is orientated east to west rather than north to south. Historical mapping shows that the mill leat skirted this building at its eastern end, before turning sharply towards the building against its south side, suggesting the former presence of a water wheel (see Figure 10 for example).
- 4.3.3 As with Building A, this structure is largely covered in foliage therefore it was not possible to observe all surviving features within the elevations or in the interior. Building B survives as two 'rooms' with the western side surviving to nearly its full height, although now roofless, however the eastern side has lost most of its walls (Plate 11).
- 4.3.4 Building B is constructed of uncoursed rubble masonry, with dressed stone having been used for the window and door surrounds. The north elevation of the western side of the building has a centrally-placed door flanked by a window to either side (Plate 12). A section of alternating quoins in the north elevation suggests that this building has been added to at some point (Plate 13). It was noted that the west elevation, which was all covered in foliage at the time of survey, had a single window (Plate 14).

- 4.3.5 The interior of the west room of Building B could not be safely accessed at the time of survey; however it was possible to note the east side of the internal cross wall which formerly divided the building into two. This elevation displays evidence for a former flue for a chimney, and a doorway between the two rooms. There is also some evidence within the masonry of a possible earlier structure which has been added to (Plate 15).
- 4.3.6 The eastern room of Building B still retains some pieces of metalwork and an electric motor, suggesting that some form of machinery was used within this space. Of particular interest with regards to the former use of this room is a hole in the south wall, which is characteristic of an aperture of the axle of a water wheel (Plates 16 to 18). There was no evidence, at the time of survey, for a former wheel pit on the opposite side of this wall, or indeed for the former mill leat.



Plate 5: View looking west showing the main elevation of Building A (Scale = 2m)



Plate 6: South elevation of Building A (Scale = 2m)



Plate 7: Blocked window in south elevation of Building A (Scale is in 20cm graduations)



Plate 8: West elevation of Building A



Plate 9: North elevation of Building A with the remains of a further building in the foreground



Plate 10: West wall of the structure to the north side of Building A



Plate 11: View looking south-west showing the what survives of the north elevation of Building B



Plate 12: North elevation of Building B (Scale = 2m)



*Plate 13: Vertical line of former quoins in the north elevation of Building B
(Scale = 2m)*



Plate 14: West elevation of Building B (Scale = 2m)



Plate 15: View looking west showing the internal cross wall which separated the two rooms of Building B (Scale = 2m)



Plate 16: View looking west showing the interior of the east room of Building B with metalwork fixed into the south wall (Scale = 2m)



Plate 17: Former motor located within the east room of Building B



Plate 18: Hole in the south elevation of Building B for possible former water wheel axle (Scale = 2m)

4.4 BUILDING C

- 4.4.1 This building is located central to the proposed development area, at the south end of a range of buildings which includes Buildings C to E, and to the east of Buildings A and B (Figure 2 and Plates 19 to 21). Building C is recorded on the HER as No. 24055 (Wooler Steam Laundry), in which the description notes that in around 1920 the building was demolished down to its lower storey. A comparison of a late 19th century photograph of Wooler Steam Laundry and a present photograph of the main elevation suggests that actually the building may have been reconstructed using elements of its original fabric (in particular the main ground floor mullioned windows and the main doorway), and that a Venetian-style window was inserted into its east elevation at first floor level. At the time of survey there was no obvious evidence for construction breaks which may have suggested that part of an earlier building existed within what survives today; consequently it would appear that the steam laundry building may have been demolished, with some of the masonry reused in the new single-storey building (compare Plates 22 and 23).

- 4.4.2 Building C is the most dominant structure on the site, being constructed of snecked squared masonry, and contains the most architectural detail, as already noted with the seemingly reused main doorway with decorative lintel, and relieving arch for the Venetian window at first floor level (Plates 24 and 25). Compared to the main east elevation, the other walls are relatively plain, containing several windows to provide plenty of light for the interior (Plate 26). At some point a large first floor opening was been inserted into the west elevation, as shown by the way it truncates a circular feature (Plate 27). A small lean-to survives against the west elevation, with scarring for a further former building visible in the fabric of this wall (Plate 27).
- 4.4.3 The interior of Building C could only be partly observed due to lack of access and the unknown condition of the first floor. The only notable feature was the roof structure which consisted of steelwork supporting internal timber boarding, characteristic of the early 20th century (Plate 28).

4.5 BUILDING D

- 4.5.1 Building D is located against the north side of Building C, orientated in the same direction, i.e. east to west, with Building E to its north (Figure 2). Cartographic evidence has suggested that Building D was constructed by the 1980s, although it post-dates both Buildings C and E (see 3.3.9 above).
- 4.5.2 Building D appears to have been constructed of brick, although the external walls were rendered. It is interesting to note that the east elevation, which faces the road, has architectural detail in the form of rusticated blocks of masonry making up the jambs of the large door and the windows, as well as one of the windows having a mullion, suggesting it was meant to harmonise with the main elevation of Building C (Plate 29).
- 4.5.3 The character of Building D, with its large doorways in both the east and west elevations, and the lack of internal sub-divisions, suggests it may have been constructed as a garage or workshop.

4.6 BUILDING E

- 4.6.1 Building E is located to the north side of the site (Figure 2), and like Building D, is not recorded on the HER. Cartographic evidence suggests this building was constructed between 1923 and the 1950s (see 3.3.9 above).
- 4.6.2 This is the largest building on the site; it is constructed of brick and has two gabled roofs (Plates 30 and 31). The large doorways in the east and west elevations suggest that it was utilised as a garage, with the doorway and

windows at the south end of the east elevation serving offices in this section of the building (Plate 30).

- 4.6.3 Internally, Building E is largely open to the roof, with little in the wall of sub-divisions apart from the south end being occupied by offices, and a raised platform located in the north-east corner with an office at the upper level, and a series of small recesses with doors at ground floor level (Plates 32 to 34).

4.7 ASSESSMENT OF THE SURVIVAL OF OTHER FEATURES

- 4.7.1 As part of the site assessment, the route of the former mill leat was traversed in order to note any surviving archaeological features relating to the leat itself, or to other mills along its course.
- 4.7.2 To the south of the proposed development area, on the south side of Wooler Bridge, the line of the leat (as shown on historical mapping) was followed along the base of Cardingmill Plantation. There was no evidence for the leat along this stretch of land, however in the approximate location of the former Carding Mill (HER No's 1678 and 1699), the remains of stone walls were observed, as well as masonry of a former building located on the slope of the bank (Plates 35 and 36).
- 4.7.3 To the north of the proposed development area, Wooler Mill was noted to still survive although it has been converted into a dwelling.
- 4.7.4 To the east of the Buildings A and B, running parallel with the line of The Peth, the remains of a path or track leading to the former Dye Works was noted to still survive, as shown on historical mapping (Plate 37).
- 4.7.5 There was no evidence for the former mill leat to the north side of the Dye Works site (Buildings A and B).



