

JAMES WILLIAM STREET
SUNDERLAND

ARCHAEOLOGICAL ASSESSMENT

September 2007



Prepared for: <i>Paragon Healthcare Group</i>	By: <i>The Archaeological Practice Ltd.</i>
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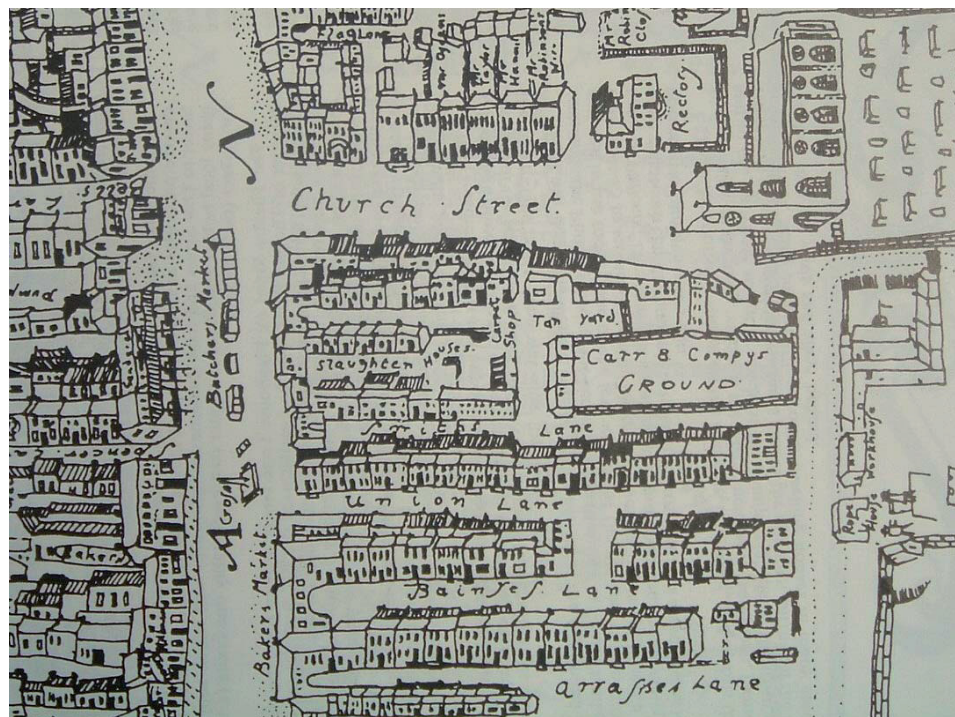
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Frontispiece: Baines Lane (towards the bottom of the image), the predecessor of James William Street, shown on Rain's Eye Plan of Sunderland, 1785

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SUMMARY

This report constitutes a desk-based cultural heritage assessment of an area of land on James William Street, Sunderland. The assessment was undertaken by The Archaeological Practice Ltd at the request of Paragon Healthcare Group, which proposes the redevelopment of the site. The report incorporates an audit of both discrete and more extensive historical landscape components and presents a synthesis of the overall chronology of the defined area. The assessment identifies cultural heritage constraints within the area of the proposed development and makes recommendations regarding the work required to mitigate the impact of the proposed development scheme.

The report collates evidence from a wide range of sources, including historic maps, secondary historical works, excavation reports and the Tyne and Wear Heritage Environment Record (HER). A site visit was also undertaken. This has resulted in the identification of a total of 64 sites and monuments bordering or in the vicinity of proposed development. These provide contextual information regarding the archaeological and historical development of the area.

On the basis of the above, conclusions are provided regarding the extent and significance of the archaeological remains in the development area, and an outline provided of the consequent cultural heritage impact of the scheme. It is clear that the area of James William Street was part of the original settlement of Wearmouth, dating back to the early medieval period. The area of proposed development was included in the medieval tofts of Wearmouth, but it seems that it was not until the early 18th century when the town started to expand rapidly that the site was built upon - Buck's plan of 1728 is the first cartographic evidence of this.

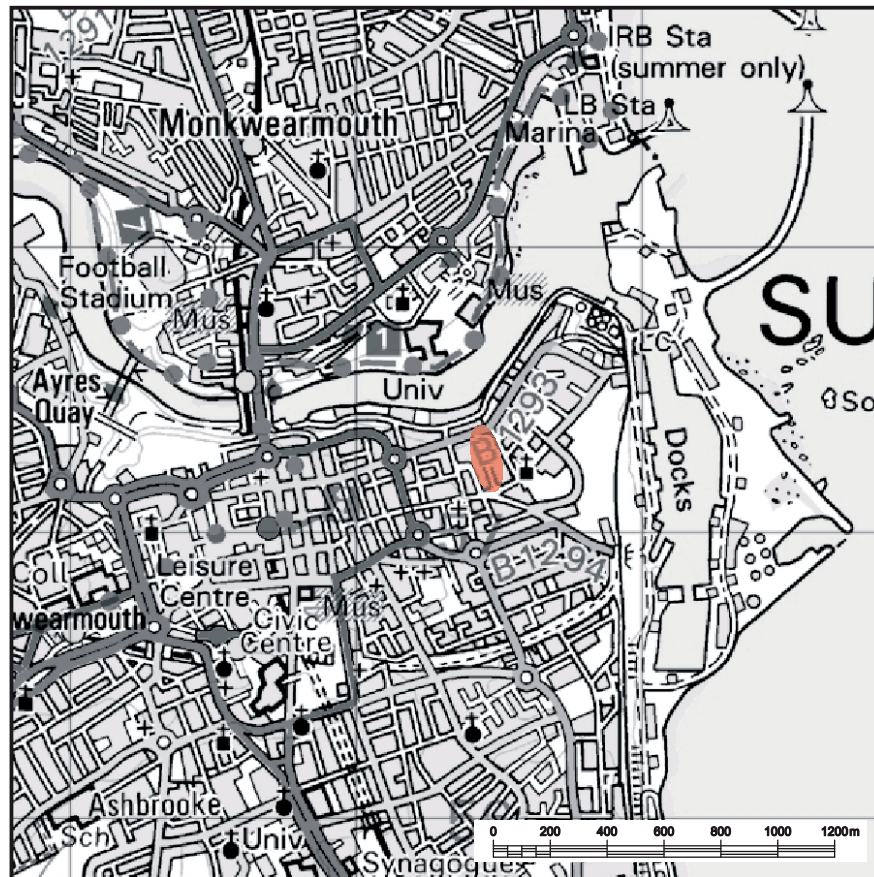
The street, known as Cassop's Lane until the early 18th century, but renamed Baines Lane by the mid 18th century, was a hive of activity during the boom in industry and commerce. Unfortunately, with an increase in population, Baines Lane and the surrounding streets became a slum area, providing taverns and brothels for sailors docked in Sunderland.

During the mid 19th century the slums were cleared and new streets were planned, such as James William Street, which replaced Baines Lane in 1871. The area of proposed development falls within James William Street School, opened in 1874. The site originally formed part of the boys playground but has been built upon with extensions to the school and latrine facilities. Since the demolition of the school in the late 1980s - early 1990s, the development site has remained undeveloped.

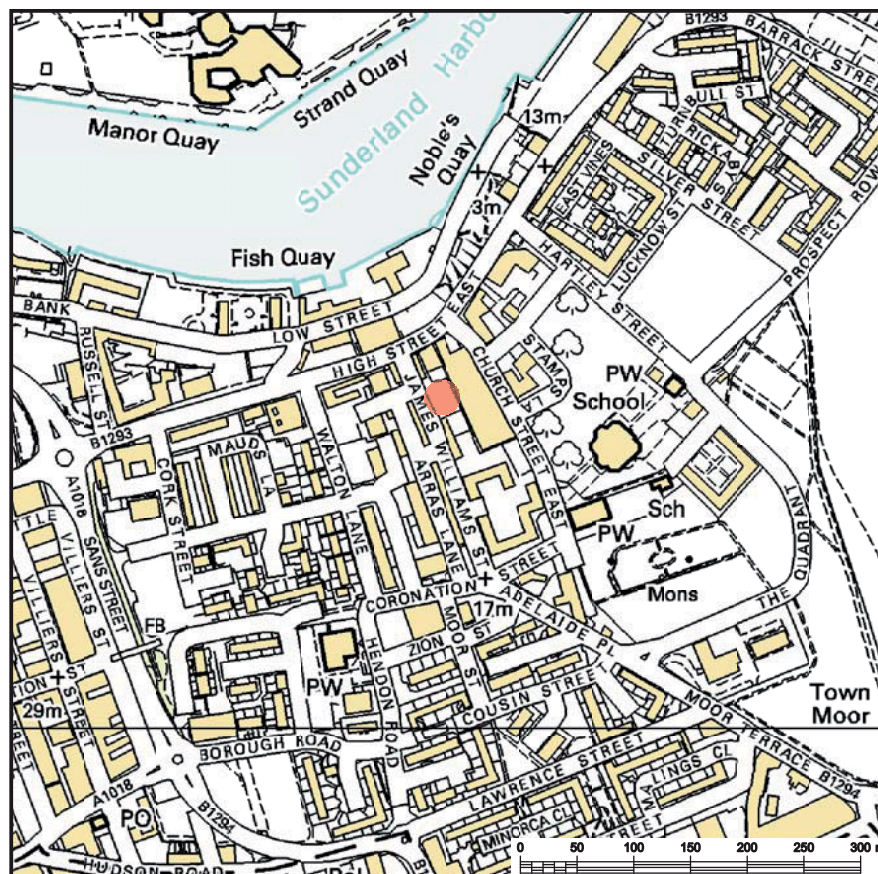
The report concludes that given its location the assessment site could potentially preserve evidence regarding the late medieval/early modern extension of the early medieval settlement of Wearmouth, latterly part of Sunderland.

Although it is likely that the intensive development of the area will have impacted upon archaeological remains in the area, it is possible that archaeological remains may survive in pockets within the proposed development site. The most likely location for such remains is in the centre of the area as there is no evidence that this part of the site was affected by the construction of the school or the street.

It is recommended that the archaeological potential of the site should be explored by means of archaeological trial trenches, the focus of which should be towards the centre of the site where archaeological remains are more likely to survive.



Illus. 01: Location of James William Street in the east end of Sunderland.



Illus. 02: Location of James William Street, showing approximate position of proposed development.

1. INTRODUCTION

1.1 Purpose of Assessment

This assessment, prepared by the Archaeological Practice Ltd. has been commissioned by Paragon Healthcare Group Ltd. Its purpose is to inform the planning process regarding the impact likely to be caused by the construction of a care home and parking on vacant land at James William Street, Sunderland. The study represents the first stage in a programme of archaeological work which may subsequently include evaluation and mitigation works.

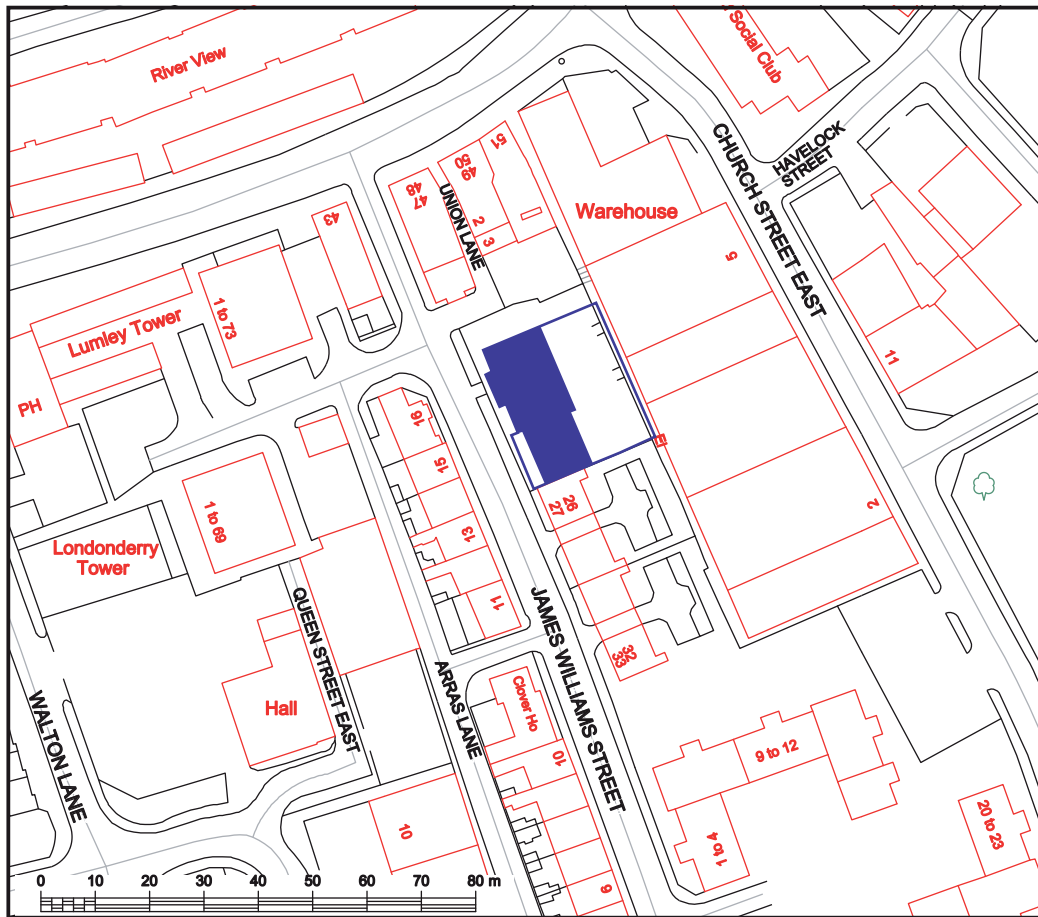
1.2 Planning Background

Planning Policy Guideline 16: archaeology and planning (1990), enables planning authorities to request assessments of archaeological potential in order to ascertain the nature and extent of any remains likely to be impacted by development, and inform upon appropriate mitigation measures. Implementation of the guideline has been requested by the planning authorities in the present case for a number of reasons, particularly because of the potential for the area to contain archaeological deposits relating to the medieval and post-medieval development of Sunderland that could be destroyed if the development proceeds.

