

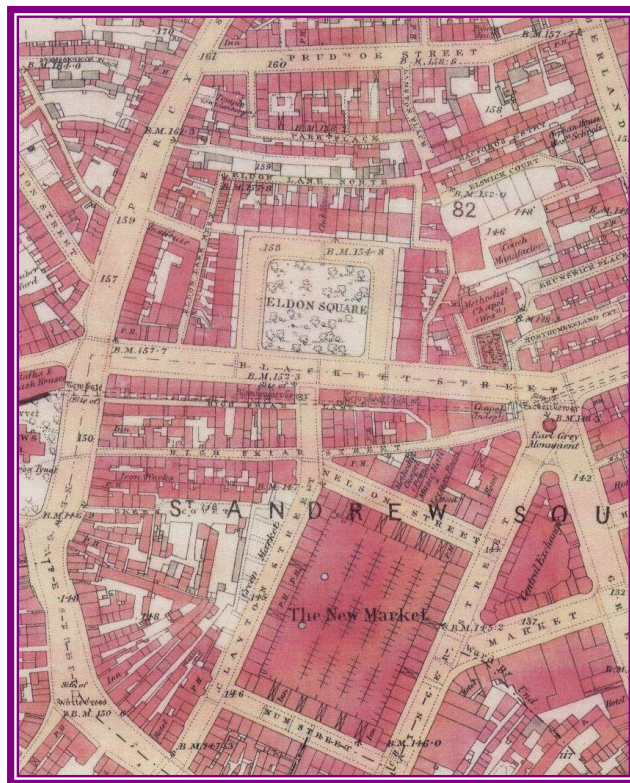
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# ELDON SQUARE REDEVELOPMENT, NEWCASTLE UPON TYNE

## ADDITIONAL ARCHAEOLOGICAL ASSESSMENT (REVISED)

July 2006

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Prepared for: <i>CSC Properties Ltd.</i>	By: <i>The Archaeological Practice Ltd.</i>
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Registered Office: 34G Clayton Street West, Newcastle upon Tyne, NE1 5DZ  
Telephone: 0191 2730777; FAX: 0191 2731777; E-mail: archprac@tiscali.co.uk  
Registered Company no. 4549772

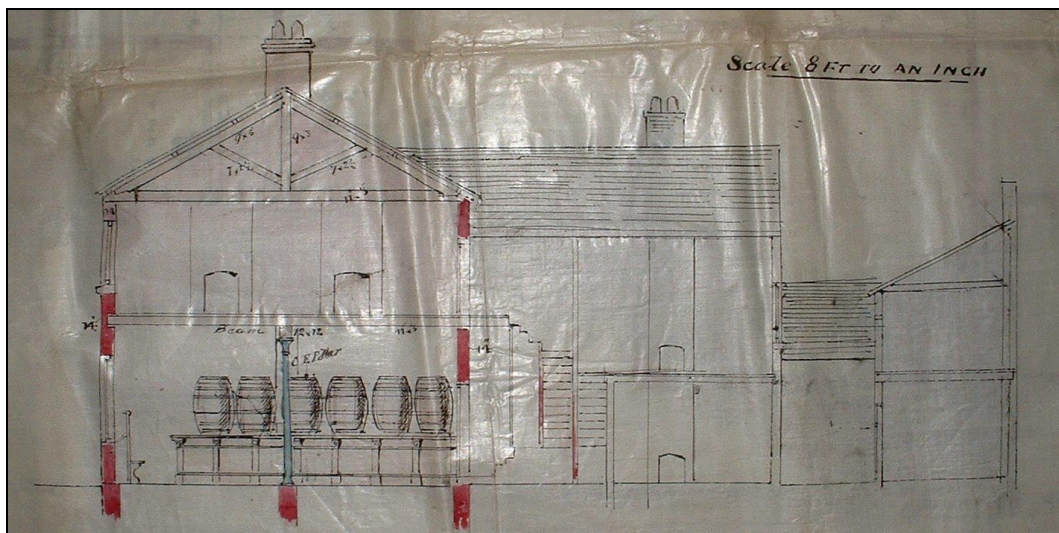


# ELDON SQUARE REDEVELOPMENT NEWCASTLE UPON TYNE

Additional Archaeological Assessment

*Prepared by*

The Archaeological Practice Ltd



**Frontispiece:** A section through the Chancellors Head Public House, Newgate Street, prior to the construction of cellars c. 1880 (TWM T186-8988).

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**Figure 10:** *Plan showing building foundations in the southern part of the present Eldon Square complex – note the large individual size and overall density of piles in the area of the retail and leisure complex between Clayton Street and Newgate Street.*

## SUMMARY

*This document reports on an additional assessment of archaeological potential within the site of the Eldon Square Redevelopment scheme. Its purpose is to further inform the planning process regarding the likely impact of development works upon the site, and represents the second stage in a programme of archaeological work which is likely subsequently to include evaluation and mitigation works.*

*The investigation revealed that the north and west sides of Old Eldon Square and the north side of Blackett Street have been extensively cellared, and that the Newgate Street frontage appears to be relatively free from cellaring.*

*The results suggest that there is very little chance that any deposits of archaeological significance survive within the footprint of the Old Eldon Square and Blackett street frontages. However, the apparent absence of cellaring over much of the Newgate Street frontage, and in the area behind Newgate Street towards Clayton Street, suggests that there is a good chance that significant archaeological remains survived there at least until the development of the modern Eldon Square complex in the 1970s.*

*It is recommended that development works in the north part of the site, at Prudhoe Street and Percy Street, should be monitored by means of archaeological watching brief to ensure that, in the unlikely event of archaeological deposits being disturbed, they are properly recorded.*

*Likewise, it is recommended that the works proposed in Old Eldon Square and on the Blackett Street frontage should also be monitored by means of an archaeological watching brief in order to ensure that any remains of the town ditch, or its fill, are properly recorded in the event of disturbance.*

*Where archaeological remains are considered more likely to survive, specifically on the Newgate Street frontage, a programme of archaeological evaluation by the excavation of trial trenches is recommended, the scope and timing of which is to be agreed with the County Archaeologist.*

*The adjacent area on the south side of the retail and leisure complex was also considered an area of relatively high archaeological potential as a result of previous archaeological assessment. However, a detailed plan of modern foundations in this area uncovered during the current, additional assessment phase, indicates that the potential for archaeological survival in this area is much smaller than previously thought. Therefore, it is recommended that any potential damage to the archaeological record in that area can be mitigated by watching brief, providing that reasonable time is allowed to properly investigate and record any remains discovered during excavation.*

## 1. BACKGROUND

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### 1.1 Purpose of Assessment

This document, prepared by the Archaeological Practice Ltd. for CSC Properties Ltd., reports on a further assessment of archaeological potential within areas of central Newcastle previously considered to display archaeological potential (see The Archaeological Practice Ltd. 2003). The present report was originally produced in April 2005 and revised in July 2006 to take account of subsequent changes to the site boundary.