Plate 19: View looking west showing Building A (the cottage) in the background, with part of the south elevation of Building C to the right of photograph



Plate 20: View looking north-west showing Building C



Plate 21: View looking north-west showing Buildings C, D and E (east facing elevations)



Plate 22: East elevation of Building C (Scale = 2m)

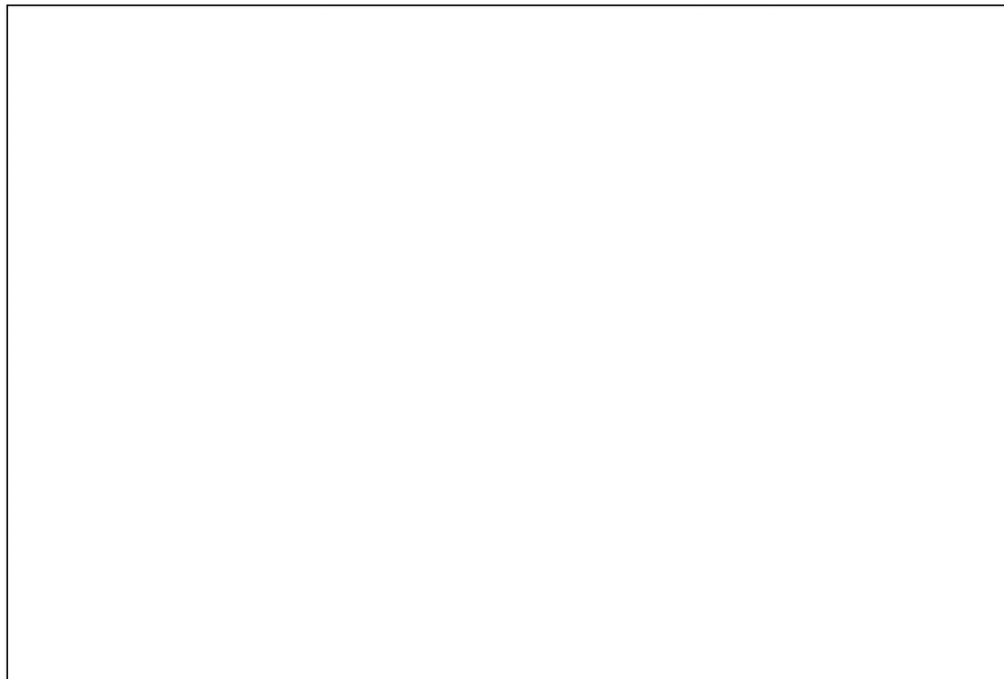


Plate 23: Wooler Steam Laundry (late 19th century photograph)



Plate 24: Detail of the main entrance in the east elevation of Building C (Scale = 2m)

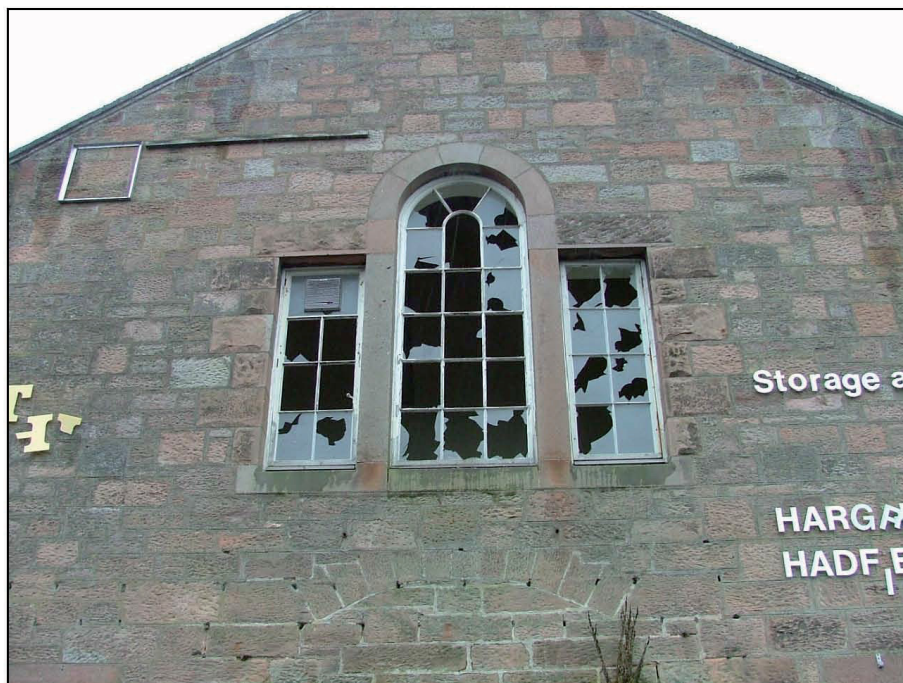


Plate 25: Detail of the Venetian-style window in the east elevation of Building C



Plate 26: South elevation of Building C



Plate 27: West elevation of Building C



Plate 28: Detail of the internal roof structure of Building C



Plate 29: The east elevations of Building C and D (Building D has the large red door)



Plate 30: East elevations of Buildings C, D and E (Building E has the yellow roof)



Plate 31: View looking west showing the two gables of Building E



Plate 32: View looking south showing the range offices within Building E



Plate 33: View looking north of the interior of Building E



Plate 34: The north-east corner of the interior of Building E (Scale = 2m)



Plate 35: The remains of the former Carding Mill located to the south of the proposed development area at Wooler



Plate 36: Remains of a building located on the slope of Cardingmill Plantation



Plate 37: Line of a former path or track (left of photograph) which led to the Dye Works from the east side of Wooler Bridge