1.3 Methodology of Assessment

The assessment will:

- Define the principal sources of information available for archaeological assessment (Section 3).
- Present a catalogue (Section 4) and chronological synthesis (Section 5) of archaeological data derived from various sources. Accompanying base maps will locate established structures and features within, or in close proximity to, the assessment area.
- Provide an assessment of archaeological potential with respect to the development area.
- Provide conclusions with respect to the known and potential archaeological significance of the assessment area (Section 7).
- Recommend further work to define more clearly the nature of the archaeological record and facilitate management or mitigation of this resource (Section 8).



Illus. 03: Location of proposed development (in blue) shown on James William Street, Sunderland.

2. ASSESSMENT CONTEXT

2.1 Location and Extent of the Assessment Area (*Illus. 1-3*).

The assessment focuses on an area of land (centred on Grid Reference NZ 4030 5725) on James William Street in the east end of Sunderland, approximately 1.5km from the city centre.

James William Street runs north-west to south-east from High Street East to Coronation Street. High Street East is a main street which runs east from the city centre ring road running parallel with the River Wear situated approximately 150m to the north.

The proposed development area is roughly rectangular in shape and approximately 50m by 25m in size. The site is bounded to the south by a 1990s development, to the east by nineteenth century buildings (facing onto Church Street East), to the north the site faces the back of 48-51 High Street East and to the west, the site faces the remaining original James William Street houses. The assessment area is currently derelict grassland.

The site is located within the area of the medieval borough of Sunderland (HER 170) and is within 200 metres of the early 18th century Holy Trinity Church (Grade I listed HER 4422) as well as several other Grade II listed buildings. Less than 1km to the north of the site, on the other side of the River Wear lies the Saxon Monkwearmouth Church (HER 422). The church is currently involved in a bid to secure World Heritage Status; the proposed development site lies within its proposed setting.

2.2 Geology & Topography

James William Street has a north facing slope leading from its junction with the High Street. The proposed development site is situated on the brow of the slope, where the road begins to level out, on the east side of the street.

The geology of Sunderland mainly consists of Magnesium limestone with boulder clay and morainic drift.

2.3 Previous Archaeological Assessment and Investigation

No archaeological investigations have taken place on the proposed development site although a number have previously been carried out within a 500m radius of James William Street:

Royal Commission on the Historical Monuments of England, Tyne and Wear Vol 2
Wearside, an architectural survey of urban development corporation areas
(HER 1992/19)

Excavation on Wylam Wharf, Tyne and Wear Museums (TWM) (HER 1994/22)

Evaluation on Low Street, Evaluation, TWM (HER 1997/1)

Study on the development of Sunderland Town Moor, G. McCombie (HER 1997/5)

Evaluation on Queen Street East, Freemasons Hall, TWM (HER 1999/22)

Desk Based Assessment on Low Street, Northern Archaeological Associates (NAA)
(HER 2003/53)

Excavation on 172-180 Low Street/High Street East, NAA 2004

Tyne and Wear Historic Town Survey, Sunderland Assessment and Strategy, 2004

2.4 Nature of Proposed Developments

The planned development proposes the erection of an eight bed care home with car parking and associated services.

3. SOURCES FOR ASSESSMENT

3.1 Archival Material and Secondary Sources

The report collates evidence from a wide range of published, documentary and cartographic sources consulted in the following archival repositories:

- *Tyne and Wear Historic Environment Record (HER)*
- *The Archaeological Practice archive (AP)*
- *Tyne and Wear Archives (T&W)*
- *Sunderland Library Local Studies Unit (SL)*
- *Durham County Archives (DCA)*
- *Durham University Library Special Collections (DUL)*

3.2 Types of Information

Included amongst the various kinds of information used from each of the above sources to assess the significance of the assessment area are the following:

3.2.1 HER and Listed Buildings Records

Scheduled Ancient Monuments

The scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over a defined area. There are no scheduled sites within the vicinity of the proposed development site.

Listed Buildings

The listing of structures by the Secretary of State denotes historical or architectural interest but does not necessarily include all buildings of significance or local importance. There are two Grade II listed buildings in the immediate vicinity of the assessment area (see *Section 4*), namely 51 High Street East and 10 Church Street East. Slightly further to the south east lies the Grade I listed Holy Trinity Church and associated listed structures. To the east of the church there are two grade II listed structures within Trafalgar Square, and to the south, the former Sunderland Orphanage. On the north side of the River Wear St. Peter's Church in Monkwearmouth is a Grade I listed building and contender for UNESCO World Heritage Status.

Sites Appearing on the Tyne and Wear Historic Environment Record (HER)

The Tyne and Wear HER has been accessed for entries within and in close proximity to the assessment area that may be impacted by proposed developments. Consideration of sites outside the defined area enables better evaluation of its archaeological and historical context, highlighting the nature of potential remains within the assessment area. There are no entries directly within the defined development area but 64 sites (incl. Listed Buildings, above) lie in close proximity.

3.2.2 Primary documentary sources

No primary documents of significance to the present assessment were used in compiling the present report.

3.2.3 Secondary and Published Information

Published works which shed general contextual light upon the assessment area or upon particular aspects of its archaeology or history were consulted, and cited where relevant in the synthesis included in the full assessment report.

Trade Directories consulted

Parson and White 1827

Slater 1855

Ward 1885

Ward 1890

Ward 1915

Ward 1931

3.2.4 Map Evidence (see *Illus. 4-19*)

The study of early maps provides invaluable evidence for the historical development of the area. The following maps were used in compiling the present report:

1728 Buck, *The Perspective and iconography of the town of Sunderland in bishopric of Durham* (SL)

1737 Burleigh and Thompson, *Plan of River Wear harbour and town of Sunderland* (SL)

1785 Rain's *Eye Plan* (SL)

1817 Robson's *Map of Sunderland* (SL)

1826 *Plan of the towns of Sunderland, Bishopwearmouth and Monkwearmouth* (SL)

1831 Robson, *A correct plan of the harbour and towns of Sunderland, Bishopwearmouth and Monkwearmouth*, (TW1167-3)

1836 *Boundary Commission Plan of Sunderland*

1844 Robson, reproduction of *Plan of the towns of Sunderland, Bishopwearmouth and Monkwearmouth* (SL)

1851 Meik and Morgen, *Plan of the harbour and towns of Sunderland, Bishopwearmouth and Monkwearmouth* (SL)

3.2.4 Aerial Photographs

Due to the urban nature of the site, detailed analysis of aerial photographs was not considered to be merited.

However, three aerial photographs were located in the Tyne and Wear HER, taken in March 2001 by Tim Gates. One photograph has been reproduced as *Illus. 34*, to show the site in relation to other buildings in the area.

3.2.5 Other Photographs

A number of old photographs of the area were accessed, mostly in publications but also at Sunderland Library local studies section (SL) and Tyne and Wear HER. These were consulted and where relevant reproduced and listed (below) in chronological order (Illus. 23-28).

James William Street School (Millburn 1988)

James William Street School (Boyle 1994)

Chapel on James William Street, c.1940s (Millburn 1988)

James William Street School c.1960s (Teddler 2000)

The Royal Standard High Street East c.1975 (SL Acc. 772)

51 High Street East, 1987 (T&W HER 4794)

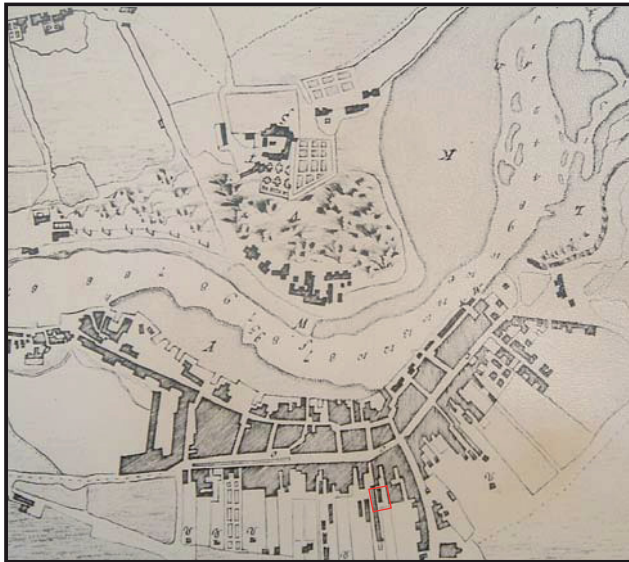
3.2.6 Site Inspection and Local Information

During visits on the 22nd August and 10th September 2007 a number of observations were made with regard to the site and its setting. The site backs onto a narrow lane (Cat. No. 53) which runs parallel with James William Street from the High Street. The floor of the lane is at a level some three metres or so below that of the current ground surface of the proposed development site, revetment being provided by a stone wall on the west side of the lane. The stone wall (Cat. No. 54) displays at least five blocked openings, presumably formerly windows, and has also been punctured by two more recent, stepped entrances.

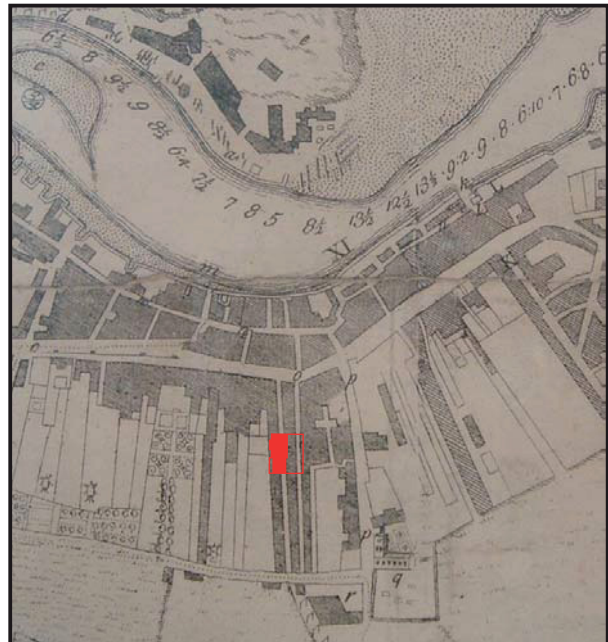
The south side of the site is bounded by the north-facing gable end of very modern houses on James William Street, while the west side faces a row of houses built in 1871 (Cat. No. 55) at the northern end of which is the site of a mission room (Cat. No. 56) now demolished and replaced by a modern house. The north side of the site faces, and is visible from a more complex and interesting arrangement of structures and features. The northern boundary (west part) is bounded immediately by a cobbled lane (Cat. No. 57) which runs eastwards from James William Street into an enclosed yard. The eastern part of the northern boundary is bounded by a high brick wall of probable late 19th century or early 20th century origin. Beyond the cobbled lane is the modern gable end of a property extending along James William Street from 47-48 High Street East (Cat. No. 58), a plain, brick-built 19th century building, recently modified, the rear of which faces east onto another narrow lane, Union Lane. The east side of Union Lane is formed by a property extending southwards from 49-50 High Street East (Cat. No. 59), also brick-built and rather plain, which is currently derelict, though largely intact. Beyond the enclosed yard – that bordered on the south side by the high, brick-built wall bordering the north side (west part) of the site – is the rear of 51 High Street East (Cat. No. 01), currently in an extremely dilapidated state.

No significant additional features were identified within the assessment area itself (Illus. 35-45) which is an area of rough grassland with some patches of trees and bushes. The existence of brick rubble on the site suggests that destruction deposits resulting from the demolition of the school may overlie the natural ground surface. No intact structural remains of any kind are apparent. In addition to the structures and features noted above, a number of other buildings of note area also visible from the site, including the former Hospital of Freeman (Cat. No. 63) and adjoining row of late 19th century houses (Cat. No. 02) at the southern end of James William Street, the site of the Christian Lay Chapel (Cat. No. 62) in the centre of the west side of the street, and the church tower of Holy Trinity (Cat. No. 11) to the south-east. The site also affords a view to the north onto High Street East (Cat. No. 60), historically the main artery of the medieval and early post-medieval settlement of Bishopwearmouth. A final building of note is Number 43 High Street East (Cat. No. 61) a 19th century structure showing several phases of alteration but preserving some interesting window surrounds and decorative brickwork at first and second floor levels. This, together with 47 High Street east and its southern extension into

James William Street (including a door surround incorporating sculpted heads and an inscription) provides an imposing and attractive entrance to the street which is clearly visible from the west side of the proposed development site.



Illus. 04: Extract from Buck's plan of Sunderland, 1728 (SL), with approximate area of assessment shown in red.



Illus. 05: Extract from Burleigh & Thompson's plan of Sunderland, 1737 (SL), with area of assessment shown in red.



Illus. 06: Extract from Rain's Eye Plan of Sunderland, 1785 (SL), with approximate area of assessment shown in red.



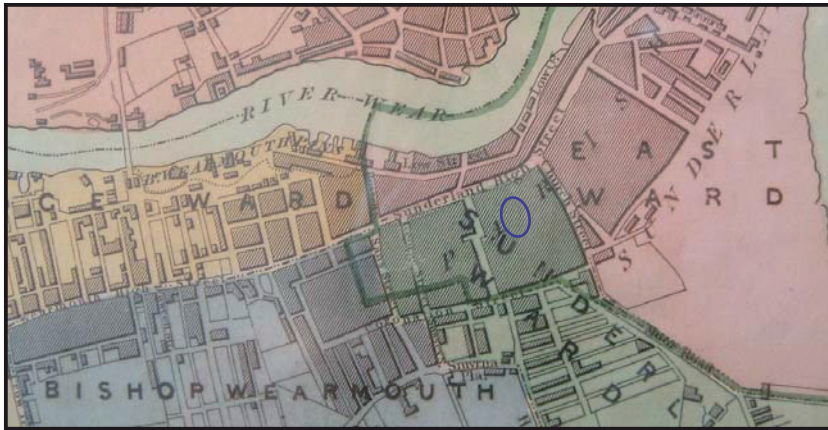
Illus. 07: Extract from Robson's plan of Sunderland, 1817 (SL), with approximate area of assessment shown in red.