The report is based primarily on a review of the archival and documentary evidence for cellaring within areas included in the Eldon Square Redevelopment scheme. Its purpose is to further inform the planning process regarding the likely impact of development works upon the site, and represents the second stage in a programme of archaeological work which is likely subsequently to include evaluation and mitigation works. Specifically the report aims to determine, as far as possible, the extent to which archaeologically significant deposits have been removed by cellaring in potentially sensitive areas.

### 1.2 Location and Extent of the Evaluation Area

The area covered by the site assessment focussed on the area covered by the Eldon Square retail complex built in 1970s. The area extends from the circular multi-storey car-park between Percy Street and Prudhoe Street in the north, to the junction between Newgate Street and Clayton Street in the south. Its western border runs along the Percy Street/Newgate Street frontage and it extends eastwards into Grainger's nineteenth century urban layout, bordering his Grainger Market, Nelson Street and Old Eldon Square.

### 1.3 Nature of Proposed Developments

The Eldon Square development proposals cover three, area-specific schemes – Schemes 1-3 – each comprising a wide range of individual components. However, only a small proportion of the various demolition and construction works involved in the three schemes potentially impact upon known or potential archaeological remains. These are described briefly as follows, and shown on *Figure 2*:

#### **SCHEME 1**

Proposals for the area north of Old Eldon Square (OES), including the bus station and northern block facing Old Eldon Square (including OES South façade). There are three areas where any potential archaeological remains may be impacted:

1. ***Prudhoe Street Bus Station, North face.*** Proposals include the provision of a lightweight glazed roof with foundations provided by mini piles. The foundations will involve ground disturbance up to a depth of approximately 1m below present ground level.
2. ***Bus Concourse, Percy Street entrance.*** Proposals include cutting into the west end of the bus concourse in order to remove the present slope and create a flat surface for development as a retail area.
3. ***OES North Elevation (S-facing).*** The building façade is to be brought forward by some 5-6 metres, involving ground disturbance to the depth of the proposed mini-pile foundations.

## **SCHEME 2**

Proposals for the area of Old Eldon Square (excepting its north elevation) and the area between OES and Percy Street, on the north side of Blackett Street. Potential archaeological remains may be impacted in one area:

1. ***OES West Elevation (E-facing)***. Proposals include plans for the building façade to be brought forward as far as the outside of the raised walkway along the west side of Eldon Square, involving ground disturbance to the depth of the proposed mini-pile foundations.

## **SCHEME 3**

Proposals for the ‘Southern Gateway’ area, comprising the area south of Blackett Street, south-west of OES, including the present Greenmarket, multi-storey car-park and various retail outlets. Two extensive areas can be identified within the scope of this scheme where potential archaeological remains may be impacted:

1. ***Retail and leisure complex***. It is proposed to demolish and rebuild all parts of this area presently occupied by standing structures. This is likely to involve ground disturbance over large parts of the area concerned.
2. ***Newgate Street frontage***. It is proposed to narrow Newgate Street in order to extend the street frontage outwards between its junction with Clayton Street and the north end of the present multi-storey car-park. This will involve considerable ground disturbance to the depth required by site preparation and foundation works.

## **OTHER WORKS**

In advance of development works exploratory geotechnical and other excavations are being undertaken to determine the nature of the surface geology and made ground, and the nature and location of service pipes and cables within and around the development areas.

### **1.4 Planning Background**

An archaeological assessment of the areas included in the redevelopment scheme was submitted in 2003 (The Archaeological Practice Ltd. 2003). This provided a background to the development constraints imposed by known and potential cultural heritage issues in the area, as well as a summary of its history and archaeological potential.

It was concluded that the area has been subject to intensive settlement and land-use since at least the twelfth century, since when the history of landholding for the area is fairly well documented. Early monastic developments are followed by the construction of a defensive town wall and the expansion of ribbon development along Newgate Street, a major thoroughfare to the north. Subsequent developments included the construction of a grand sixteenth century residence after the closure and destruction of the religious houses, followed in the nineteenth century by landscaping and large-scale urban redevelopment. Significantly, it was concluded that the successive waves of development, destruction and landscaping outlined above have removed much of the original ground surface, including most remains of medieval and earlier date.

Indeed, it was concluded that 10 of a total of 11 sites located within the development area have been substantially damaged by post-medieval and/or modern development activity. None of these 10 sites are likely to be sufficiently well preserved or of sufficient cultural heritage significance to warrant mitigation by avoidance and preservation *in situ*, but it is possible that some may warrant mitigation by recording following appropriate evaluation. The majority of these buried sites of potential importance are located on or behind the Newgate Street frontage, but there is also some

potential for the survival or important deposits on the Percy Street frontage and on the north side of Blakett Street.

Accordingly, the report made recommendations to examine geotechnical test-pits, planned in advance of construction work, in order to appraise the need for further evaluation or mitigation at the following locations:

**Scheme 1:**

Prudhoe Street Bus Station, North face AND Bus Concourse, Percy Street entrance.

**Scheme 2**

*OES West Elevation (E-facing) AND South-Western corner.*

**Scheme 3**

*Retail and leisure complex AND Newgate Street frontage* - particularly in the southern parts of these areas.

Following these recommendations, the county archaeologist requested that additional documentary work should be carried out in order to determine the extent to which cellaring or other episodes of ground disturbance have impacted upon the survival of sub-surface deposits in areas considered to display moderate or high archaeological potential

## 2. INVESTIGATION

### 2.1 Test pit evidence

A number of test pits were excavated though the night on the Prudhoe Street and Percy Street frontages. Close liaison was maintained between the consultant engineers responsible for the excavations and one visit was made to view the results of the Percy Street excavation. No significant results were reported. Since the test pits were not excavated in areas considered to display significant archaeological potential, it was not considered necessary or worthwhile to make further inspections.

### 2.2 Archival and documentary evidence for cellaring and other forms of ground disturbance

The following sources of evidence were consulted:

***Goad's Insurance Plans (Newcastle City Library, Local Studies Section).***

19<sup>th</sup> century plans based on Ordnance Survey base maps giving the names of businesses operating in the urban area and showing the locations of some cellars and other underground works.