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSION

- 5.1.1 The rapid desk-based assessment has revealed that the town of Wooler is essentially medieval in character, having formed one of the ancient baronies into which Northumberland was divided after the Norman Conquest in the 11th century³⁷. Although there is evidence for earlier activity in and around Wooler, in particular the wealth of prehistoric remains on higher ground, there is little in the way of archaeological evidence for earlier occupation of the site of the town, although a prehistoric burial on Cheviot Street, and the possible site of a Neolithic henge close to the Cricket Ground suggests that this area was not altogether unpopulated prior to the 11th century.
- 5.1.2 There is some documentary evidence for a mill at Wooler as early as the 13th century, suggested to be the site of Wooler Mill, although what survives today is likely to be 18th or 19th century in date. It is possible, however, that earlier mills may exist along the length of the former mill leat which was diverted from Wooler Water to the south of the town. There is also documentary evidence from the 13th century for the trade of dying in Wooler, with 'Adam the dyer' liable for lay subsidy tax in 1296 (HER No. 1683).
- 5.1.3 It was not until the 18th century, however, that a dye mill is again referred to in the town, along with a bleach works and reference to a 'walk mill' suggesting that fulling of cloth was also undertaken (HER No. 1683). On Richard Cross's map of Wooler dated to 1828, the majority of the proposed development area on South Road is labelled as 'Bleach Field', with structures shown in the general location of Buildings A and B. A 'Mill' is shown in the general location of Building B on Armstrong's map of Northumberland 1769 (Figure 4), although it is not known if this is the same site as what survives today.
- 5.1.4 By the middle of the 19th century, the Bleach Field is described as '*Sands at Wooler*' and was noted to be under arable production in 1843. The Dye Works are not annotated as such until the publication of the First Edition Ordnance Survey map of the 1860s, which appears to show Buildings A and B, with the mill leat passing the south elevation of Building B, suggesting a water wheel existed within this structure (see Figure 8).

³⁷ Graham, F, 1982, Page 7

- 5.1.5 Cartographic evidence suggests that Building E was constructed by the 1950s to the north of Building C, and that Building D was constructed between the two by the 1980s.
- 5.1.6 The building assessment has revealed that the oldest buildings on the site would appear to be Buildings A and B, located at the base of Tower Bank to the extreme west side of the proposed development area. These may represent what survives of the dye works shown on the First Edition Ordnance Survey map dating to the 1860s, but which may actually be much earlier as buildings are shown at this location on earlier cartographic sources (see Figure 6 for example).
- 5.1.7 Building A would appear to have been a cottage, constructed of uncoursed masonry with a pantile roof, characteristic of the town, possibly dating to the 18th or early 19th century, although there were no architectural details noted within the fabric to aid with dating. There was evidence for former buildings to both its north and south sides, and a now-blocked small window in the south elevation may suggest either reuse or that there is an earlier building within the fabric, although this could not be confirmed due to the extent of overgrowth
- 5.1.8 Building B partly survives, although it was roofless and also obscured by heavily overgrown foliage. The presence of a chimney flue may suggest part of the building was used for domestic accommodation, however the east room still retains some metal fittings, and a possible hole in its south wall of a former horizontal axle for a water wheel, suggesting Building B may have been the water mill recorded on the HER (No. 1679).
- 5.1.9 Building C is recorded to have originated as Wooler Steam Laundry at the end of the 19th century (HER No. 24055), however, although it utilises elements of the architectural detail of the laundry as seen on a historical photograph, it would appear that what survives today is a rebuild possibly dating to around the 1920s.
- 5.1.10 Building D was noted from cartographic sources to have been constructed at some point between the 1950s and the 1980s, possibly as a garage or workshop.
- 5.1.11 Building E was noted from cartographic sources to have been constructed at some point between 1923 and the 1950s, also possibly to serve as a garage or workshop. It was noted on modern maps supplied by the client, that this was formerly a petrol station, indicating that any below ground archaeological remains may have been affected by the insertion of fuel tanks.

5.2 ARCHAEOLOGICAL POTENTIAL

- 5.2.1 As a town, Wooler could not be described as having a substantial amount of industrial activity historically. Water mills appear to have represented the bulk of the town's industrial character, all of which were located along a mill leat which was diverted from Wooler Water to the south of the town. These consisted of Coldgate, Earle Mill, the Carding Mill, the Dye Mill/Works, and Wooler Mill. Of the mills which were located closest to the town, the Carding Mill, the Dye Works/Mill and Wooler Mill, the site of the Carding Mill is visible only as a pile of masonry to the north of the Riverside Country Park (caravan park), and Wooler Mill has been converted to residential. The buildings of the former Dye Mill/Works are therefore the only surviving structures close to the town, which have not been converted, that represent the importance of the textile industry in Wooler's history. In the Wooler Extensive Urban Survey, one of the research agenda's noted in Appendix 4 (Strategic Summary), is the archaeological evidence of re-use of medieval or earlier post-medieval structures in later buildings³⁸. It has been noted within this report that there may be some evidence of earlier fabric within both Building A and Building B, although the scope of this building assessment, and the presence of overgrown foliage, could not confirm this.
- 5.2.2 Buildings A and B are of local and regional importance, reflecting small-scale industry in an area which was effectively self-sufficient, although it has been noted that in the medieval period, Wooler benefitted from the wool trade, and exported not only throughout this country but also abroad. These two buildings should not, however, be seen in isolation but as part of several industries which utilised the power of water. The buildings should be considered along with the bleach field, the Carding Mill and the mill leat, as part of the textile industry within the town.
- 5.2.3 Building C is historically, unconnected with the earlier buildings on the site (Buildings A and B), and therefore needs to be considered separately. This was the site of Wooler Steam Laundry, located outside of the main town, and which utilised a different form of power, in this case steam rather than water, although water was a necessary resource. The building which stands today is not the same structure as that which made up the laundry, however it is still important at a local level as representing a new business in the form of the 'Northern Farmers' Trading Association', as well as more latterly the transport depot for Redpath's of Wooler with the distinctive red and white livery of their trucks.

³⁸ Finlayson, R and Hardie, C, 2009, Page 40

- 5.2.4 Buildings D and E also more latterly related to the transport yard, and as such they represent elements of a business which has ceased to function from this site. These buildings are important at a local level as they formed part of an important transport industry for the town until recently.

5.3 RECOMMENDATIONS

- 5.3.1 It is recommended that Buildings A and B be the subject of a Level 2/3 building survey, as defined by English Heritage³⁹. This will, however, require the removal of overgrowth that covers parts of these buildings at present.
- 5.3.2 As far as Buildings C, D and E are concerned, it is recommended that a photographic survey of the exterior and interior of the buildings is undertaken to provide a record of the structures for the future. Although presently these buildings, in particular Buildings D and E, may not be regarded as having much in the way of historical value, it is still worth recording these structures to ensure the more recent phases of Wooler's history are noted.