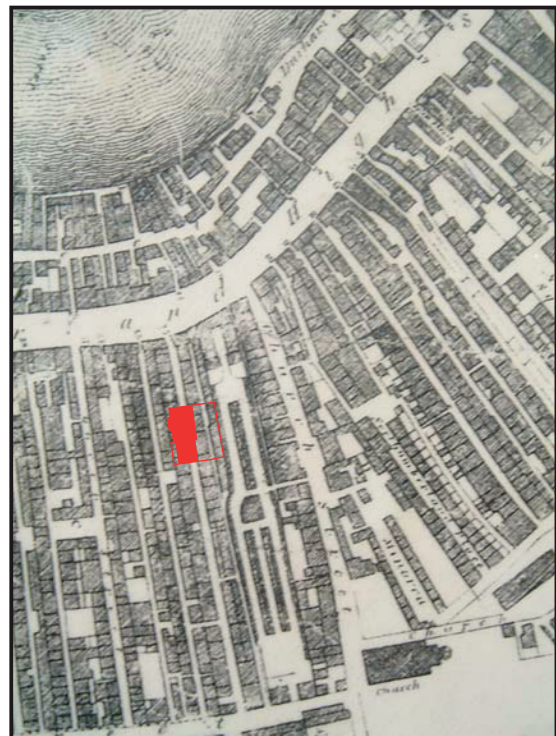
Illus. 08: Extract from a Plan of Towns of Sunderland, Bishopwearmouth and Monkwearmouth 1826 (SL), with area of assessment shown in red.



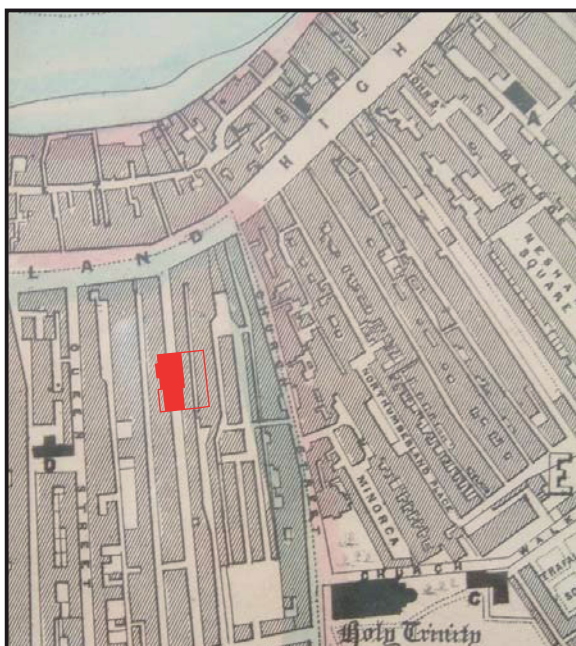
Illus. 09: Extract from Robson's Plan of Sunderland 1831 (SL), with area of assessment shown in red.



Illus. 10: Extract from a boundary commission plan of Sunderland, 1836 (SL), with approximate area of assessment shown in blue.



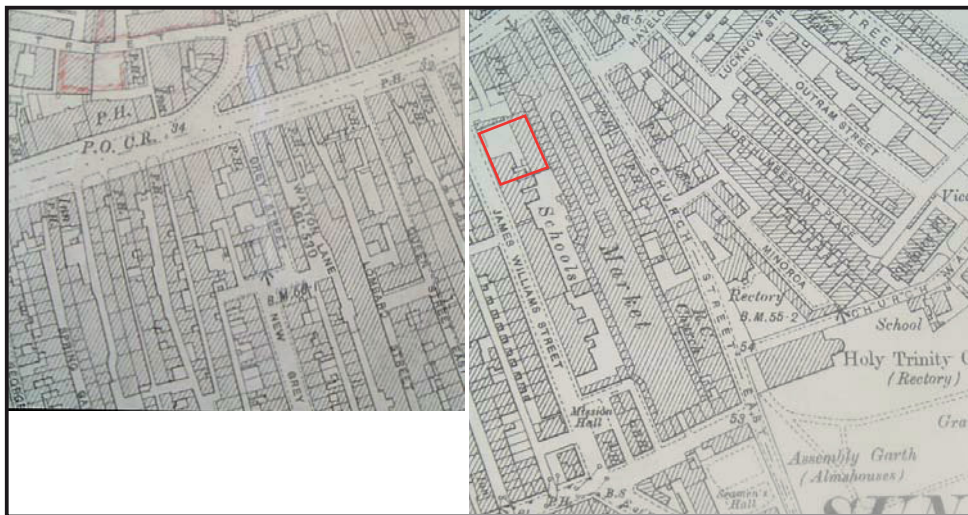
Illus. 11: Extract from Robson's plan of Sunderland 1844 (SL), with area of assessment shown in red.



Illus. 12: Extract from Meik & Morgan's plan of Sunderland, 1851 (SL), with area of assessment shown in red.



Illus. 13: Extract from First Edition Ordnance Survey Plan, c.1855, with area of assessment shown in red (SL, Durham Sheet VIII.14 & 15 1:2500).



Illus. 14: Extract from Second Edition Ordnance Survey Plan 1897, with the area of proposed development shown in red (SL Durham Sheet VIII.14 & 15 1:2500).



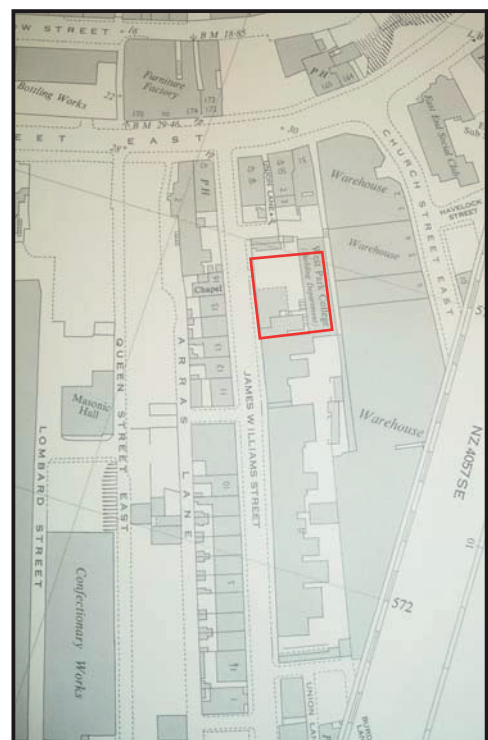
Illus. 15: Extract from Third Edition Ordnance Survey Plan 1919, with the area of proposed development shown in red (SL, Durham Sheet VIII.14 & 15 1:2500).



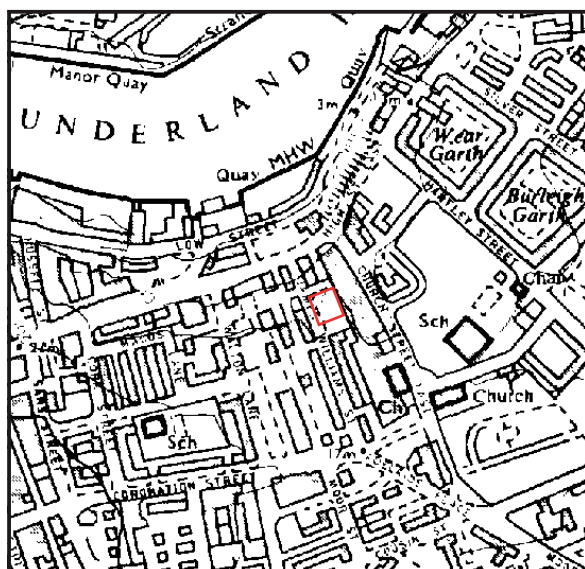
Illus. 16: Extract from Fourth Edition Ordnance Survey Plan 1942, with the area of proposed development shown in red, (SL, Durham Sheet VIII.14 & 15 1:2500).



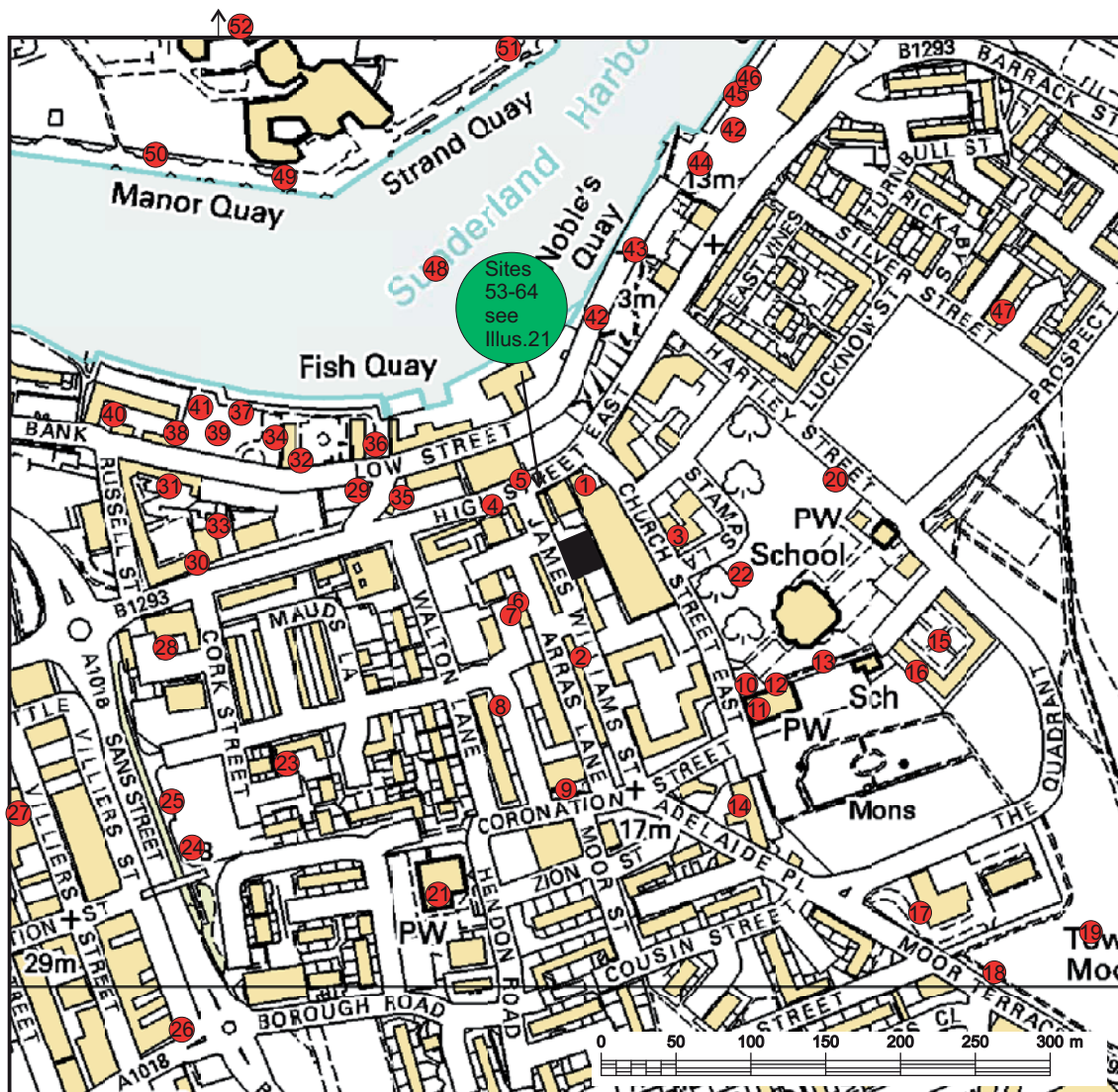
Illus. 17: Extract from Ordnance Survey Plan 1955, with the area of proposed development shown in red (SL Durham Sheet VIII 1:1250).



Illus. 18: Extract from Ordnance Survey Plan 1967, with the area of proposed development shown in red (SL, Durham Sheet VIII 1:1250).



Illus. 19: Extract from National Grid, Metric Edition Plan 1977, with the area of proposed development shown in red, (1:10000). Note the school has since been demolished.



Illus. 20: Sites identified on the Tyne and Wear Historic Environment Record (HER) (see catalogue in section 4) within the area of the east end of Sunderland, the assessment site is shown in black.

4. CATALOGUE

Archaeological assessment requires consideration both of the area likely to be materially affected by developments and sites in the immediate vicinity which may be visually affected. The course of investigation outlined above identified 1 site of known cultural heritage significance bordering the defined assessment area (Cat. No. 1), but 51 other sites of known or potential importance in the vicinity of the site were identified from HER records. A further 12 sites of interest were identified during site visits. The catalogue numbers of sites listed below are keyed to *Illus. 20* and *21*.

*Site no. 01: **51 High Street East**; Grid Reference NZ40435732; HER ID 4794; Grade II Listed Building*

This 3 storey 18th century house with later 19th century shop is built in ashlar with a pantiled roof and brick chimneys. The brick-built left return is a late 20th century addition.

*Site no. 02: **1-10 James William Street**; Grid Reference NZ40405720; HER ID 1704;*

A planned Victorian street community consisting of a terrace of 10 two-storey, two bay red brick houses. At the southern end of the terrace is a three bay hospital building, to the south of the hospital is a 3 bay mission chapel dated 1872, with a rose window over the central doorway. There is a similar chapel at the northern end of the terrace dated 1878.

*Site no. 03: **10 Church Street East**; Grid Reference NZ40515730; HER ID 4795; Grade II Listed Building*

This early 18th century house, comprising 3 storeys and a basement, is said to have been built in 1710 for John Freeman. There are late 18th century-early 19th century alterations.

*Site no. 04: **Sunderland Market**; Grid Reference NZ40395732; HER ID 4414;*

The High Street served as a market area since Bishop Morton's charter of 1634. The wealthier butchers had their shops in the lower part of their houses on the south of the High Street, near The Shambles, and stalls can be seen projecting from houses opposite on Rain's Eye Plan. The known Post Medieval market area of the High Street is likely to have had medieval origins.

*Site no. 05: **Sunderland Borough**; Grid Reference NZ40505730; HER ID 170;*

Initially the settlement seems to have been referred to as "the port of Wearmouth". In 1180-83 Bishop Hugh Puiset granted a borough charter to "Wearmouth", and though it is not certain whether this meant Bishopwearmouth or Sunderland it is usually assumed it was the latter. The whole borough of Sunderland was at lease c.1380 and was in serious decline in 1565, but revived by the growing coal trade from the late 16th century. The shape of the early settlement is clear from early maps. It consisted of the High Street, parallel to the river, running between Coney warren (?Barrack Street) at the east to Sans Street at the west. On the south side long burgages and lanes extended from High Street back to the later Coronation St and Prospect Row, with the Town Moor beyond.