***Building Control Plans (Tyne & Wear Archives, Blandford Square, Newcastle upon Tyne).***

Building control plans submitted to the planning authorities from the middle part of the 19<sup>th</sup> century can provide good information on the existence or otherwise of cellars and deep foundations.

The results of these investigations are summarised in *Tables 1 & 2*.

**Table 1:** *The location of possible cellars on Newgate Street taken from architect's plans for the area. Plot numbers refer to the Goad's Insurance Plan of 1898 ('A' refers to photographs taken on the 19/10/2004, 'B' and 'C' refer to photographs taken on the 20/10/2004).*

Plot No.	T & W Plan No.	Details	Cellar	Photograph
52	T186-16486	Tyler & Sons premises. Also fronts onto Clayton Street. Seems to have previously been the Waverley Hotel. (10/03/1915 onwards)	Yes	9-23 (B)
54	T186-12956	Adelaide Hotel. Also has entrance onto Clayton Street (12/12/1888).	Yes	1-8 (B)
56	T186-8824	Appears to be associated with nos. 58 & 60.	No.	
58	T186-15459	Alterations c.1925	No	
60	T186-18297A	April/May 1929. Illustrates plot stretching back from Newgate Street to a point inline with the north bay of the Duke of Northumberland Pub on Clayton Street	No	79-83 (B)
62 64 66	T186-A1375	Warehouse etc. stretching from Newgate Street to the rear wall of a slaughter house marked on Goad. Plot seems to incorporate plots 62-66.	No	96-98 (B)
	T186-13061	Alterations to shop and attic. Also structure in Taylor's Court to rear. Seems to be isolated to plot 66.	No	



	T186-12850	Warehouse in Taylor's Court.	No	4-7 (C)
68	T186-12322	Plan of 1887 detailing plot 68.	No	
70	T186-A1375	Long plot extending from Newgate Street to the rear wall of a slaughter house marked on Goad.	No	
72 74 76	T186-16803	Plan seems to show plots incorporated into a single area occupied by the Phoenix Inn. Plan relates to the rebuilding of structures to the rear of the Phoenix Inn destroyed by fire but does not show the Inn. No cellars marked, but cellars expected towards the Newgate Street frontage where the Inn stood.	No/Yes	72-78 (B)
78	T186-13872	Plan not numbered but seems to relate to plot 78 (adjacent to the Phoenix) dated 9/7/1890.	No	
80	No Data			
82				
84				
86 88	T186-A2281	Addition to rear (adjacent to Hall Court). Plans between 1924 and 23/12/1931	No	84-87 (B)
90	No Data			
92				
94				
96	T186-15459	Plan regarding new shop front.		
98	No Data			
100				
102				
104				
106				
108 110	T186-16435	Plan relating to alterations. Appears that cellars were added c.1895, and these were situated under the centre and rear of structure rather that towards the Newgate Street frontage.	Yes	1-15 (A) 31-44 (B)
112	No Data			
114	T186-16503	Alterations to shop front and warehouse (10/4/1895)		
	T186-19035	Alterations dated 24/01/1900 and 1915.		
116	T186-8988	Chancellors Head Pub. Many alterations. Rebuilding work 12/2/1880 with later work from 1885-1954	Yes	4-72 (B)
	T186-8847	Alterations 25-09/1879	Yes	

118 120 122 124 126 128 130 132 134 136 138 140 142	T186-16115	Plot numbers in this area very confusing due to the demolition of some plots to facilitate the construction of St. Andrew's Street during the late 19 <sup>th</sup> century. The Lamb and Lion pub was situated on the corner of Newgate Street and St. Andrew's Street, on or close to plot 30. The plan (23-05-1895) fails to show cellars, however one can assume cellars existed.	Part-cellared	28-30 (B)
144	T186-A3725	Friar's Cell Pub. Plan dated 6/5/1936 showing alterations on the site occupying the corner of Newgate Street and High Friar Street.	Yes	1-3 (C)
	T186-16606	Plan regarding alterations (25/9/1895) and drains (29/11/1895).	Yes	
146	No Data			
148				
150				
152				
154				
156				

**Table 2:** The location of possible cellars on Old Eldon Square (OED) frontage and at the western corner of Blakett Street/OED taken from architect's plans for the area. Plot numbers refer to the Goad's Insurance Plan of 1898.

Plot No.	T & W Plan No.	Details	Cellar	Photograph
10	T186-11143	Property of Dr. Baumartner (amongst others).	Yes	
12	T186-10805	Selection of plans regarding alterations including changes to the basement c. October 1911.	Yes	
14	NO DATA			
16				
18	T186-14332	The Northern Counties Club. Small cellars to the front of the plot.	Yes	
20	NO DATA			
22	T186-21722	Plans regarding the property show alterations passed 27/09/1905.	Yes	
24	NO DATA			
26				

### 2.2.1 Additional engineering evidence

A detailed plan of modern foundations in the area on the south side of the present retail and leisure complex has been provided by the site engineers (*Figure 10*). This shows that the foundations for this structure are comprised of much wider pillar bases than elsewhere in the complex. Furthermore, the testimony of a site engineer associated with the works suggests that extensive earth removal was associated with the construction of such pillar bases, almost certainly necessitating the complete removal of existing deposits between pillars over the entire area. This suggests that the potential for archaeological survival in this area is minimal.

## 2.3 Discussion

### *Scheme 2: Blackett Street and Eldon Square*

Very few plans could be located regarding the relevant short section of Blackett Street, but a single record covered plots 48-52 which were used as a single shop/store as late as 1959. This plan showed extensive cellaring towards the front of the plot, with a large warehouse standing at the rear of the shop which remained un-cellared.

The west and north sections of Eldon Square which overlook the central war memorial were also reviewed. This area had previously been occupied by large terraced houses, of which examples survive on the east side of the square. The search focussed on plots 10-26. A number of building plans were recovered for these plots, all of which displayed evidence for rather extensive cellaring, such as occurs beneath the surviving buildings on the east side of the square.

### *Scheme 3: Newgate Street*

Scheme 3 of the Eldon Square Redevelopment scheme involves the area south of Blackett Street, including the area between the north end of Newgate Street and the north end of Clayton Street, an area identified as of high/medium archaeological potential.

The study of the cellars on the Newgate Street frontage focused on the east side of the street (numbers 52 to 156) between Blackett Street to Clayton Street in the south. It also included plots on the south side of Blackett Street and the north side of Clayton Street as well as St. Andrew's Street, High Friar Lane and High Friar Street.