³⁹ English Heritage, 2006

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APPENDIX 1: GAZETTEER OF SITES

Historic Environment Record (HER) Sites within a 1km radius of the proposed development area:

HER No	Site Name	Description	NGR	General Period
1490	Penannular brooch	Brooch found, dated to 6 th century	NT 99 28	Unknown
1534	Cup and ring marked stone	A boulder with incised cup, 2 rings and a duct, found in pulling down an old house in Wooler	NT 99 28	Neolithic (4000BC to 2200BC)
1541	Pottery vessel	Fragment of a richly ornamented vessel, now in the British Museum, from Wooler	NT 99 28	Unknown
1542	Cist burial	A burial by inhumation in a cist. Found in the garden of Mr Dixon in June 1872. The cist was orientated east-west and was formed by four side stones and two cover stones. It contained a skeleton, along with a jet button	NT 9918 2781	Bronze Age (2500BC to 700BC)
1546	The Kettles (Maiden Castle or Greenside Settlement)	A hill fort with artificial defences following the natural line of the hill	NT 9838 2727	Roman (AD43 to 410) Iron Age (800BC to AD43)
1549	Wooler Tower on east side of Church Street	Probably 12 th century castle, of which only the mound remains	NT 9933 2903	Medieval (AD1066 to 1540)
1560	St Mary Magdalene's Hospital	It is first mentioned in 1288, still noted in 1399 and 1490, after which it disappears from recorded history	NT 99 28	Medieval (AD1066 to 1540)
1561	Carved stone	A sculptured stone from the inner course of a thick wall, Ramsey Lane	NT 9914 2801	Unknown
1563	Cross fragment	Small Anglo-Saxon cross fragment found at Wooler c1884 'in taking down some dykes for the purposes of the new railway forming there'	NT 99 28	Early Medieval (AD410 to AD1066)
1573	Pill box near Castle Green	[one of] two pillboxes built during the 1939-45 war.	NT 9840 2800	Modern (1901 to present)

HER No	Site Name	Description	NGR	General Period
		Irregular hexagon with two of the sides longer than the others		
1577	Wooler burgage plots	Aerial photographs show the town of Wooler with burgage plots along High Street	NT 991 282	Medieval (AD1066 to 1540)
1584	Church of St Mary	Parish Church, 1765, enlarged 1835, gothicised 1873. Stone sculpture on site dated to 10 th -11 th century	NT 9924 2802	Early Medieval (AD410 to AD1066) Post Medieval (1540 to 1900)
1615	Roman Catholic Church of St Ninian	Burnhouse Road, Grade II listed building, built 1856	NT 9893 2823	Post Medieval (1540 to 1900)
1616	Nent House	Cheviot Street, Grade II listed building, 18 th century	NT 9921 2792	Post Medieval (1540 to 1900)
1617	United Reformed Church	Cheviot Street, Grade II listed building. Probably late 18 th or early 19 th century, renovated 1887. Remodelled an tower added 1904 in Arts and Crafts style	NT 9922 2782	Post Medieval (1540 to 1900)
1619	Police Station and Police House	Church Street. Grade II listed building, 1850	NT 9924 2810	Post Medieval (1540 to 1900)
1620	War memorial	Church Street. Grade II listed building, c1920	NT 9929 2811	Modern (1901 to present)
1621	The Tankerville Arms	Cottage Road, Grade II listed building, 18 th and early 19 th century hotel	NT 9908 2860	Post Medieval (1540 to 1900)
1622	Garage and workshop, near The Tankerville Arms	Cottage Road. Grade II listed building, early 19 th century	NT 9905 2861	Post Medieval (1540 to 1900)
1623	The Old Vicarage	Cottage Road. Grade II listed building, 1820-30	NT 9901 2873	Post Medieval (1540 to 1900)
1624	The Black Bull	High Street. Grade II listed building, 19 th century	NT 9914 2806	Post Medieval (1540 to 1900)
1625	The Angel Inn	High Street. Grade II listed building, 18 th century inn	NT 99126 28063	Post Medieval (1540 to 1900)
1626	Nos 6-8 High Street	Mid to late 19 th century shops	NT 99117 28069	Post Medieval (1540 to 1900)
1627	Nos 10-14 High Street	Grade II listed buildings, mid 19 th century	NT 99109 28076	Post Medieval (1540 to 1900)
1628	The Red Lion	Grade II listed building, 17 th , 18 th and 19 th century inn	NT 9913 2802	Post Medieval (1540 to 1900)

HER No	Site Name	Description	NGR	General Period
1629	Nos 3-7 High Street	Grade II listed buildings. 18 th century, frontages 19 th century	NT 9912 2803	Post Medieval (1540 to 1900)
1630	Nos 15 and 17 High Street	Grade II listed buildings. Late 19 th century house and shop	NT 99108 28049	Post Medieval (1540 to 1900)
1631	No 21 High Street	Grade II listed building. Late 19 th century bank	NT 99096 28061	Post Medieval (1540 to 1900)
1632	The Masonic Hall	Grade II listed building. 1818	NT 900 2807	Post Medieval (1540 to 1900)
1633	Nos 14 and 15 Market Place	Grade II listed building. Early 19 th century	NT 9917 2797	Post Medieval (1540 to 1900)
1634	No 16 Market Place	Grade II listed building. Probably 18 th century inn with 19 th century shop front	NT 9916 2798	Post Medieval (1540 to 1900)
1635	No 18 Market Place	Grade II listed building. 18 th century with 19 th century shop front	NT 9915 2799	Post Medieval (1540 to 1900)
1636	Terrace retaining wall and railings, north of 14-18 Market Place	Grade II listed. Mid 19 th century	NT 9917 2798	Post Medieval (1540 to 1900)
1637	No 1 Ramsey's Lane	Grade II listed building. Former stables and carriage sheds. 18 th and early 19 th century	NT 9914 2798	Post Medieval (1540 to 1900)
1638	No 18 Ramsey's Lane	Grade II listed building. House of 1810-20	NT 9904 2799	Post Medieval (1540 to 1900)
1639	Loreto Guest House, Ryecroft Way	Grade II listed building. Late 18 th century	NT 9894 2824	Post Medieval (1540 to 1900)
1640	Garden wall and gate piers, Loreto Guest House	Grade II listed, late 18 th century	NT 9896 2824	Post Medieval (1540 to 1900)
1641	Milepost by Millvale	Grade II listed. Early 19 th century	NT 9939 2813	Post Medieval (1540 to 1900)
1642	Wooler Mill	Grade II listed building. 18 th or early 19 th century water mill	NT 9933 2814	Post Medieval (1540 to 1900)
1644	Pillbox	Lozenge-style polygonal pillbox, presumed built c1940	NT 99145 28822	Modern (1901 to present)
1645	Pillbox	Lozenge-style polygonal pillbox, presumed built c1940	NT 9887 2843	Modern (1901 to present)
1646	Pillbox	Lozenge-style polygonal pillbox, presumed built c1940	NT 98612 28369	Modern (1901 to present)