*Site no. 06: **Queen Street East, Possible Medieval Chapel**; Grid Reference NZ40405720; HER ID 5461;*

Summers (1885) states that "anciently there was a religious house, chapel, or chantry dedicated to the Blessed Virgin Mary, in Sunderland near the Sea, within the parish of Wearmouth". It is not known when or by whom this house was founded, but Summers gives a plan dated 1715 which shows the area now occupied by Queen Street East as "Chapel Hill".

*Site no. 07: **Queen Street East, Medieval Stone Bowl Findspot**; Grid Reference NZ40405720; HER ID 5460;*

Stone bowl-shaped object found in the car park to the east of Phoenix Masonic Hall, Queen Street East around 1984. Similar bowls have been found at Dalden Tower in Dalton-le-Dale, and Newton Hall, County Durham. All three bowls are made of fine sandstone and are shaped

like tubs with a small hole in the bottom. The Sunderland bowl has no decoration, but diagonal markings and lettering near the rim might represent tool markings. Interpreted as a possible Ecclesiastical vessel.

*Site no. 08: **Queen Street East, Phoenix Lodge**; Grid Reference NZ40395723; HER ID 4797;* The Freemason's hall was built in 1785 to a design by John Bonner, replacing a 1778 Lodge destroyed by fire. The entrance lobby and offices were added in 1925. This is the oldest surviving Freemasons' Hall in the country, and has a remarkably complete interior.

*Site no. 09: **Coronation Street Union Chapel**; Grid Reference NZ40405710; HER ID 4459;* The Union Chapel in Coronation Street dates to 1827.

*Site no. 10: **Holy Trinity Church Rectory**; Grid Reference NZ40545722; HER ID 4422;* This substantial rectory building is shown on Rain's Eye Plan, but has since been demolished.

*Site no. 11: **Church of Holy Trinity**; Grid Reference NZ40545718; HER ID 4421; Grade I Listed Building*

Since the old parish church of Bishopwearmouth was no longer large enough, in 1719 an Act of Parliament was obtained to establish the new parish of Sunderland. So it was that the Church of Holy Trinity came to be built, and its cemetery laid out, in about 1719 on a piece of ground enclosed from the town moor or common pasture. The church was enlarged in 1735 by the addition of an east apse, and in 1803 the interior was remodelled. In 1988, because of a dwindling congregation and the need for expensive repairs, the church was closed. It is now in the care of the Redundant Churches Fund.

*Site no. 12: **Church Walk, Wall to North of Holy Trinity Church**; Grid Reference NZ40555717; HER ID 4753; Grade I Listed*

The churchyard wall to east of the Church of the Holy Trinity and along the north side of churchyard is brick built with ashlar coping. It is probably early 18th century in origin, with later render and renewed railings.

*Site no. 13: **Church Walk, Wall to North of Trafalgar Almshouses**; Grid Reference NZ40655723; HER ID 4774; Grade II Listed*

These 18th century forecourt and yard walls, piers and railings around Trafalgar Square Almshouses were built for the Trustees of the Muster Roll. They comprise low front walls, now pebble dashed, with elliptical-section stone coping, and end in 4 tall square stone piers which have a plinth, cornice and blocking course. To the left is a rubble wall with 20th century gabled brick coping; to the right, a brick wall with flat stone coping ends in a tall square pier linking it to the wall of the yard of the caretaker's cottage of Holy Trinity. The gates and railings have been renewed.

*Site no. 14: **Assembly Rooms**; Grid Reference NZ40535711; HER ID 4436;*

The Assembly Rooms were to the west of Holy Trinity and are shown on Rain's Eye Plan with a range of buildings to the south, a square or green in front, and a wall and railing with a gate to the east. A later range of buildings was built on the north side. Both ranges were almshouses.

*Site no. 15: **Church Walk, Lampholder in centre of Trafalgar Square**; Grid Reference NZ40685723; HER ID 4816; Grade II listed*

This 19th century lampholder in the courtyard of Merchant Seaman's Almshouses was built for the Trustees of the Muster Roll. It has an ashlar base and plinth, with cast-iron lamp brackets.

*Site no. 16: **Trafalgar Square, Merchant Seamen's Almshouses**; Grid Reference NZ40705721; HER ID 4766; Grade II listed*

The port of Sunderland had many incapacitated seamen to care for, and probably three times as many widows or orphans of dead seamen. To provide accommodation for some of these people almshouses (now demolished) were built in 1727 at the Assembly Garth, south-west of

Holy Trinity Church. In 1840 these were supplemented by the almshouses at Trafalgar Square, built in the garden of the old workhouse.

*Site no. 17: **Moor Terrace, formerly Sunderland Orphanage**; Grid Reference NZ40685705; HER ID 4768, Grade II listed*

This Italianate style former boy's orphanage was designed by Childs and Lucas, and construction in 1858 supervised by Thomas Moore. It has an irregular plan and comprises 2 storeys and a 3-stage tower.

*Site no. 18: **Rope Walk**; Grid Reference NZ40635705; HER ID 4447,*

This Rope Walk is shown on the Eye Plan around the south western edge of the Town Moor, but is not shown on the 1st edition Ordnance Survey map of the area.

*Site no. 19: **Town Moor**; Grid Reference NZ40705720; HER ID 4356,*

The town moor is presumably Sunderland's common. Though its original extent is unknown, it seems that by 1718 it had been divided into 3 - Great Moor, North Moor and Intake. Three of its boundaries seem fairly clear, the River Wear (for the north), the sea (for the east), and Robinson's Dene (to the south). In addition to pasture, it had a multitude of uses - net drying, sports, preaching, and there are also supposed to have been forts, batteries and brickpits on it. During the 18th and 19th centuries it was steadily reduced in size by various encroachments - e.g. the sea, barracks (1794), railway sidings (1836). By Act of Parliament in 1853 the Freemen handed over their assets to the Trustees of an Orphan Asylum to be built on the Moor.

*Site no. 20: **Maling's Rigg Chapel**; Grid Reference NZ40605730; HER ID 4425,*

A room in Ropery Lane was hired in 1777 and shortly afterwards (perhaps in 1778) a chapel was built which was enlarged in circa 1796. The chapel became a Presbyterian Chapel and was later incorporated into a tobacco factory in the 19th century, but was partially destroyed by fire in 1843.

*Site no. 21: **Dye House**; Grid Reference NZ40345706; HER ID 4454;*

The approximate location of this Dye House is shown on Rain's Eye Plan.

*Site no. 22: **Roman Coin Findspot**; Grid Reference NZ41005700; HER ID 56;*

A first brass coin of Nero (54-68 A.D.) was found in a brickyard near Sunderland in 1861. Neither the precise location of the brickyard in which it was found, nor the present location of the coin are known.

*Site no. 23: **Etterick's Garth Methodist Meeting Place**; Grid Reference NZ40255715; HER ID 4426;*

A meeting room in Wood Street was used as a chapel, but the congregation soon moved to Etterick's Garth next to the building subsequently used as a theatre on Society Lane, later Playhouse Lane.

*Site no. 24: **San's Street Methodist Chapel**; Grid Reference NZ40185708; HER ID 4428;*

In 1790 a chapel was built at the foot of Sans Street. It was enlarged in 1809 and 1824 with east and west wings intended as dwelling houses for preachers.

*Site no. 25: **San's Street Baptist Chapel**; Grid Reference NZ40105710; HER ID 4430;*

This Baptist Chapel was built in 1798.

*Site no. 26: **29 & 30 Villiers Street**; Grid Reference NZ40145699; HER ID 4731;*

These 2 houses, now offices, said to have been built in 1790 (local information) are of 3 storeys and built in Flemish bond brick with Welsh slate roofs.

*Site no. 27: **Villiers Street Methodist Chapel**; Grid Reference NZ40105700; HER ID 4461;*

Bethel Chapel was built sometime between 1811 and 1817, and improved in 1826. It was later demolished.

*Site no. 28: **Covent Garden Post Mill**; Grid Reference NZ40165721; HER ID 4438;*
This post mill was built on the western fringe of Sunderland.

*Site no. 29: **Pottery at Pottery Bank**; Grid Reference NZ40705770; HER ID 4452;*
A pottery was sited at the mouth of the river Wear on the south bank in 1753. This was probably the Sunderland or Garrison Pottery, founded circa 1750. Garrison Pottery is shown on Thomas Meik's, "View of an improved entrance to Sunderland Harbour", 1849. Wood's plan of 1826 shows a pottery works on Pottery Bank.

*Site no. 30: **197 High Street East, The Exchange**; Grid Reference NZ40225730; HER ID 4791;*
The Sunderland Exchange before Missions to Seamen, was built in 1812-1814 by George Cameron of Esk, to a design by [William] Stokoe of Newcastle.

*Site no. 31: **Low Street, Bonded Warehouse**; Grid Reference NZ40175734; HER ID 4790;*
This mid-19th century bonded warehouse of 2 storeys and 6 bays is a rare survivor of the intensive warehousing formerly in this area.

*Site no. 32: **Low Street, Wylam Wharf Warehouse**; Grid Reference NZ40255735; HER ID 4792;*
This 4 storey 18th century bonded warehouse is built of rubble stone and brick, with a Welsh slate roof. It is one of only 2 warehouses surviving in what was formerly a densely occupied commercial quayside area.

*Site no. 33: **Corn Market Chapel**; Grid Reference NZ40205730; HER ID 4424;*
Salem Chapel, commonly called Corn Market Chapel was built circa 1711 and is shown on Rain's Eye Plan as "Meeting House" between Low Street and High Street (later Half Moon Lane on Wood's 1826 map).

*Site no. 34: **The Banks, Custom House**; Grid Reference NZ40005700; HER ID 4434;*
In around 1715, when the new parish boundaries of Sunderland were drawn up, a house was built on No. 4 allotments on the Banks, and used for many years as the Customs House.

*Site no. 35: **Bodle Well**; Grid Reference NZ40305730; HER ID 5467;*
Site of the Bodle Well. The name comes from the fact that a charge was made for water. A bodle was a Scottish coin worth half a farthing. The well was removed in 1938.

*Site no. 36: **Reay's Block Making Yard**; Grid Reference NZ40295736; HER ID 4407;*
Reay's Block Yard is shown on Rain's Eye Plan on the riverside next to "raff" and ship building yards. Block making was an industry associated with shipbuilding.

*Site no. 37: **Wylam Wharf**; Grid Reference NZ40285737; HER ID 7684;*
First mentioned in 1601. Later 17th century records refer to ballast staiths and tenements in the area. Wharf acquired name in 1819 when sold to Edward Wylam. Many buildings cleared in 19th century.

*Site no. 38: **Liddle and Pott's Shipbuilding Yard**; Grid Reference NZ40175737; HER ID 2866;*
Two shipyards; 'Liddles Building Yard' to the west and 'Pott's Building Yard' to the east are shown on Wood's 1826 Plan of Sunderland. Pott's yard includes a 'Dry Dock', presumably a floating structure positioned on the riverside. The 1st edition Ordnance Survey plan shows that each of the yards had been upgraded since 1826 with the introduction of slipways, suggest that

the yards were involved in ship construction. By the 1870s the yards had both been subsumed within the Scotia Marine Engine Works. No visible evidence remains for the shipyards.

*Site no. 39: **Crowley's Iron Works**; Grid Reference NZ40205740; HER ID 4437;*

In circa 1682 Sir Ambrose Crowley began an iron manufactory in Sunderland, in a house in Low Street known as the Wear Ice Warehouse. It became his Anchor and Chain Works in 1682. Crowley did not stay long in Sunderland before setting up his works in Winlaton in 1691 and later at Swalwell. The works at Sunderland were demolished in 1917 and replaced with Scotia Engine Works.

*Site no. 40: **Newbottle Pottery Warehouse**; Grid Reference NZ40295732; HER ID 4408;*

Barker suggests that Newbottle Pottery was founded circa 1720 and was known as "High Newbottle". Its location was in Pottery Yard behind Dial House, but it closed in 1878 and the site has since been built over.

*Site no. 41: **Newbottle Pottery Warehouse**; Grid Reference NZ40105730; HER ID 5442;*

Sufficient is known about the engine works to indicate that the remaining structure, now incorporated into Graham's warehouse, is a significant remnant of Wearside's industrial architecture. The remaining part of the former Scotia Engine Works possibly dates from the 1870s and is probably the most intact remnant of this industry on Wearside. The Scotia Works declined in the 1920s the works ceased producing new marine engines in 1929 but continued with subsidiary work until after WW2. The works were sold to S.P. Austin & Son Ltd in 1946/7 and used for subsidiary outfitting works. In 1964 the works were changed to a builder's merchants. It was reduced to its present size in the early 1980s.

*Site no. 42: **South Wearmouth Village**; Grid Reference NZ40305740; HER ID 1988;*

Bede wrote that Bishop Benedict brought back from a journey to Rome, two silk cloaks which he gave to King Alfrid of Northumbria in exchange for the vill of South Wearmouth "which lay on the south bank of the Wear and so opposite the monastery". It is not clear whether the 7th century vill referred to by Bede is early evidence of the settlement which became Sunderland (HER ref. 170) or whether it was the settlement which became known as Bishopwearmouth (HER ref. 163). The description would most accurately fit Sunderland.

*Site no. 43: **Low Street Warehouses**; Grid Reference NZ40505750; HER ID 1728;*

Early stone warehouses between Low Street and Sunderland Harbour.

*Site no. 44: **Fish Market**; Grid Reference NZ40545755; HER ID 4413;*

The Fish Market on the Quay side is shown on Rain's Eye Plan.

*Site no. 45: **Medieval Port**; Grid Reference NZ40505760; HER ID 1989*

The charter of Hugh Pudsey (1180-1183) is the first clear evidence for the existence of the Port of Southern Wearmouth, or Sunderland, as a place of maritime commerce. In the 14th century and 15th century, salmon fished by the means of yares (dams), probably impeded commercial growth of the port by blocking the river channel, though by 1396 a small amount of coal was being exported.