A search of the building control plans for plots 52-156 on Newgate Street returned results for 22 of the 53 plots, of which 19 provided information confirming the occurrence of cellars (see *Table 1*). The majority of the information obtained covered the southern corner of the assessment area where Newgate Street and Clayton Street cross, providing exceptionally clear evidence regarding cellaring in this area (an area of high archaeological potential).

Most plots in this area were occupied by long narrow structures or holdings running back from the Newgate Street frontage, opening onto open courtyard areas such as Taylor's Court and Barron Court. Many of these units were occupied by small to medium scale industrial concerns, including a slaughter house, foundry and a number of smithies and tailors. Most of the aforementioned did not require cellars, with the result that only small areas occupied by public houses appear to have cellars in this southern sector.

The plans suggest that about 60% of the southern sector was not cellared, while about 20% was certainly cellared and the remaining 20%, for which there is no information, is considered more likely to be without cellars.

### 3. CONCLUSIONS

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A review of the evidence for cellaring and other forms of underground disturbance was carried out in areas previously identified as displaying moderate or high archaeological potential.

The investigation revealed that the north and west sides of Old Eldon Square and the north side of Blakett Street have been extensively cellared, and that the Newgate Street frontage appears to be relatively free from cellaring.

The results suggest that there is very little chance that any deposits of archaeological significance survive within the footprint of the Old Eldon Square and Blakett street frontages, although there remains some potential in front of the present and historic frontages. However, the apparent absence of cellaring over much of the Newgate Street frontage suggests that there is a good chance that significant archaeological remains survive there.

The adjacent area on the south side of the retail and leisure complex was previously considered an area of relatively high archaeological potential following archaeological assessment in 2003. However, a detailed plan of modern foundations in this area uncovered during the current, additional assessment phase, together with witness testimony to the method of construction, involving extensive earth removal, indicates that the potential for archaeological survival in this area is minimal (see *Figure 10*).

## 4. RECOMMENDATIONS

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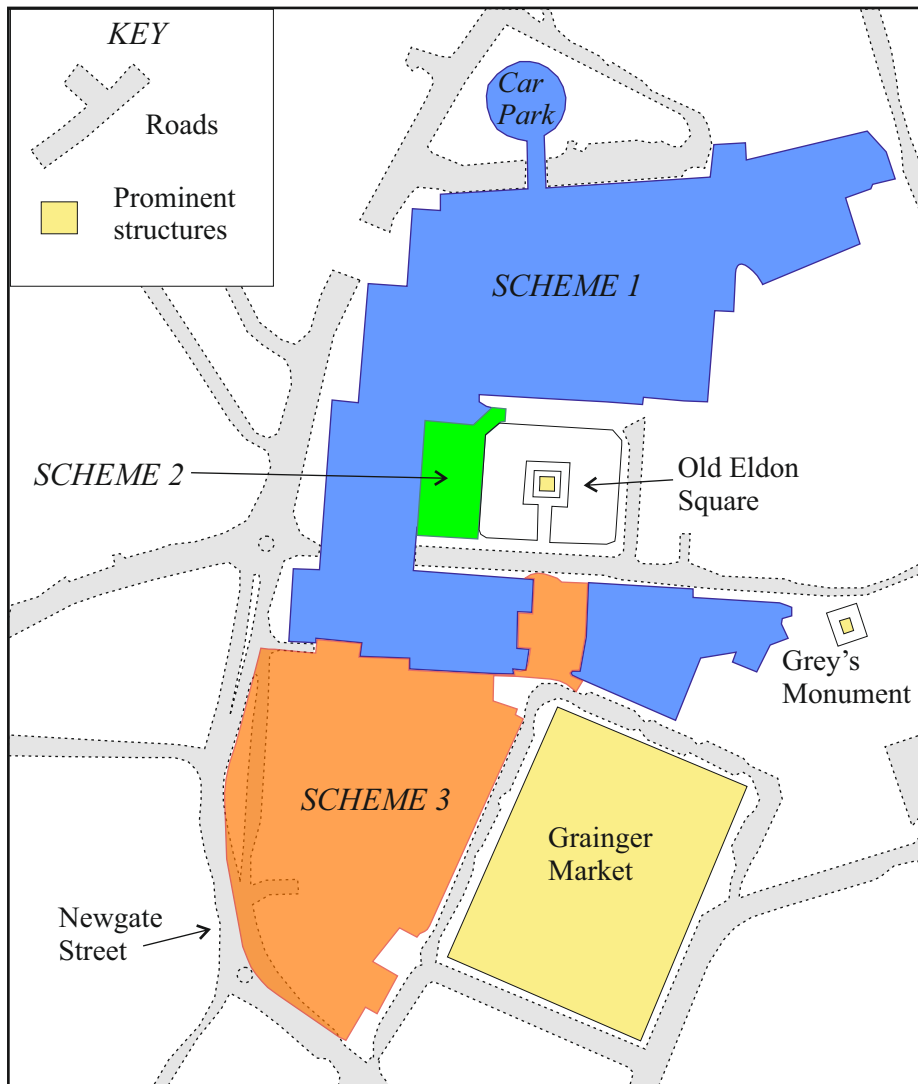
The following revised recommendations are presented following due consideration of the additional information provided by the additional assessment of documentary evidence.

**Scheme 1:** *It is considered unlikely that significant archaeological remains will be encountered in this area. However, in order to ensure that any remains are properly recorded in the event of disturbance, it is recommended that an archaeological watching brief should be maintained during key stages of the development works.*

**Scheme 2:** *The scale of works proposed on the Blakett Street frontage, at the south-western corner of Old Eldon Square, and in Old Eldon Square itself, combined with evidence for extensive cellaring in that area and the likelihood that the line of the town wall ditch runs parallel with, but north of the footpath on the north side of the street, means that archaeological remains are unlikely to be disturbed there. However, in order to ensure that any remains are properly recorded in the event of disturbance, it is recommended that an archaeological watching brief should be maintained during development works there.*

**Scheme 3:** *A programme of archaeological evaluation by excavation is recommended for the Newgate Street frontage. Due to the organisational problems involved in arranging an excavation on this site, early preparations should be made by the developer or their agents, in consultation with the planning authorities and project archaeologists. The area to be evaluated by excavation will be agreed with the county archaeologist, as will the number of individual trenches to be placed there. Problems of access, together with the presence of underground cabling, including fibre-optic cabling in this area, make it preferable that any archaeological work in this area should be carried out in cooperation with any planned pre-development engineering works. It may be possible to carry out the archaeological excavations alongside the planned excavations of geotechnical test trenches planned for this area, in which case it is recommended that the trenches should be excavated by trained engineers with archaeological monitoring to the depth of undisturbed archaeological remains, and thereafter archeologically excavated by hand.*