HER No	Site Name	Description	NGR	General Period
1647	Pillbox	D-shaped pillbox, presumed built c1940	NT 98445 27595	Modern (1901 to present)
1648	Pillbox	Lozenge-style polygonal pillbox, presumed built c1940	NT 984 277	Modern (1901 to present)
1649	Pillbox	Type 22 pillbox, presumed built c1940	NT 98913 27627	Modern (1901 to present)
1650	Pillbox	Site of a pillbox, now demolished, presumed built c1940	NT 99081 27678	Modern (1901 to present)
1651	Pillbox	D-shaped pillbox, presumed built c1940	NT 9920 2757	Modern (1901 to present)
1652	Pillbox	Site of a type 22 pillbox, now demolished, presumed built c1940	NT 9932 2771	Modern (1901 to present)
1653	Pillbox	Site of a type 22 pillbox, presumed built c1940	NT 99310 28552	Modern (1901 to present)
1654	Pillbox	Site of a pillbox, presumed built c1940, now demolished	NT 99386 28229	Modern (1901 to present)
1665	Wooler railway station	Wooler station was the main intermediate station on the NER line from Alnwick to Cornhill. Line opened 1887	NT 9935 2845	Post Medieval (1540 to 1900)
1666	Wooler Haugh Crossing Keeper's House	Lies on the NER line from Alnwick to Coldstream	NT 9932 2860	Post Medieval (1540 to 1900)
1667	Wooler South Crossing Keeper's House	Lies on the NER line from Alnwick to Coldstream	NT 9947 2823	Post Medieval (1540 to 1900)
1678	Water Mill at Cardingmill	A water mill has been identified at Cardingmill by the North East Mills Group	NT 994 275	Unknown
1679	Water mill at the Dye Works, Wooler	A water mill at the Dye Works has been identified by the North East Mills Group	NT 994 279	Unknown
1682	Glendale Poor Union Workhouse	Built in 1839 in the area now known as Padgepool Place	NT 9893 2809	Post Medieval (1540 to 1900)
1683	Dye Mill	Dye mill located between Earle and Wooler, alongside plantation footpath. An account of 1835 refers to the dye mill as 'Walk Mill'. The leat which served the mill	NT 9935 2792	Post Medieval (1540 to 1900)

HER No	Site Name	Description	NGR	General Period
		came from a weir across Wooler Water and filled a pond above Earle Mill		
1684	Bleachfield	Marked in area near to the dye mill on 1828 map of Wooler	NT 9936 2790	Post Medieval (1540 to 1900)
1685	Medieval Wooler	19 th century cartographic evidence shows linear plots forming rows to each side of High Street, characteristic of boundaries first established in the medieval period	NT 99 28	Medieval (AD1066 to 1540)
1686	Auction mart	A mart was established in 1887, after the arrival of the railway, in a field opposite the station	NT 9925 2861	Post Medieval (1540 to 1900)
1687	Anchor Inn	Anchor Inn in Cheviot Street	NT 99180 27949	Post Medieval (1540 to 1900)
1688	Mason's Arms	At foot of Ramsey Lane, no longer exists	NT 991 280	Post Medieval (1540 to 1900)
1689	Plough Inn	No longer exists, stood on the High Street near to the entrance to Glendale Road, demolished by 1880	NT 990 280	Post Medieval (1540 to 1900)
1690	Royal Arms	Location not known. It existed in 1855	NT 99 28	Post Medieval (1540 to 1900)
1691	Seven Stars Inn	No longer exists, once stood in the vicinity of the Wheatsheaf	NT 992 279	Post Medieval (1540 to 1900)
1692	Sun Inn	Stood next to the old Wheatsheaf, demolished after 1863 fire and both inns were replaced by the present Wheatsheaf	NT 99 28	Post Medieval (1540 to 1900)
1693	Three Half Moons	Destroyed by fire in 1863 and not rebuilt. Stood in the vicinity of the Red Lion and may have been used as a school	NT 991 280	Post Medieval (1540 to 1900)
1694	The Wheatsheaf	Demolished after 1863 and rebuilt	NT 9919 2797	Post Medieval (1540 to 1900)
1696	Tower Hill Church	Tower Hill Presbyterian Church constructed 1779, rebuilt in 1868	NT 9915 2801	Post Medieval (1540 to 1900)
1697	Mechanics Institute	Built 1889	NT 99 27	Post Medieval (1540 to

HER No	Site Name	Description	NGR	General Period
				1900)
1698	Bank of Scotland	Built 1904	NT 9917 2796	Modern (1901 to present)
1699	Carding Mill	Lies between Earle and Wooler Bridge. In a watercolour of 1885 the mill is shown as a three-storeyed building with a single-storey offshoot. Destroyed by fire in the 20 th century. Recently razed to the ground	NT 9939 2751	Post Medieval (1540 to 1900)
1700	Wooler Brewery	Located on Brewery Road, marked on 1 st Ed OS map, now the site of Brewery Farm	NT 9985 2789	Post Medieval (1540 to 1900)
1701	Market	Wooler was granted a market charter in 1199. The market is centrally located at the junction of the main streets	NT 9922 2795	Medieval (AD1066 to 1540)
3289	Round barrow on Whiteside Hill	Burnt Bronze Age flint flake found with burnt human bones in a barrow on Whiteside Hill, near Wooler	NU 004 277	Bronze Age (2500BC to 700BC)
3330	Wooler henge	Henge cropmark, lying in area of cricket pitch	NU 0012 2778	Neolithic (4000BC to 2200BC) Bronze Age (2500BC to 700BC)
15267	Wooler Prisoner of War Camp	A German working camp located on Brewery Road in WWII. The site is now occupied by a school	NT 998 279	Modern (1901 to present)
15535	Road block south of Horsden Farm	A road block was erected on the road south of Horsden Farm in WWII, now destroyed	NT 9912 2748	Modern (1901 to present)
15536	Road block by bridge over Wooler Water	A road block was erected on the east side of the bridge over Wooler Water in WWII. Now destroyed	NT 9948 2781	Modern (1901 to present)
15537	Road block on Common Road	A road block was erected on Common Road in WWII. Now destroyed	NT 9843 2784	Modern (1901 to present)
15538	Road block on Burnhouse Road	A road block was erected on Burnhouse Road in	NT 9871 2825	Modern (1901 to present)