*Site no. 46: **18th century Quay Wall**; Grid Reference NZ40505753; HER ID 4446*

A programme of planned improvements to Sunderland harbour began after the River Wear Commissioners were formed and in 1718 asked James Fawcett to survey the harbour. The first construction project was a pier on the south bank of the river.

*Site no. 47: **Pottery**, Grid Reference NZ40705740; HER ID 8563*

Site of 19th century pottery manufacturing site.

Site no. 48: *Ferry*; Grid Reference NZ40005700; HER ID 76

Documentary evidence suggests that the rents and profits of Sunderland Ferry were in the possession of Bishop Pudsey in the late 12th century. There are published early 15th century references to payments to the ferryman for passage from Sunderland, and later 15th century references to a claim by the prior of Durham and the master of Wearmouth to free passage by the ferry. It is not clear just where it was sited, but may have crossed at the same point as that which crossed from Bodlewell Lane Steps to Monkwearmouth for over 250 years having been established in 1710. Prior to this, however, a ferry had crossed the river, at or near to this point, following the foundation of St Peter's Monastery at Monkwearmouth in 674 A.D. The crossing was last served by the "Wear" which made the four minute journey regularly for many decades until the closure of the service in 1957.

Site no. 49: *Monkwearmouth Village*; Grid Reference NZ39905800; HER ID 51

The earliest reference to Monkwearmouth village is from 1075. It remained a possession of the priory of Durham until the Dissolution. In 1345 18 tenants held 17 tofts and 1 cottage there; by 1539 there were only 4 named tenants. Its subsequent relationship with the township of Monkwearmouth Shore is not clear. Historic maps suggest it consisted of two long east-west streets above the Wear. The west ends lie on the major junction on the Newcastle Road. The east end of the village is Church Street. There is a huge space between them which could perhaps be interpreted as a green.

Site no. 50: *Manor Quay*; Grid Reference NZ40015760; HER ID 2733

The Manor Quay was an extension of J L Thompson's North Sands Yard (HER ref. 2722). It was opened in 1884 for the fitting out and repair of vessels. On the 2nd edition Ordnance Survey plan, the yard is marked as 'Ship Repairing Works' on the riverside west of ballast House Wharf, and two substantial structures exist within it. There is little change shown on the 3rd edition Ordnance Survey plan but on the 4th edition buildings have enclosed the eastern and north-eastern sides of the yard. The yard was demolished in 1986 and little trace of it survives.

Site no. 51: *Monkwearmouth Gas Works*; Grid Reference NZ40375762; HER ID 2724

Monkwearmouth Gas Works are not shown on the 2nd edition Ordnance Survey plan so possibly closed down by 1895.

Site no. 52: *Monkwearmouth Church*; Grid Reference NZ40205780; HER ID 422 Grade I listed

A Saxon church of which the west porch, and the west wall of the nave survive. It has been suggested that the chancel arch was renewed or resited in the 11th century, a north aisle was added in the 13th century and that there was quite a lot of building in the 14th century, including the surviving (but re-sited) north door and parts of the chancel. Otherwise, because of substantial 19th century alterations, little of the medieval fabric remains.

Site no. 53: *James William Street back lane*

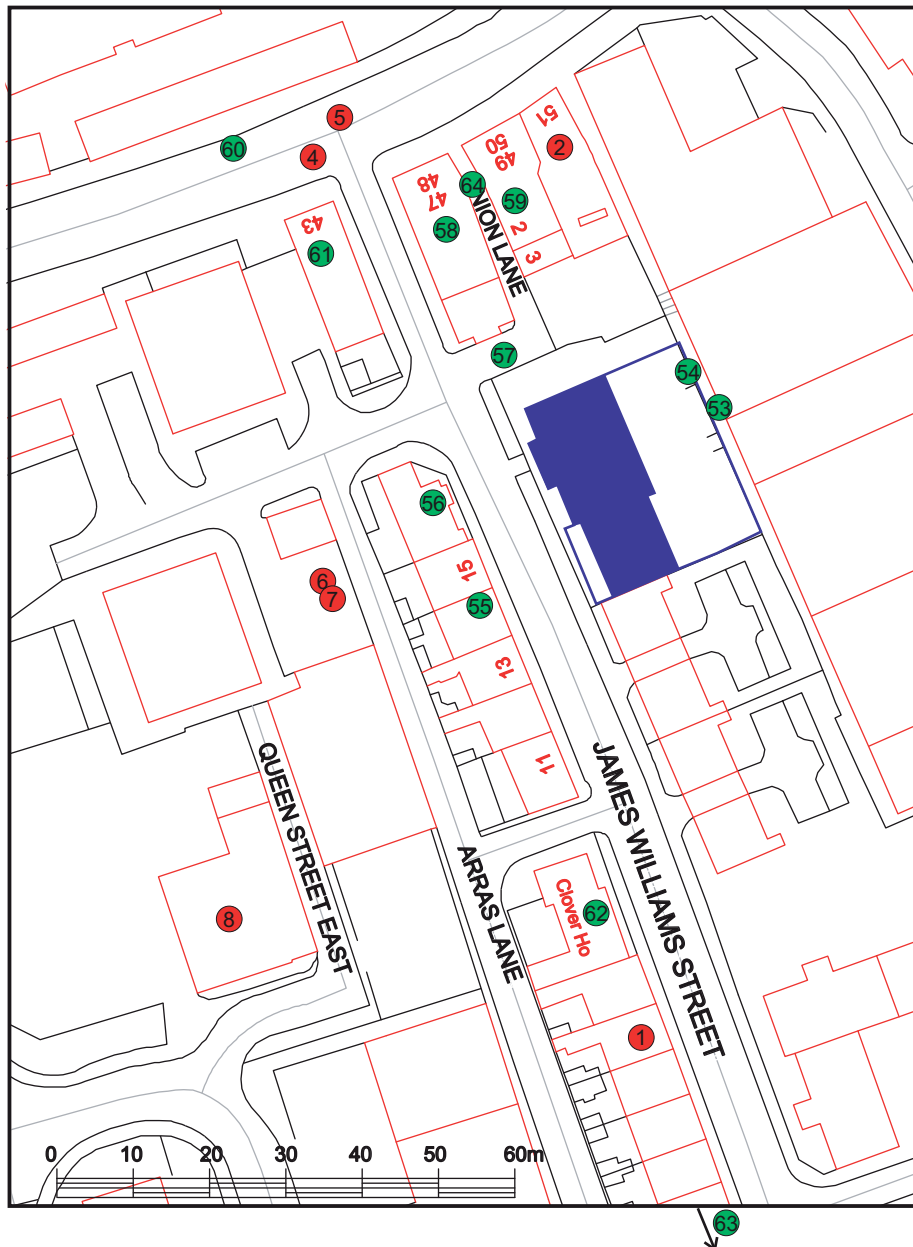
The assessment site backs onto a narrow lane which runs parallel with James William Street from the High Street. The floor of the lane is at a level some three metres or so below that of the current ground surface of the proposed development site, revetment being provided by a stone wall on the west side of the lane (see below).

Site no. 54: *Stone wall between site boundary and back lane*

This stone-built wall displays at least five blocked openings, presumably formerly windows, and has also been punctured by two more recent, stepped entrances.

Site no. 55: *Row of original houses on west side of James William Street*

Row of original houses built in 1871 (see also Cat. No. 1).



Illus. 21: Sites identified on the Tyne and Wear Historic Environment Record (red) and by The Archaeological Practice Ltd (green), within the area of James William Street, with the assessment area shown in blue.

Site no. 56: **Site of East End Boys Mission Room/Bethesda Mission**

At the northern end of James William Street, (no. 16) is the site of the East End Boys Mission Room, later called Bethesda Mission, now replaced by a modern house. It was still listed as a chapel on the 1967 OS plan.

Site no. 57: **Cobbled Lane**

Cobbled lane which runs eastwards from James William Street into an enclosed yard on the northern side of the assessment area.

Site no. 58: **47-48 High Street East**

47-48 High Street East is a plain, brick-built 19th century building, recently modified, which extends southwards into James William Street forming White Lion House. The eastern side of the building faces onto the now blocked Union Lane.

Site no. 59: **49-50 High Street East**

A derelict but largely intact brick building of 18th century origin.

Site no. 60: **High Street East**

Historically the main artery of the medieval and early post-medieval settlement of Wearmouth and the site of the medieval market (Cat. No. 4).

Site no. 61: **43 High Street East**

19th century structure showing several phases of alteration but preserving some interesting window surrounds and decorative brickwork at first and second floor levels; formerly a public house, now used as flats.

Site no. 62: **Site of former Christian Lay Chapel**

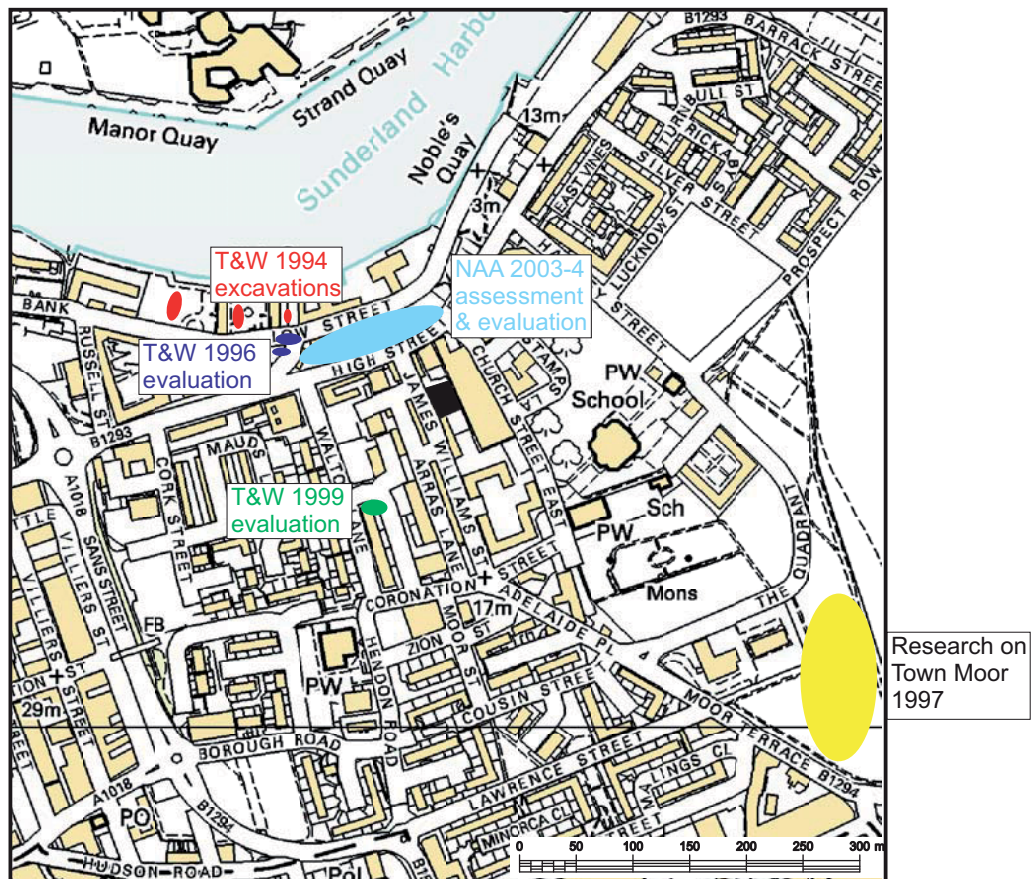
The site of this chapel, which went out of use in the early-mid 20th century, between no. 10 and 11 James William Street is now occupied by a modern house.

Site no. 63: **Former Hospital of Freemen**

The former hospital at the southern end on the west side of James William Street has now been divided into flats but still bears an original dated inscription on the front of the building.

Site no. 64: **Union Lane**

Entrance to Union Lane (18th century) remains with the opening at High Street East.



Illus. 22: Location of archaeological work undertaken within close proximity of James William Street (development area in black).

Excavation on Wylam Wharf, Tyne and Wear Museums (HER 1994/22)

Excavation revealed that the area had been reclaimed from the river by ballast dumping in the 16th and 17th centuries. A sequence of structures and cellarge were recorded dating from the 17th to 19th centuries.

Evaluation on Low Street, Evaluation 1996, TWM (HER 1997/1)

The excavation revealed 18th century cellar and the remains of stone walled building.

Study on the development of Sunderland Town Moor, G.McCombie (HER 1997/5)

Concluded that archaeological interest in the moor lay in several periods. McCombie suggested a non-invasive survey to provide a preliminary assessment.

Evaluation on Queen Street East, Freemasons Hall, TWM (HER 1999/22)

Desk Based Assessment and excavation on Low Street, Northern Archaeological Associates 2003 & 2004 (HER 2003/53)

The assessment concluded that the site was of local/regional importance although the chance of remains of the medieval borough existing were slight. The excavation has not yet been written up but medieval and post medieval finds were discovered between cellars. Early structures related to boat building were also found that had been in-filled with domestic rubbish & ballast.

5. SYNTHESIS

5.1 Early Prehistoric (*hunter/gatherers and early farmers - 8000BC to 2500BP*)

There is good evidence for early prehistoric activity in the Sunderland area, notably finds of Mesolithic flints, as at St. Peter's Church, Monkwearmouth (Cat. No. 52) (Wymer, 1977:86), and a scraper found elsewhere in Sunderland (HER 5). There is also evidence in the form of numerous prehistoric burials such as Humbledon Hill (HER 7-9) which contained a barrow, three urns and flint arrowheads as well as at Copt Hill (HER 100).

Therefore, while there is no known artefactual evidence for human activity within the bounds of the assessment area from the Mesolithic, Neolithic or Bronze Age periods, it may be assumed that the area would have been exploited intermittently during early prehistory.

5.2 Later Prehistoric and Romano-British Period (*2500BP to 400AD*)

A bronze socketed axe and hammer head have been recovered from the River Wear in Sunderland (HER 58-59) although their origin is unknown.

A Roman coin (Nero 54-64 AD) was discovered approximately 200m from the assessment site although the exact location of the findspot is unknown (HER 56, Cat. No. 22). Further afield, Roman coins, a silver spoon, a possible Roman road and even a possible Roman Fort (*Dictum*) have been discovered. The fort is believed to have existed to the west of the current assessment area near the former Vaux Brewery Site (*Ibid.*).