*A programme of archaeological mitigation by watching brief is recommended for works undertaken within the area occupied by the footprint of the existing retail and leisure complex between Newgate Street and Clayton Street. This work will of necessity be carried out following demolition work. Although it is now thought unlikely that any significant remains will survive in this area, reasonable time should be allowed during the development phase to enable proper recording in the event that any structures, deposits or finds of significance are uncovered.*



*Figure 1: Plan showing the proposed phases of development included in the Eldon Square Improvements Scheme.*



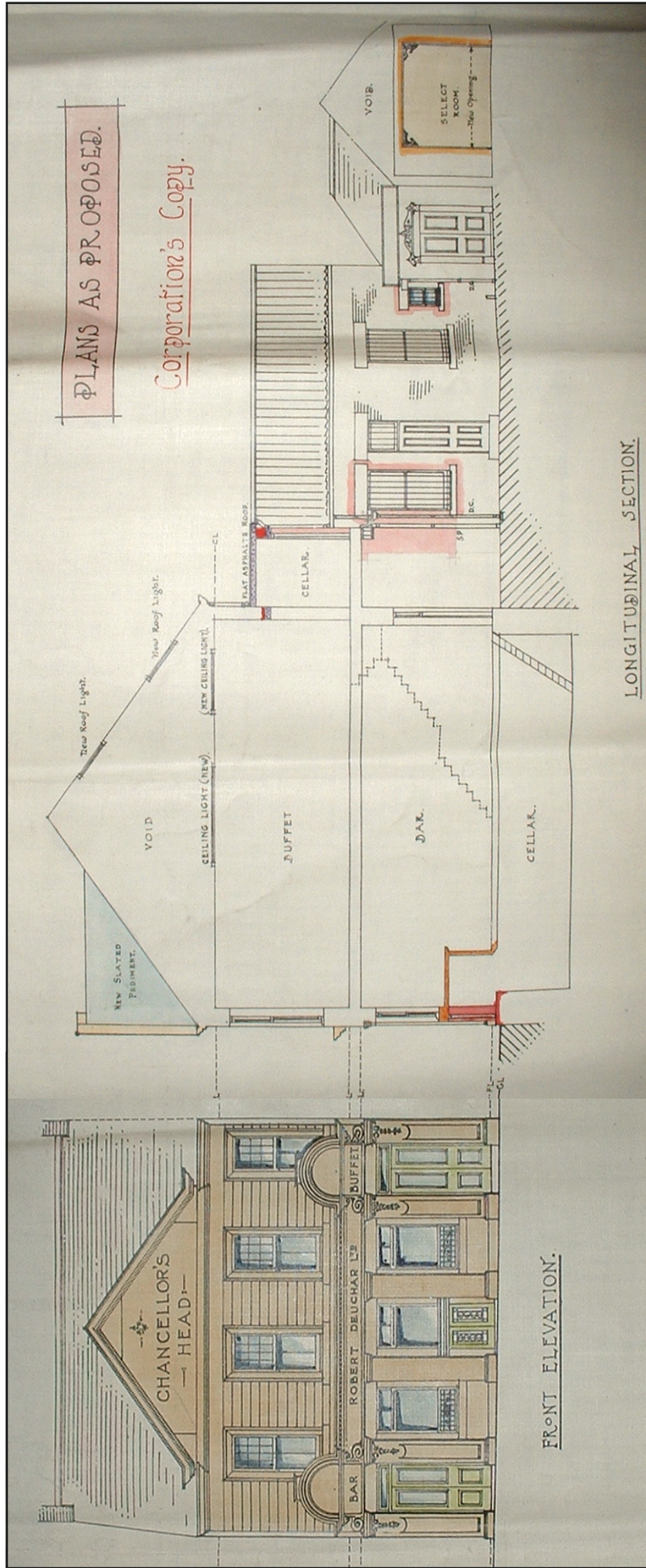
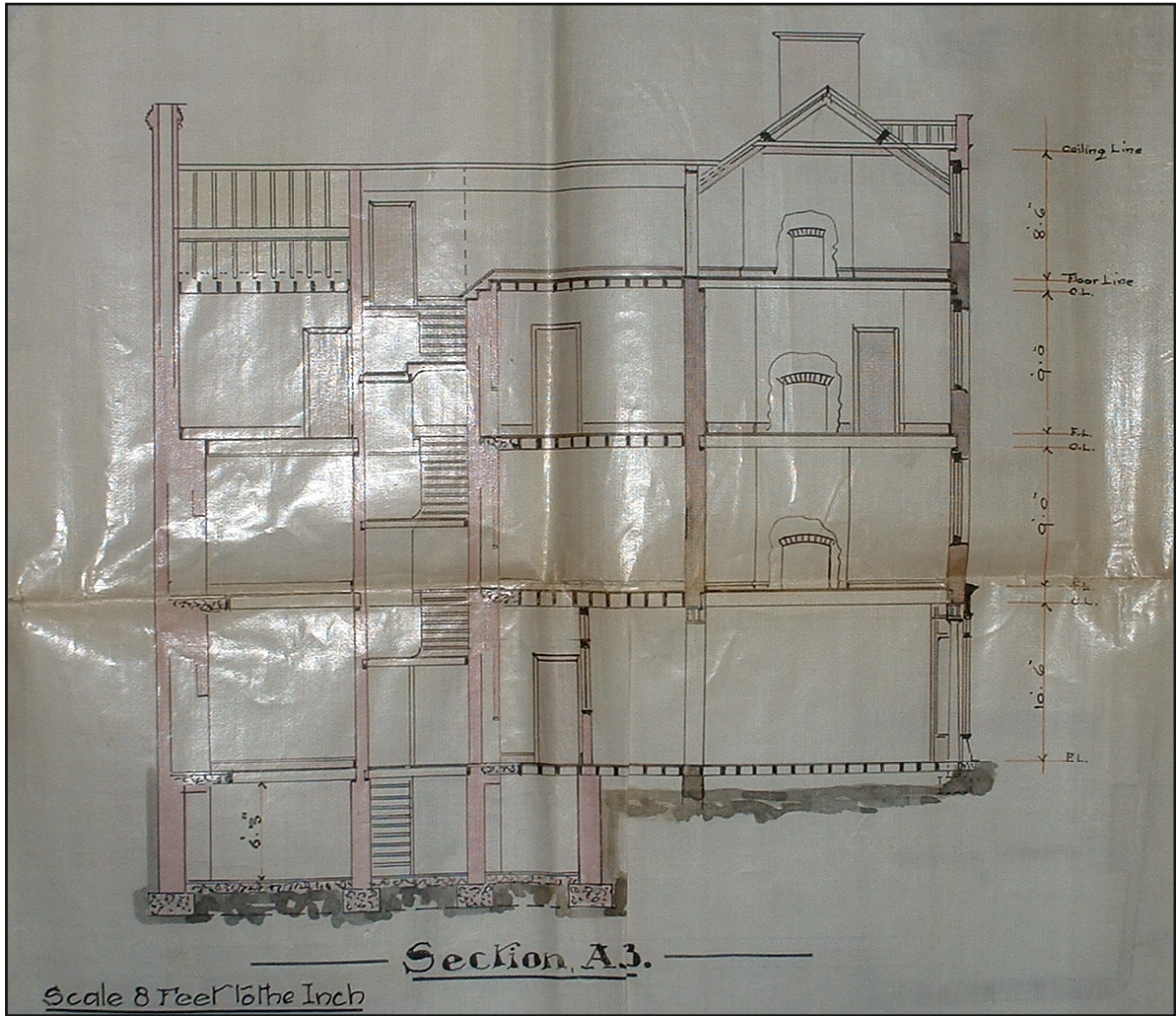
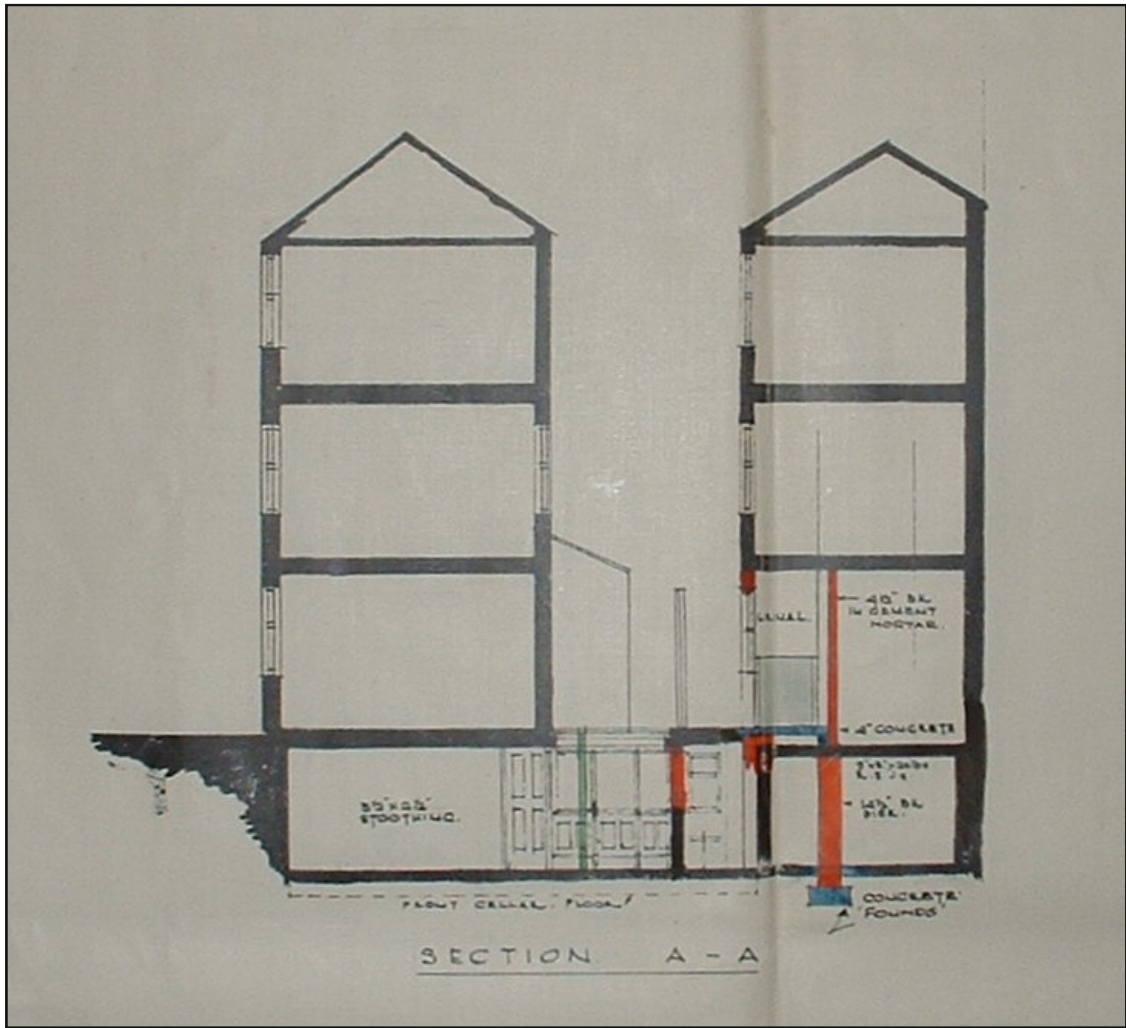