HER No	Site Name	Description	NGR	General Period
		WWII. Now destroyed		
15539	Road block on Cottage Road	A road block was erected on Cottage Road in WWII. Now destroyed	NT 9913 2856	Modern (1901 to present)
15540	Road block on Weetwood Road	A road block was erected on Weetwood Road in WWII. Now destroyed	NT 9948 2825	Modern (1901 to present)
15541	Road block on Cottage Road	A road block was erected on Cottage Road. Now destroyed	NT 9922 2852	Modern (1901 to present)
15542	Road block on Cheviot Road	A road block was erected on Cheviot Road in WWII. Now destroyed	NT 9918 2774	Modern (1901 to present)
15543	Road block on west side of bridge over Wooler Water, The Peth	A road block was erected on the west side of the bridge over Wooler Water in WWII. Now destroyed	NT 9945 2785	Modern (1901 to present)
15544	Road block on Brewery Road	A road block was erected on Brewery Road in WWII. Now destroyed	NT 9953 2783	Modern (1901 to present)
15545	Ryecroft Hotel, Ryecroft Way	The Ryecroft Hotel in Wooler was requisitioned as the brigade (225 th Infantry) headquarters during WWII	NT 9919 2851	Modern (1901 to present)
15546	Pillbox	A hexagonal pillbox seen from a distance on top of a ridge by a wireless mast (the middle of three pillboxes on the ridge)	NT 98872 27630	Modern (1901 to present)
15547	Pillbox	A hexagonal pillbox seen from a distance on top of a ridge near wood (the western of three pillboxes on the ridge)	NT 98702 27587	Modern (1901 to present)
19990	Type 22 pillbox	Pillbox	NT 988 277	Modern (1901 to present)
20026	Roadblock	Roadblock	NT 994 282	Modern (1901 to present)
24055	Wooler Steam Laundry	Wooler Steam Laundry stood near the Dye Mill. For a time it was the philanthropic project of Countess Tankerville, but in Nov 1902 it was transferred to Mrs Booth of the Salvation Army and	NT 99403 27930	Post Medieval (1540 to 1900)

HER No	Site Name	Description	NGR	General Period
		run for the rehabilitation of fallen women. In about 1920 the building was demolished down to the lower storey and the incorporated into offices for Redpath's Northern Farmers' Trading Association. It was severely damaged by fire on 14 July 1927		

APPENDIX 2: FIGURES



North Pennines Archaeology Ltd
2010

PROJECT: The Former Ferguson (Redpath)
Transport Premises, Wooller
SCALE: 1: 50 000 at A4
REPORT No: CP1151/10
CLIENT Silvercoin Investments Ltd
DRAWN BY: FW
DATE: April 2010
FIGURE: 1

KEY:



Site Location



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Figure 1 : Site Location



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2010

PROJECT: The Former Ferguson (Redpath)
Transport Premises, Wooler
SCALE: 1:1000 at A4
REPORT No: CP1150/10
CLIENT: Silvercoin Investments Ltd
DRAWN BY: FW
DATE: April 2010
FIGURE: 2

KEY:

- Site Boundary
- Survey Buildings



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Figure 2 : Detailed Site Location

Wooler

The Mannor or Barourie of Wooler



Mille.

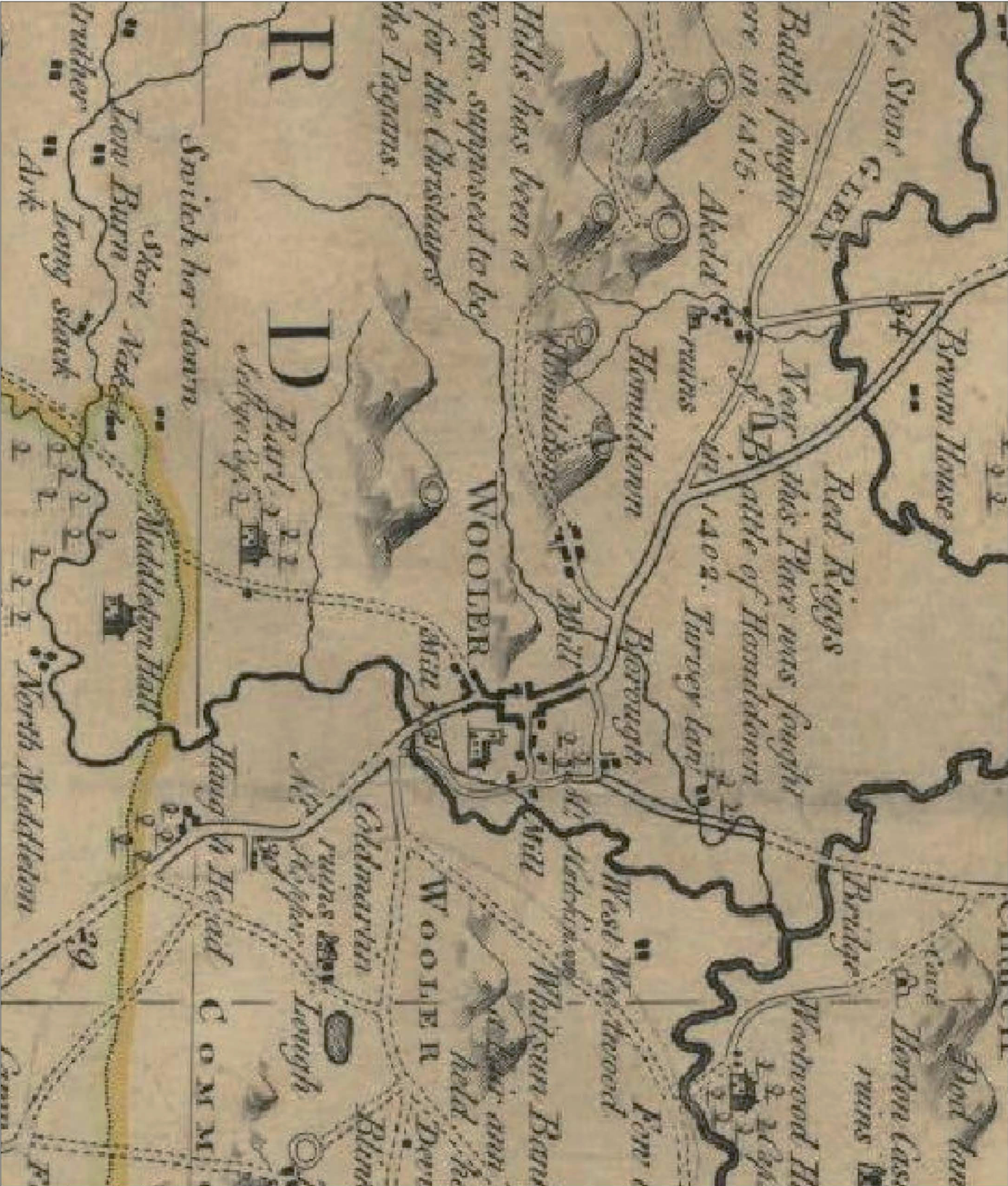
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North Pennines Archaeology Ltd
2010

PROJECT:	The Former Ferguson (Redpath) Transport Premises, Wooler
SCALE:	Not to Scale
REPORT No:	CP1150/10
CLIENT	Silvercoin Investments Ltd
DRAWN BY:	FW
DATE:	April 2010
FIGURE:	3