Despite numerous Roman finds in the Sunderland area, there is no known evidence for human activity within the bounds of the assessment area from the later prehistoric or Romano-British period.

5.3 The Medieval Period

Early Medieval Period (400-1100)

The earliest architectural evidence surviving in (modern) Sunderland is St. Peter's Church and Monastery in Monkwearmouth on the north side of the River Wear, founded in 673/4 by Benedict Biscop and granted by King Egfrith (NAA 2003:2 & RCHME 1992:6). The same church and Wearmouth Vill was also discussed by Bede, although it is not certain whether Bede was referring to land at the mouth of the river or further to the west. However, this is still the earliest documentary record for the church and a settlement located on the south side of the River Wear (HER 170, Cat. No. 42).

There is also reference to an early ferry (HER 76, Cat. No. 48) crossing from the monastery to the south bank, possibly at the foot of Boddlewell Lane (approx. 150m from the proposed development site); the ferry was recorded by Bede in 716 although later accounts are more reliable (TWM 1997:1). It is possible that this indicates the continuation of settlement along the south bank of the river although nothing conclusive has been found to support this. It is believed, however, that the settlement at Bishopwearmouth, approximately 3km to the west of Wearmouth village on the south side of the river, began at a similar time to its eastern neighbour (NAA 2003:3). Symeon of Durham states that St. Peter's monastery was abandoned

after Viking attacks in 874-5 (City of Sunderland *et. al.* 2004:19) although the church continued in use, and was mostly rebuilt from the 11th century onwards (HER 422, Cat. No. 52).

There is no evidence for activity within the assessment site during the Saxon period; it is thought that it may then have formed part of the Wearmouth vill.

Medieval Period (1100-1600)

Wearmouth (Weremouth) was granted borough status in the early 1180s by Bishop Hugh Pudsey, although the Bishops of Durham retained ownership of the town (RCHME 1992:6). The original settlement of Wearmouth consisted of the High Street, parallel to the river, running between Coney Warren (possibly Barrack Street) in the east to Sans Street at the west (HER 170, Cat. No. 5). The streets running to the south of the High Street, including James William Street, appear as if they were part of the tofts of the settlement.

To the north of the High Street were a series of quays of which only Wylam Wharf remains. The RCHME suggest that the market (HER 4414, Cat. No. 4) was held in the area of the High Street (the centre of the medieval settlement) until the 19th century when a new one was constructed in Church Street (to the east of James William Street) (RCHME 1992:6). A market cross is shown on Rain's eye plan of 1785 on the High Street (Illus. 06). The common pasture mentioned in the Charter probably refers to the Town Moor, situated to the south east of the main settlement (HER 4356, Cat. No. 19).

The harbour at the mouth of the Wear dates to the end of the 12th century, although it was almost certainly in use before this and was possibly mentioned by Bede in the 7th century (NAA 2003:3). The first clear evidence that a port at Sunderland existed and was used for commerce is contained in The Borough Charter of the 1180s. Corfe suggests that the charter was granted in order to assist the development of the port (1973:28). During the 13th century herrings and salt were traded in the port and the exportation of coal appears to have begun in the late 14th century (HER 1989, Cat. No. 45). The earliest mention of shipbuilding also dates to the 14th century when Thomas Menvill paid for *Hynden* (Hendon) as a place to build vessels (Corfe 1973:29).

During the 13th and 14th centuries the settlement continued to grow, and the name Sunderland was used to describe the Wearmouth settlement in Bishop Hatfield's survey of c.1381 (Greenwell (ed.) 1856:134). However, by the mid-16th century the town seemed to be in decline; in 1565 the Report of the Commissioners described Sunderland as '*...greatly in decay of building and inhabitants*' (RCHME 1992:6). This decline seems to have been relatively short lived as the beginning of the 17th century saw an increase in the coal shipping trade. The medieval settlement expanded and the riverside was developed for commercial use. It was during this period that the tofts to the south of the High Street, such as James William Street, started to develop along with parts of the Town Moor (NAA 2003:4).

The HER has two possible medieval entries close to the assessment area (Cat. No. 6 & 7), these are a possible medieval chapel in Queen Street East (HER 5461) and the find-spot of a stone bowl in the same street (HER 5460). These entries are located roughly 100m to the west of the proposed development site.

5.4 Post Medieval and Modern Periods

Although the coal trade had grown immensely in Sunderland it was still only one fourteenth of that shipped from the Tyne in 1626. 175,000 tons of coal was shipped annually by the beginning of the 18th century although this was still small in comparison with Newcastle

(RCHME 1992:7). The expansion of the Wearmouth settlement continued rapidly during this period with the increase in trade leading to an increase in other industries such as glass and pottery manufacturing as well as the continuation of shipbuilding.

By 1719 Sunderland became its own parish, separated from Bishopwearmouth, with a population of more than 6000. A new parish church The Holy Trinity Church (HER 4421, Cat. No. 11) was then constructed on the edge of the town moor to the south east of James William Street. The church closed due to a dwindling congregation in 1988 and is now only opened for special events.

By 1770 the town also extended east and west and eventually joined with Bishopwearmouth in the west. The opening of the first iron bridge in 1796 linked Monkwearmouth with Sunderland/Bishopwearmouth to create one town (NAA 2003:5). Buck's plan of 1728 and Burleigh & Thompson 1737 (Illus. 04 and 05) show the extent of the expansion on the medieval tofts on the south side of the High Street in the early 18th century, while the area close to the waterfront, namely Low Street became an area of tanneries, breweries and sail makers etc (*Ibid.*). Several large buildings dating to the 18th century still survive close to the assessment site – notably a former pottery (Cat. No. 29), Wylam Wharf and Warehouse (Cat. No. 37 & 32), Corn Market Chapel (Cat. No. 33) and Customs House (Cat. No. 34). It was around this time that Cassop's Garth later Baines Lane (the lane previously on the site of James William Street) was constructed. Corder describes it as a 'A moderately important lane entered by an archway...' (the archway is depicted on Rain's Eye Plan Illus. 06) (Corder n.d.). He goes on to state that in the 1720s the lane was named Cassop's Garth after the Cassop family who lived in 43-46 High Street on either side of the lane. John Bayne/Bain, a coal fitter, is listed as owning a raft yard and wharf as well as other dwellings in the area. It is unknown exactly when the name Baines Lane was adopted but it is named on Rain's Eye Plan 1785 (Illus. 06) which depicts it containing two storey housing.

Throughout the 19th century the town continued to grow, ranking as one of the major ports in Britain with exports including coal, coke and glass bottles (City of Sunderland *et. al.* 2004:61). The development of the docks and the railways enabled the continuation in growth of the manufacturing industries. Shipbuilding continued to be a major source of prosperity throughout the 19th century building sailing ships and then iron ships in 1852 (Corfe 1973:77).

However, with the increasing boom in industry and population, overcrowding became a problem. The large houses that occupied the area around the High Street were split into tenements or used as warehouses, inns and shops (*Ibid.*: 57). The area was used primarily by sailors and shipwrights, leading to an increase in taverns and brothels. The east end was rapidly becoming a slum area with problems of drunkenness and rioting; it is reported that there were 42 pubs in Low Street alone in the late 18th century (Green 2005:9). Baines Lane during the early 19th century contained a mixture of inns, including The Soldier, Foy Boat and Noah's Ark, listed in Parson and White (1827), along with several shops. By the mid 19th century the conditions in the area due to overcrowding and waterless houses had become so awful that slum clearance was ordered and new streets were planned.

By 1869 clearance, including the demolition of part of Baines Lane, had begun as a Corporation-sponsored project under the guidance of the architects, Oliver and Tillman. New streets, such as James William Street were created, as shown on the Second Edition Ordnance Survey plan of 1897 (Illus. 14). Schools, chapels and an orphanage were also built within the area, the latter being built on part of the Town Moor by order of Parliament.

By the 20th century, the shipbuilding industry was in decline (rejuvenated only by the two periods of war); unemployment and trade recessions saw the beginnings of the downfall of Sunderland's industries. Many buildings around the High Street area were demolished between the wars, and following the damage caused by bombing around the port during World War II another period of clearance began in the east end. The changes are revealed on successive editions of the Ordnance Survey Map Series (see Illus. 15-17).

5.5 James William Street Site

The assessment area is situated on the north east corner of the modern James William Street. The street was laid out in 1872 after the clearance of Baines Lane, formerly Cassop's Garth. It is unclear exactly when Cassop's Garth/Baines Lane came into existence, but part of it existed at the north end leading off the High Street by 1728, as shown on Buck's plan (Illus. 04). Corder (n.d.) states that at this time, John Baynes owned or leased most of the properties on Cassop's Garth, leading to the name change when the street developed further. By 1817 the street was fully built-up, as shown on Robson's plan (Illus. 07) and others up to the First Edition Ordnance Survey c.1855 (Illus. 13), which is the first to show it in detail. In the early 19th century the street was full of tenements, taverns and shops although by c.1857 no inns were listed and the street had degenerated into a slum (Corder n.d.).

After the decision was made to clear the slums of the east end, Baines Lane was demolished and James William Street was laid out in 1871, named after a Sunderland Reformer (Graham 1988: 66). The street included houses (HER 1704, Cat. No. 1), a mission hall, the Hospital of Freeman (1876), a Christian Lay Chapel (Illus. 24) and James William Street Board School (1874).

Ward's directory of 1931 records the presence of a Scandinavian church south of the school, and on the west side the Christian Lay Church seems to have been converted to a billiard table manufacturer. It is later noted as a Central Kitchen on a 1955 Ordnance Survey plan (Illus. 17).

The Freeman's Almshouses/Hospital of Freeman is listed at 1 ½ the southern end of James William Street in Ward's directories of 1885-1931. It is not known exactly when the hospital went out of use as it is not labelled on later editions of the Ordnance Survey plans.

No. 16 James William Street, which directly faces the proposed development site, was used as an East End Boy's Mission certainly between 1885-1890 when it is listed in Ward's directories. It is probable that it opened when the street was constructed, and can be traced in Ward's directories until 1931 under the name Bethesda Mission Room. It appears as a chapel on the 1955 & 1967 Ordnance Survey plans (Illus. 17 & 18), but it is unknown when it went out of use.

The school, locally known as 'Jimmy Willies', opened in 1874 at a cost of £9000 and catering for 1000 pupils, was the first purpose-built board school (Millburn 1988:146 & Boyle 1994:36). The school became a council school in 1904, and a secondary modern in 1953 when it amalgamated with Moor Secondary School. In 1958 it was amalgamated again with Hudson Road School and finally closed in 1966 when the pupils were transferred to Thornhill School (Illus. 26-28).

The James William Street School underwent various structural changes during its one hundred year history - Illus 30 shows the plan for the first addition to the school in 1887, when two new classrooms were added to the northern (boys) and southern (girls) ends of the school. The assessment area, located on part of the school grounds, was occupied originally by the boy's playground with toilet facilities and sheds on the eastern edge. The 1887 classroom, complete with cellar, impinged on the south western corner of the playground. By 1894 a new building, the Junior Mixed School was situated to the east of the proposed development site, replacing the toilets and shed of the boy's yard. This building was also cellared (Illus. 31) and new toilet facilities were erected on the western side of the playground. A 1929 plan shows the location of



Illus. 23: View of The Royal Standard facing High Street East, c.1975 (SL Acc 772). Note the school is still standing in the background (although demolished by 1977). The assessment site is in front of the school as we see it on the left hand side of the photograph.



Illus. 24: View of the **former Christian Lay Chapel** on east side of James William Street (opposite the central part of the school), n.d. c.1940s (Millburn 1988).



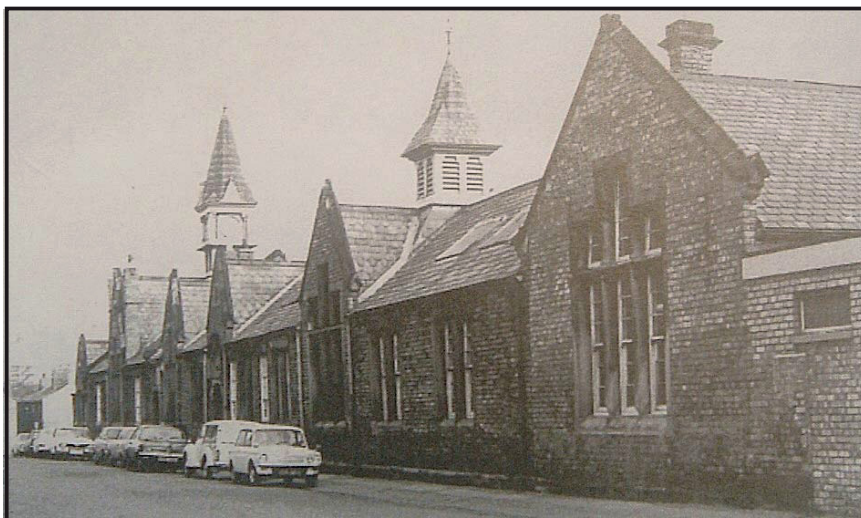
Illus. 25: 51 High Street East, a Grade II listed 18th century building, viewed from the north in 1987 (T&W HER 4794). The assessment site is to the rear of the building, which is still due for restoration.