Figure 2: Elevations showing the Chancellors Head Public House, Newgate Street, during alterations to add cellars towards the end of the 19th century (TWM T186-8988)



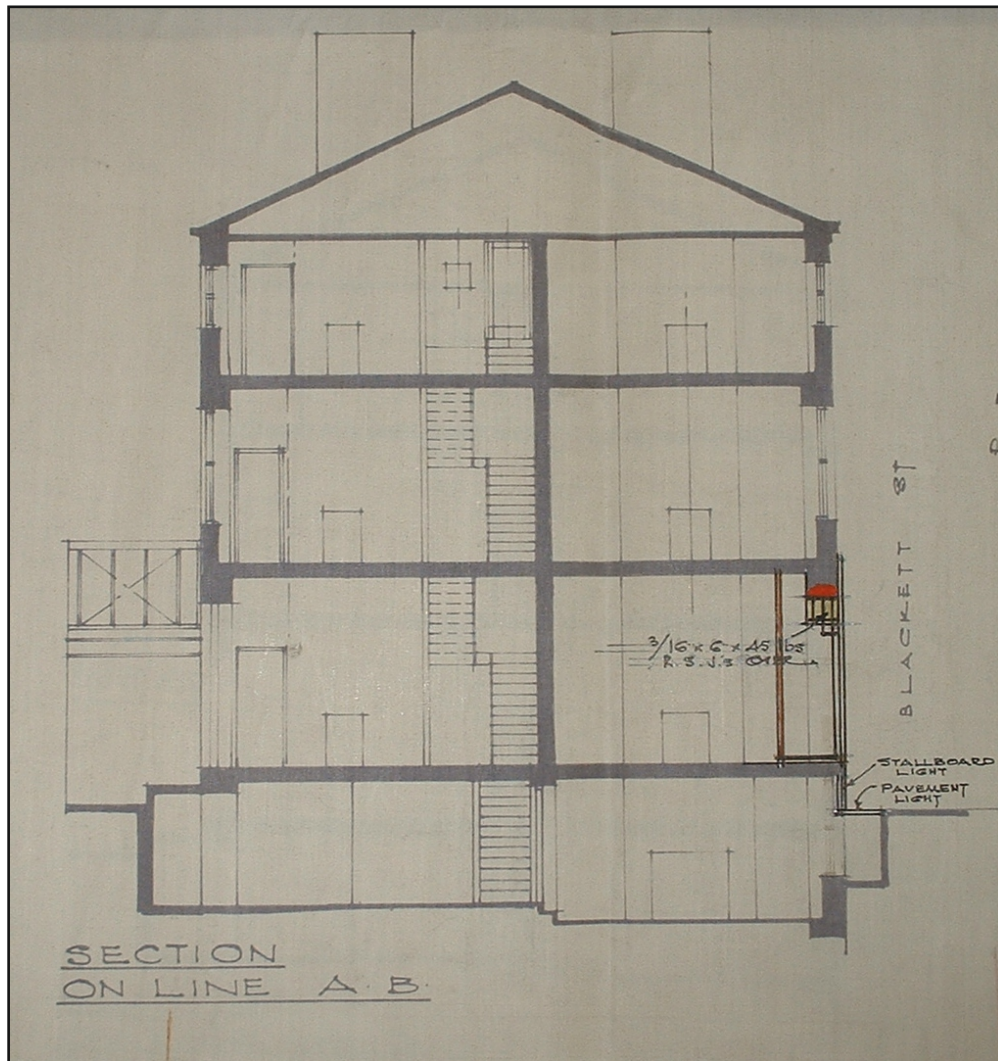


**Figure 3:** Elevation drawing of Nos. 108-110 Newgate Street c.1895, showing plans for the addition of cellars (TWM T186-16435).

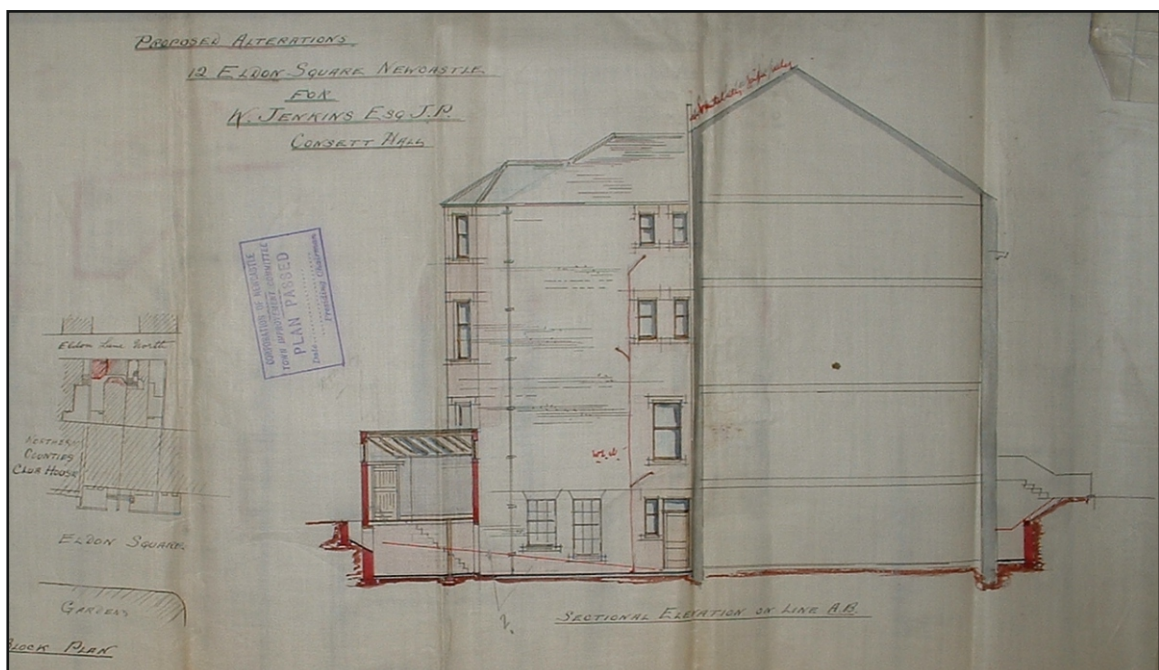


*Figure 4: Elevation drawing showing the Friar's Cells Public House, Newgate Street, c.1936 (TWM T186-A3725). Note the large cellars.*