Figure 3 : Pictorial Map of Wooler Barony 1568/1589



North Pennines Archaeology Ltd

2010

Former Ferguson (Redpath),
Transport Premises, South Road,
Wooler

CLIENT:

Silvercoin Investments Ltd

SCALE: Not to Scale

DRAWN BY: FW

DATE: April 2010



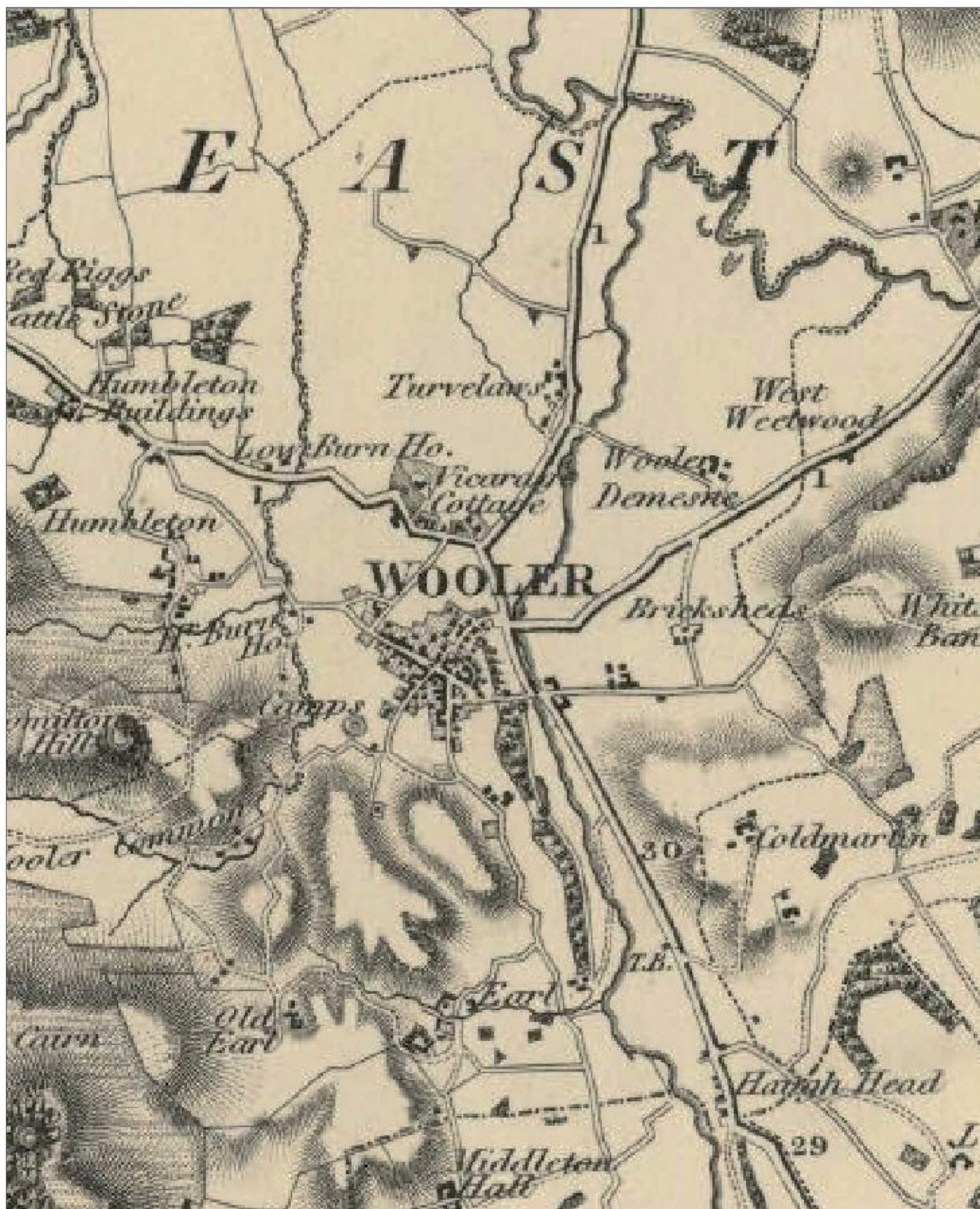
REPORT No:

CP1150/10

FIGURE:

4

Figure 4 : Armstrong's Map of Northumberland 1769



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2010

PROJECT: The Former Ferguson (Redpath)
Transport Premises, Wooller
SCALE: Not to Scale
REPORT No: CP1150/10
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FIGURE: 5



Figure 5 : Greenwood's Map of Northumberland



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PROJECT: The Former Ferguson (Redpath)
Transport Premises, Wooler
SCALE: Not to Scale
REPORT No: CP1150/10
CLIENT: Silvercoin Investments Ltd
DRAWN BY: FW
DATE: April 2010
FIGURE: 7

KEY:



Location of
Proposed
Development



Figure 7 : A Plan of the Township of Wooler in the County of Northumberland 1843



North Pennines Archaeology Ltd
2010

PROJECT:	The Former Ferguson (Redpath) Transport Premises, Wooler
SCALE:	Not to Scale
REPORT No:	CP1150/10
CLIENT	Silvercoin Investments Ltd
DRAWN BY:	FW
DATE:	April 2010
FIGURE:	8