Illus. 26: Image of the central part of James William Street School, n.d. (Milburn 1988)



Illus. 27: Image of the southern (girls) end of James William Street School, n.d. (Boyle 1994)

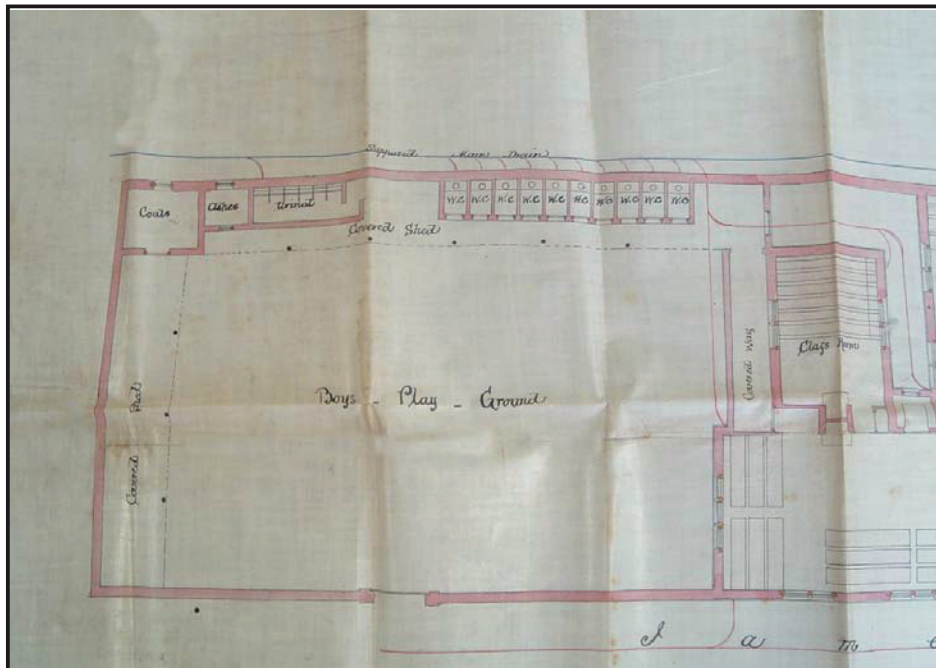


Illus. 28: Image of the middle to northern (boys) end of James William Street School, n.d. c.1960s (Teddler 2000). The assessment site is towards the bottom left of the photograph (the gap between the school and housing).

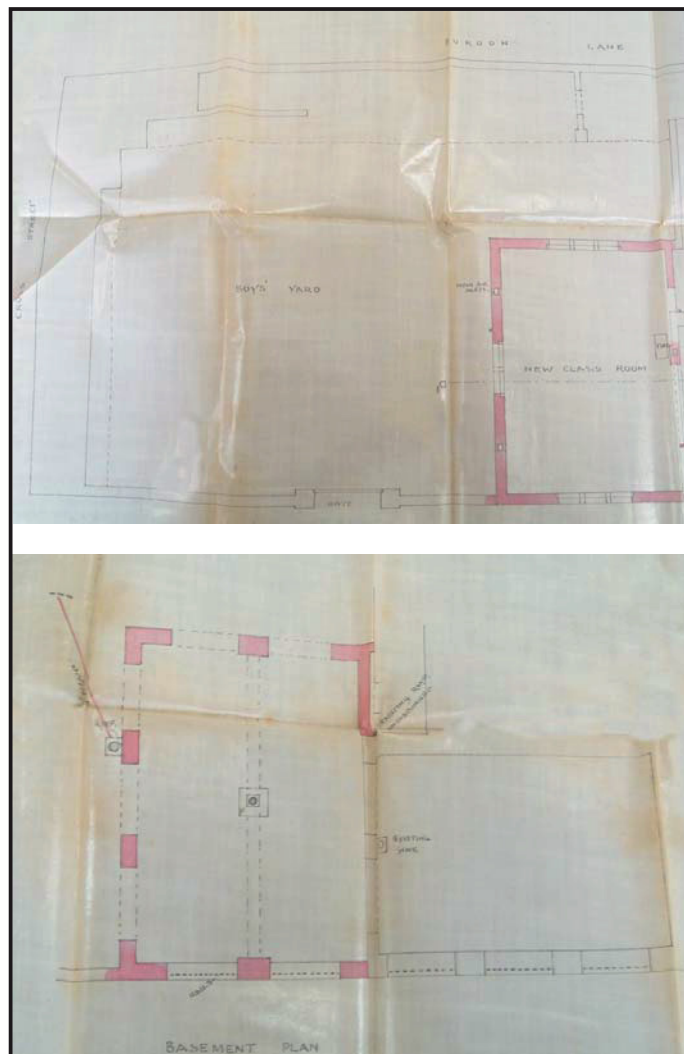
new latrine facilities and drainage across the yard (Illus. 32). Illus. 33 attempts to summarise the phases of construction on the development site, also showing the large part of the yard that remained relatively unaffected by structural developments associated with the school.

The school stood until the late 1970s or '80s and is clearly visible on all OS plans from 1897 onwards (Illus. 14-18); the 1977 National Grid Plan (Illus. 19) shows the assessment area as open ground, but it seems that part of the school may still have been standing. No historic photographs of the development site were found although Illus. 23 shows part of the site in the background of a photograph of a High Street building. It shows the school still standing, although the playground is no longer fenced off. Following closure in 1966, the former school was used for a time as a post office sorting office in the late 1960s.

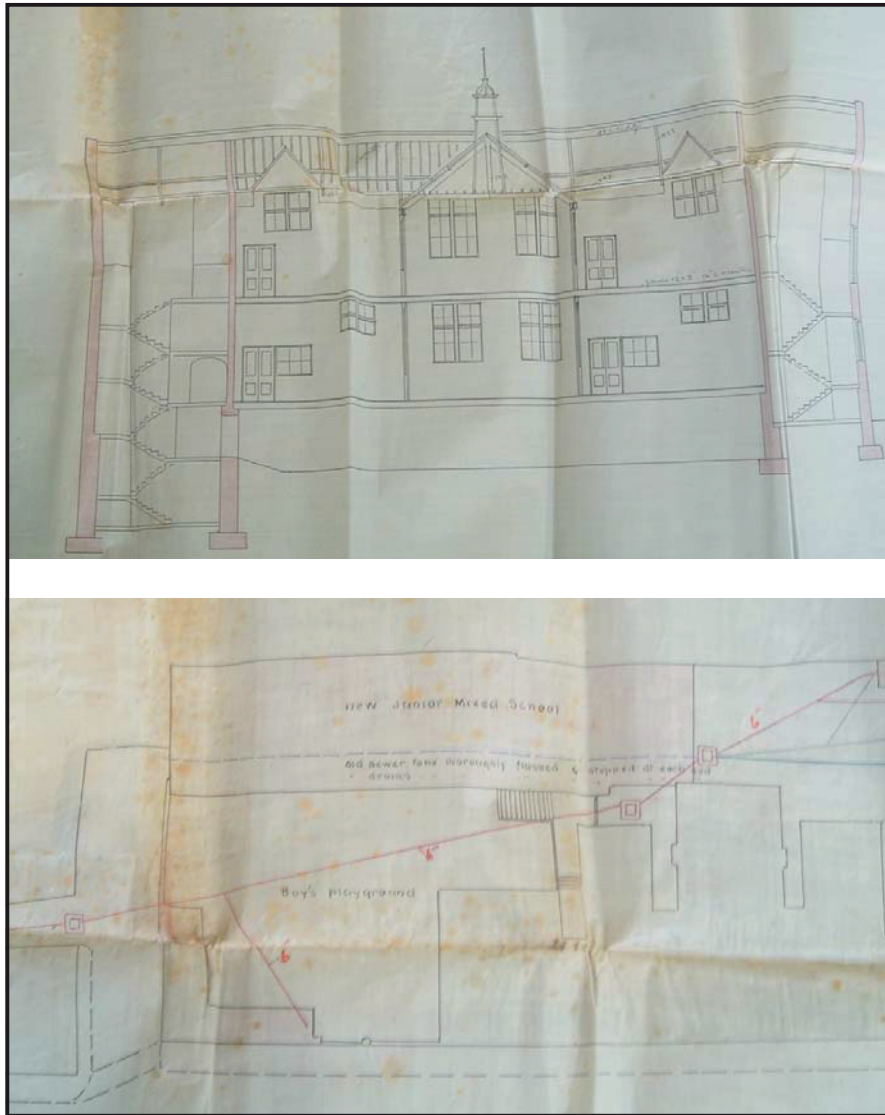
Presently, James William Street contains a mixture of late 19th century and late twentieth century buildings, including a stretch of its original Victorian terraced houses (HER 1704, Cat. No. 1) which includes a three bay hospital building on the southern end (no. 1 ½), a former mission chapel (no. 16) and Christian Lay Chapel (between no. 10-11). The site of the school is occupied by late 1980s/early 1990s housing. The development site itself has remained undeveloped since the demolition of the school.



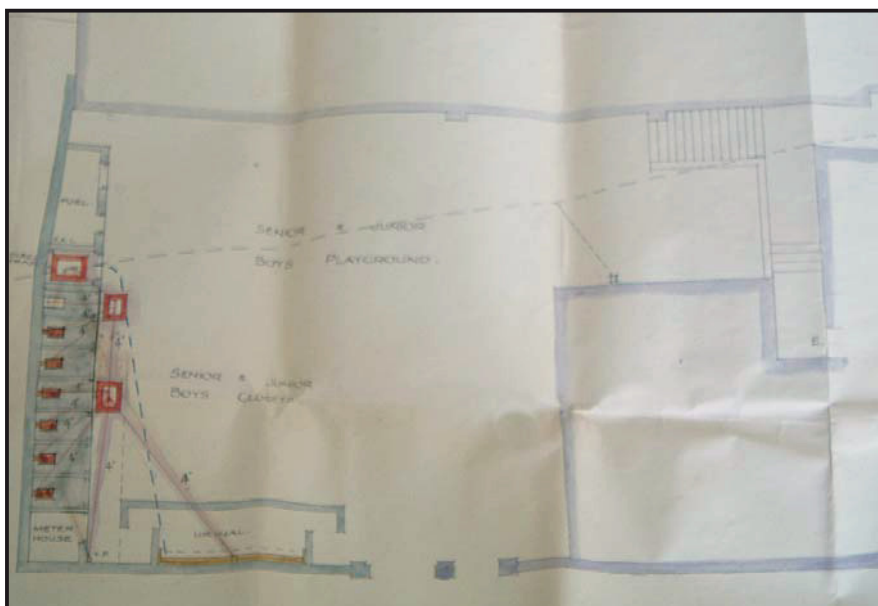
Illus. 29: Original building plan for James William Street School 1873- the area shown covers the site of the proposed development. It shows that the assessment area contains only sheds and toilet facilities (T&W 269/2640).



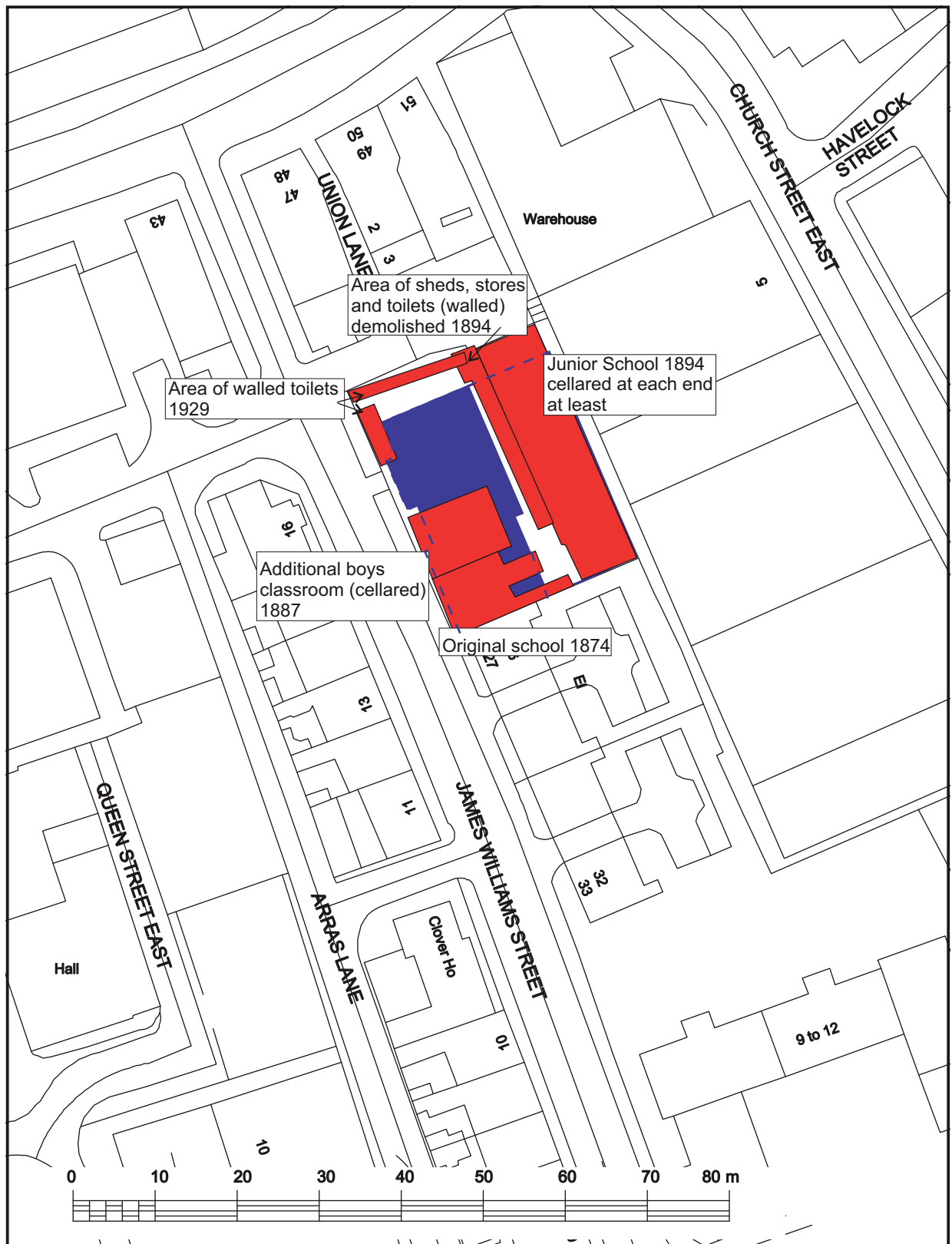
Illus. 30: Building plan for a new class room on the north end of James William Street School 1887 (top)- the area shown covers the site of the proposed development. The new classroom contained a basement (see bottom plan) (T&W 269/3638)