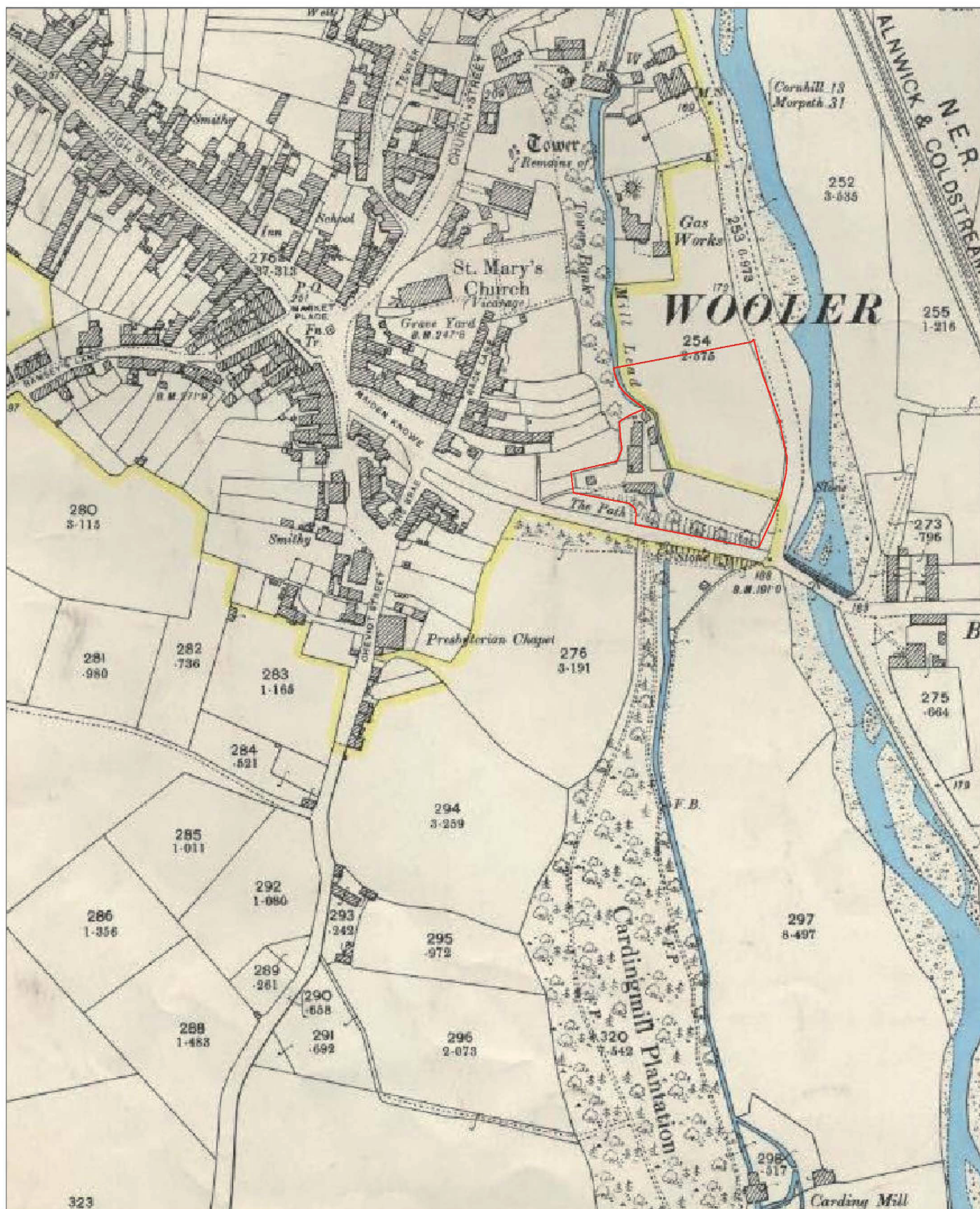
KEY:



Location of
Proposed
Development



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North Pennines Archaeology Ltd
2010

PROJECT: The Former Ferguson (Redpath)
Transport Premises, Wooler
SCALE: 1:3000 at A4
REPORT No: CP1150/10
CLIENT Silvercoin Investments Ltd
DRAWN BY: FW
DATE: April 2010
FIGURE: 9

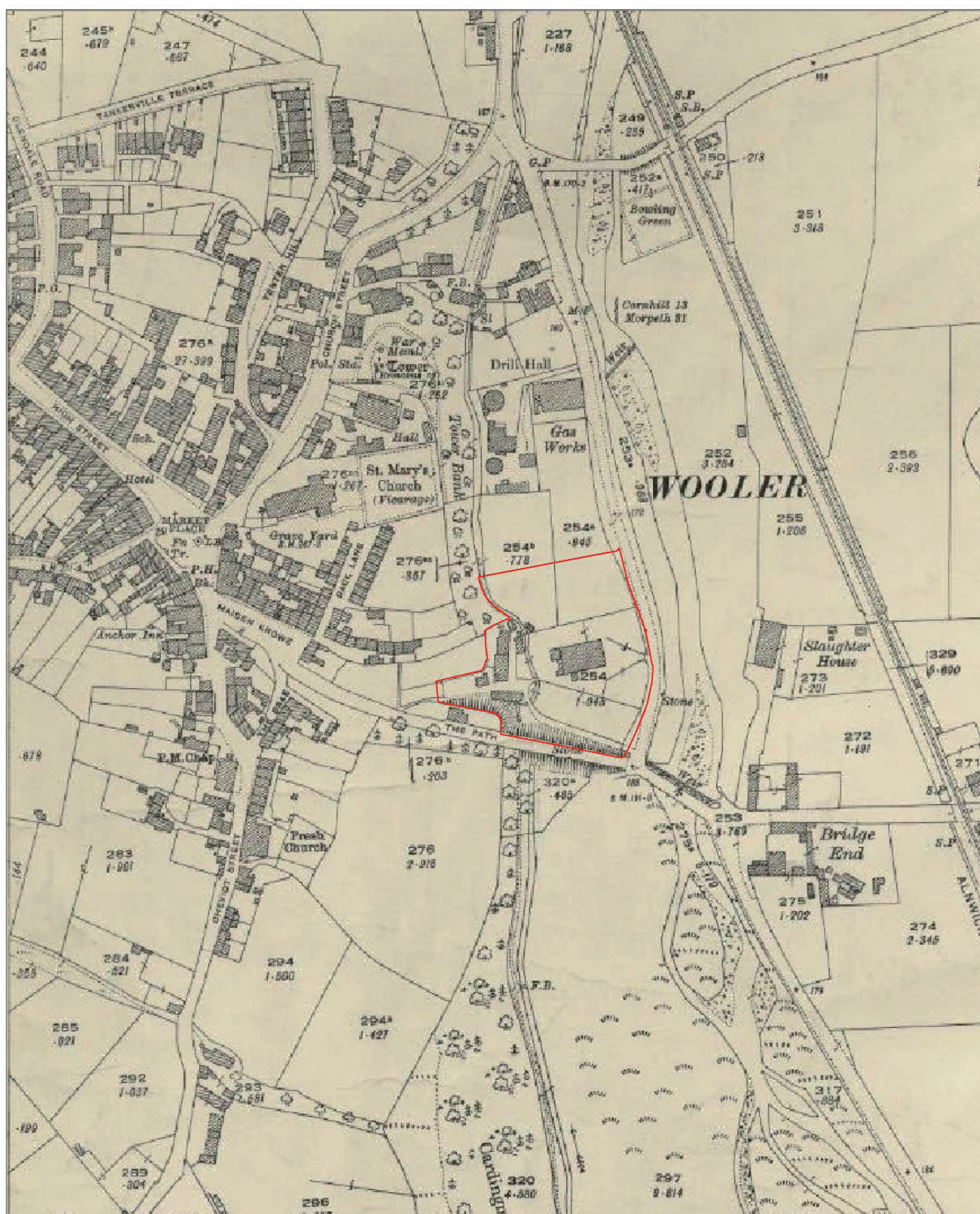
KEY:

— Site Boundary



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Figure 9 : Second Edition Ordnance Survey Map 1897



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Figure 10 : Third Edition Ordnance Survey Map 1923