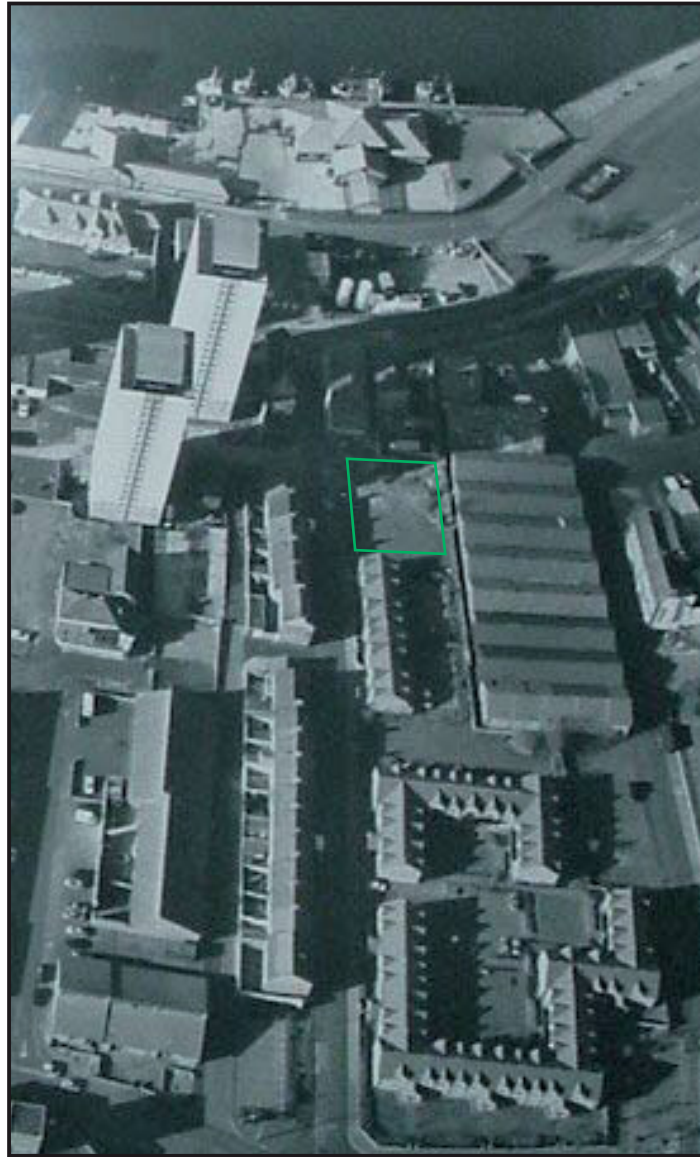
Illus. 31: Building elevation and plan of Junior Mixed School (1894) located on the east end of the assessment area. The elevation (top) shows evidence of the existence of a basement level. The plan (bottom) shows the building in relation to the rest of the site and the layout of the drains across the area (T&W 269/3645)



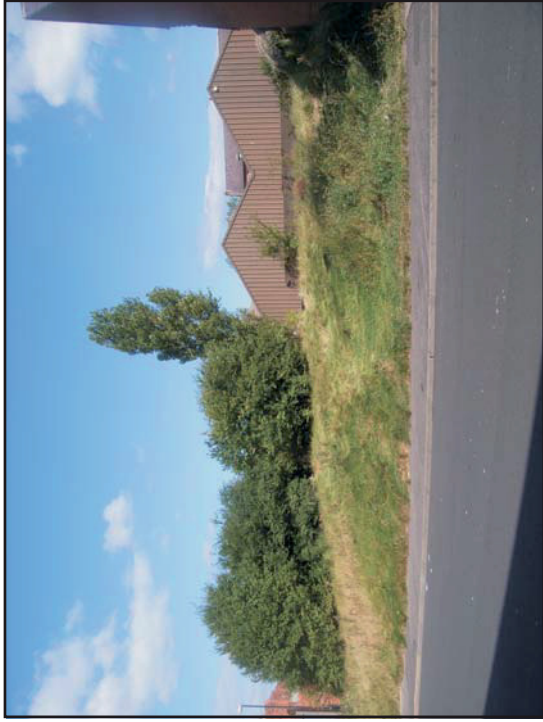
Illus. 32: The assessment area as shown on a 1929 plan of proposed latrine facilities in the boys playground at James William Street School (T&W 269/3644).



Illus. 33: The area of proposed development marked in blue on a modern map of James William Street - the red areas show the locations of buildings or walled structures that impinge on the current assessment site.



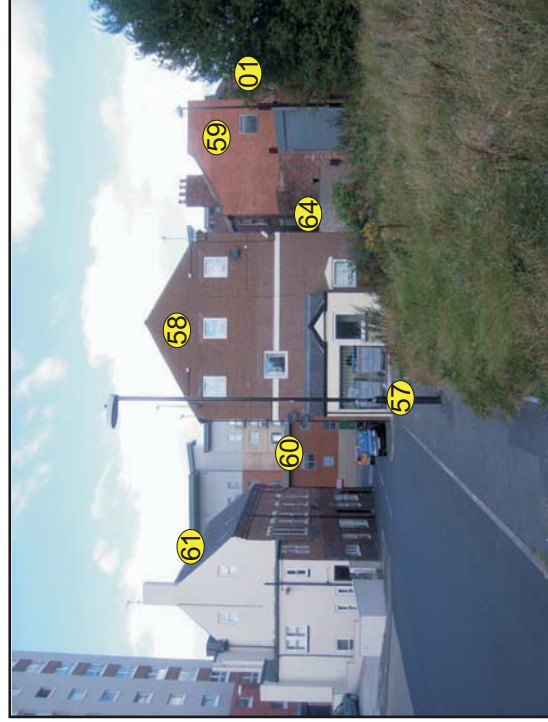
Illus. 34: Aerial photograph of James William Street (Tim Gates 2001 T&W HER), with the development site shown in green.



Illus. 35: View of the assessment site from the west side of James William Street.



Illus. 36: View of the assessment site from the north-west, with part of cobbled lane (Cat. Site no. 57) in foreground.



Illus. 37: View of the west side of the assessment site from the south, with the junction of High Street and James William Street to the rear (Catalogued sites indicated)



Illus. 38: Part of a high brick wall forming the eastern section of the northern site boundary.



Illus. 39: View northwards along stone-built wall (Cat. No. 54) at the rear of the assessment site.



Illus. 40: View southwards along stone-built wall at the rear of the assessment site (the brick wall at top of frame forms the NE corner of the site)



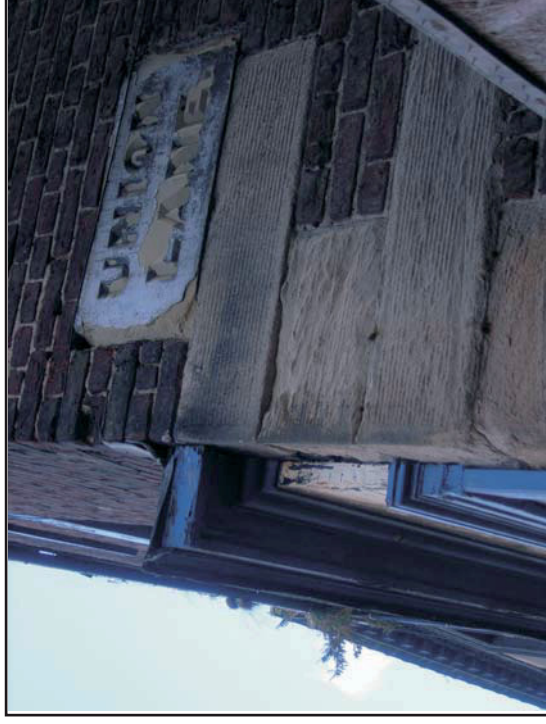
Illus. 41: View northwards along James William Street towards the site (the grass-covered western boundary of which is just visible towards bottom right of view).



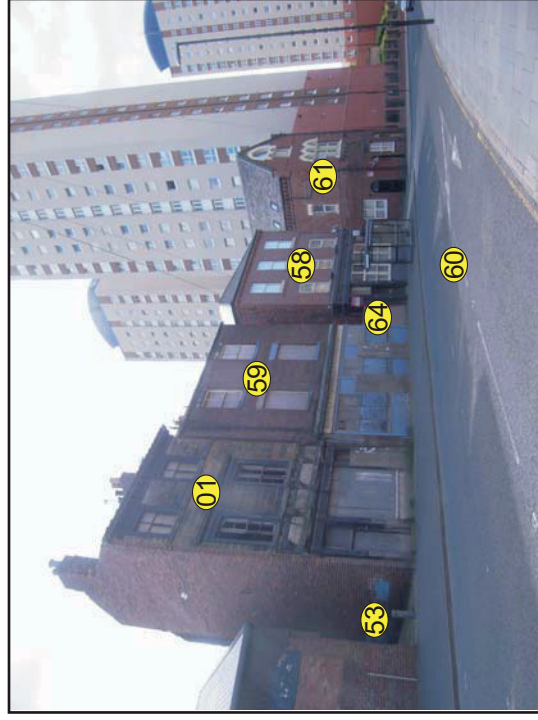
Illus. 42: The entrance to James William Street from the High Street.



Illus. 43: Decorative stonework forming part of doorway on James William Street (rear of 47 High Street East)



Illus. 44: Union Lane street sign on High Street East.



Illus. 45: View south-westwards along the north side of High Street East to its junction with James William Street (arrowed). Catalogued sites included in the text are shown.

6. ARCHAEOLOGICAL POTENTIAL & IMPACTS

6.1 Archaeological Potential

The archaeological potential of the site is assessed as moderate, and rests in its association with the early medieval settlement at Wearmouth/Sunderland, and more particularly with the expansion of that settlement from the 12th century and in the later medieval and early modern periods. While the possibility can not be entirely dismissed, there is no evidence that the area is likely to contain prehistoric, Roman or early medieval remains. It is more likely to contain the remains of medieval and early modern settlement, representing the expansion of urban fringe and urban development into farmland.

The only visible structure of any archaeological potential within or bordering the site is the stone rear boundary wall - perhaps a remnant of the 19th century market which occupied that area in the second half of the 19th and first half of the 20th centuries, but perhaps with earlier origins, since this part of the town does not appear from historic map evidence to have been subject to wholesale clearance and redevelopment.

6.2 Survival of Archaeological Remains

The impact of housing developments from the early 18th century is likely to have had a negative impact upon the survival of medieval or earlier remains (which, in turn, will have impacted upon any pre-existing remains). More significant, however, is the impact of the school, built in 1874 and subsequently modified. This is likely to have removed traces of earlier activity from the site, leaving only the central part of the interior area relatively unaffected. The survival of archaeological remains is likely to be greatest in the centre of the present proposed development site and, as discussed above, in its eastern boundary wall.

6.3 Impacts of the proposed development

The proposed development is likely to cause disturbance within the footprint of the proposed new building and, through the provision of services, in the wider vicinity. The nature of this disturbance is likely to impact negatively upon any surviving archaeological remains in the entire area of the proposed development, although it is possible that the existing boundary walls may be relatively unaffected.

6.4 Visual impacts

The proposed new development will be visible from a number of listed buildings, notably the rear of 51 High Street East, the tower of Holy Trinity Parish church and a Victorian row of houses on the west side (southern end) of James William Street. There are also a number of other buildings in the immediate vicinity which, although not Listed, are of some architectural merit and historical interest. Noteworthy here is the group of structures clustered at the junction of High Street East and James William Street (Cat. Nos. 2, 58-59 & 61).

However, given the already mixed nature of development in the area – as noted above, James William Street already contains buildings extending through a date range from early 18th to 21st century – the impact of a modern development in the area need not necessarily impact profoundly or negatively upon the existing cityscape.

7. CONCLUSIONS

7.1 Historical development

James William Street was part of the original settlement of Wearmouth, dating back to the early medieval period. The area of proposed development was included in the medieval tofts of Wearmouth, but it seems that it was not until the early 18th century when the town started to expand rapidly that the site was built upon. The street, known as Cassop's Lane until the early 18th century, but renamed Baines Lane by the mid-18th century, was intensively developed during the boom in industry and commerce which Sunderland experienced in the 18th and 19th centuries. Unfortunately, Baines Lane and the surrounding streets became a slum area and during the mid-19th century it was redeveloped. A market was built in a cleared area east of Union Lane, in the area between Baines Lane and Church Street. Subsequently, James William Street was built in 1871 on the line of Baines Lane but widened by incorporating the razed east side of its predecessor. The new street included a large school on the east side, covering part of the proposed development site, which opened in 1874. Despite the construction of the market and School, the area to the east of Baines Lane suffered less from wholesale clearance and redevelopment than Baines Lane itself and the area to the west. Some, at least of the medieval and post-medieval character of the town persisted in this area – represented by narrow lanes such as Union Lane and James William Street Back Lane (which formerly provided access to the market from Main Street) – and, despite some later redevelopment, survives still. Since the demolition of the school in the late 1980s or early 1990s, the development site itself has remained vacant.

7.2 Significance of known or potential archaeological remains

On the basis of its location the assessment site could preserve evidence for the late medieval/early modern extension of settlement from the river frontage and Main Street. This extra-mural expansion reflects the renewed economic and demographic growth of the town and its date is significant in the history of Sunderland.

Any remains of earlier origin would be of even greater significance.

7.3 The survival of potential archaeological remains

It is likely that various phases of intensive development, particularly from the 18th and 19th centuries, culminating in the demolition and redevelopment of the area following economic decline in the second half of the 20th century, a process which continues today, will have had a severe impact on the survival of any archaeological remains in the area. However, it is possible that archaeological features and deposits may survive in pockets, notably towards the centre of the proposed development site and along its northern and eastern boundaries.

7.4 Visual impacts

Although the proposed new development will be visible from a number of interesting and/or historically significant buildings and features, some of them listed, the impact of the new development need not be negative, given the already mixed nature of the architecture in this area, if care is taken to respect the nature and scale of the existing architectural assemblage.

8. RECOMMENDATIONS

On the basis of the foregoing assessment it is concluded that the assessment site lies close to areas of likely medieval settlement and that significant archaeological remains may have survived there. Since any surviving remains will be destroyed by the proposed works, evaluation of the archaeological potential of the site is called for. It is recommended that the archaeological potential of the site is explored by means of archaeological trial trenches, the focus of which should be towards the centre of the site where the level of disturbance by cellaring and other forms of recent activity is not known.

A final determination on the requirement for and form of any mitigation or evaluation strategy will be made by the Tyne and Wear County Planning Archaeologist.

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