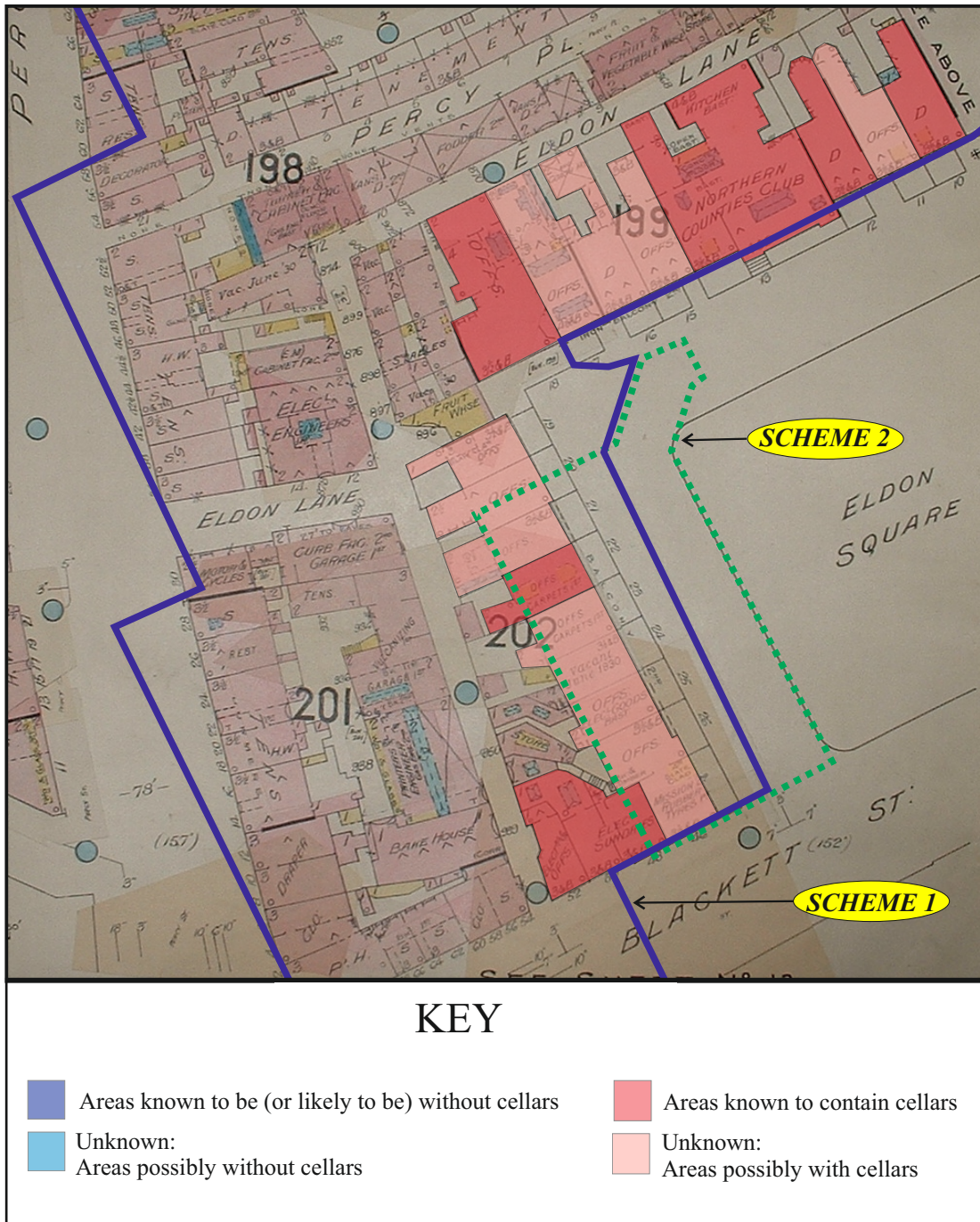


**Figure 5:** Elevation drawing of No. 52 Blackett Street, January 1935, showing proposed alterations to the shop front with cellars marked below (TWM T186-2312).



**Figure 6:** Elevation drawing of No. 12 Eldon Square, dated October 1911, showing proposed alterations to the property, with cellars marked below (TWM T186-10805).





**Figure 7:** Extract from the 1st edition Ordnance Survey plan showing the occurrence of cellars in the area of Blakett Street and Eldon Square in relation to areas to be impacted by Phases 1 and 2 of the Eldon Square Improvement Scheme.





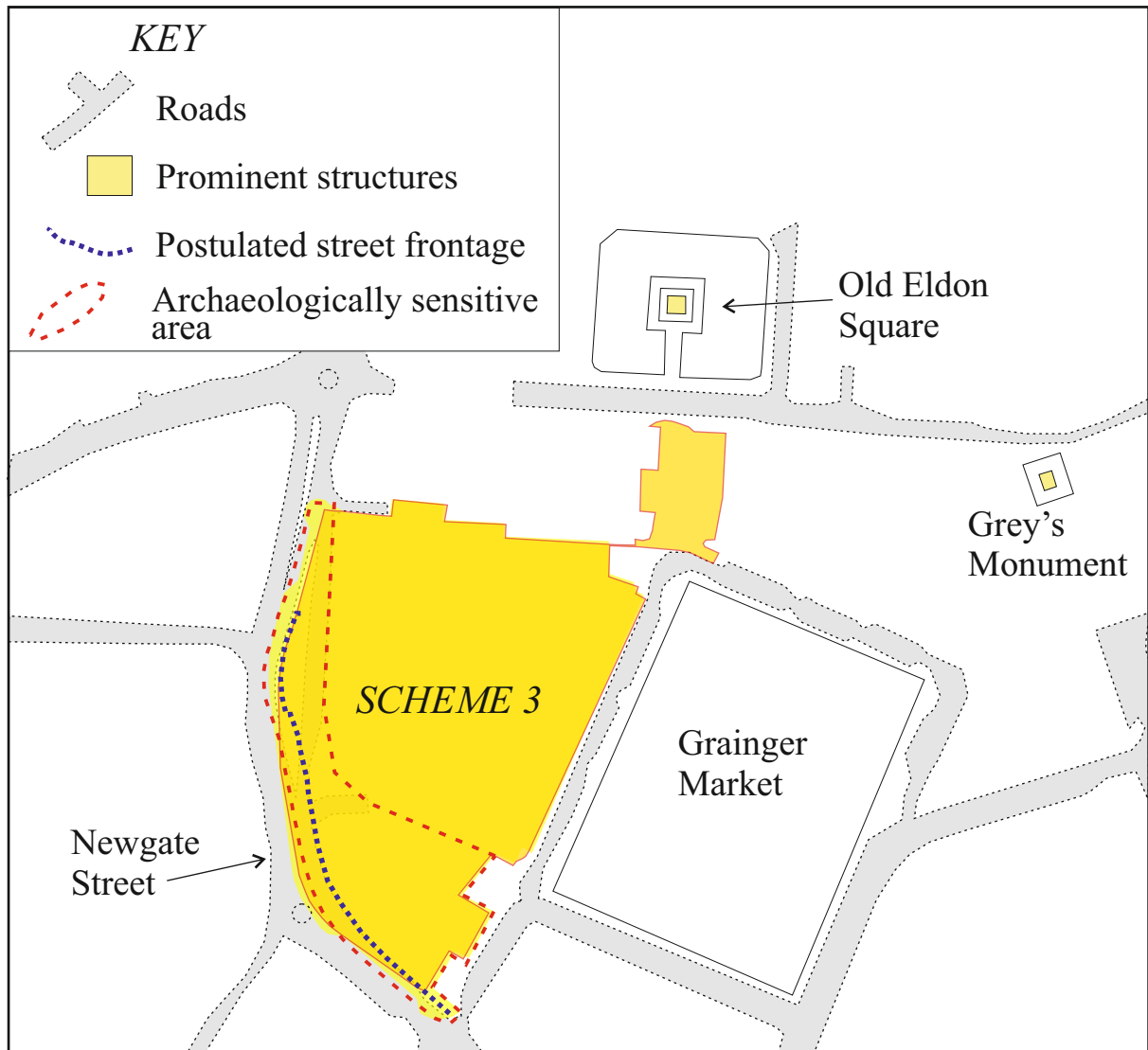
### KEY

- Areas known or very likely to be without cellars.
- Areas known or likely to contain cellars.

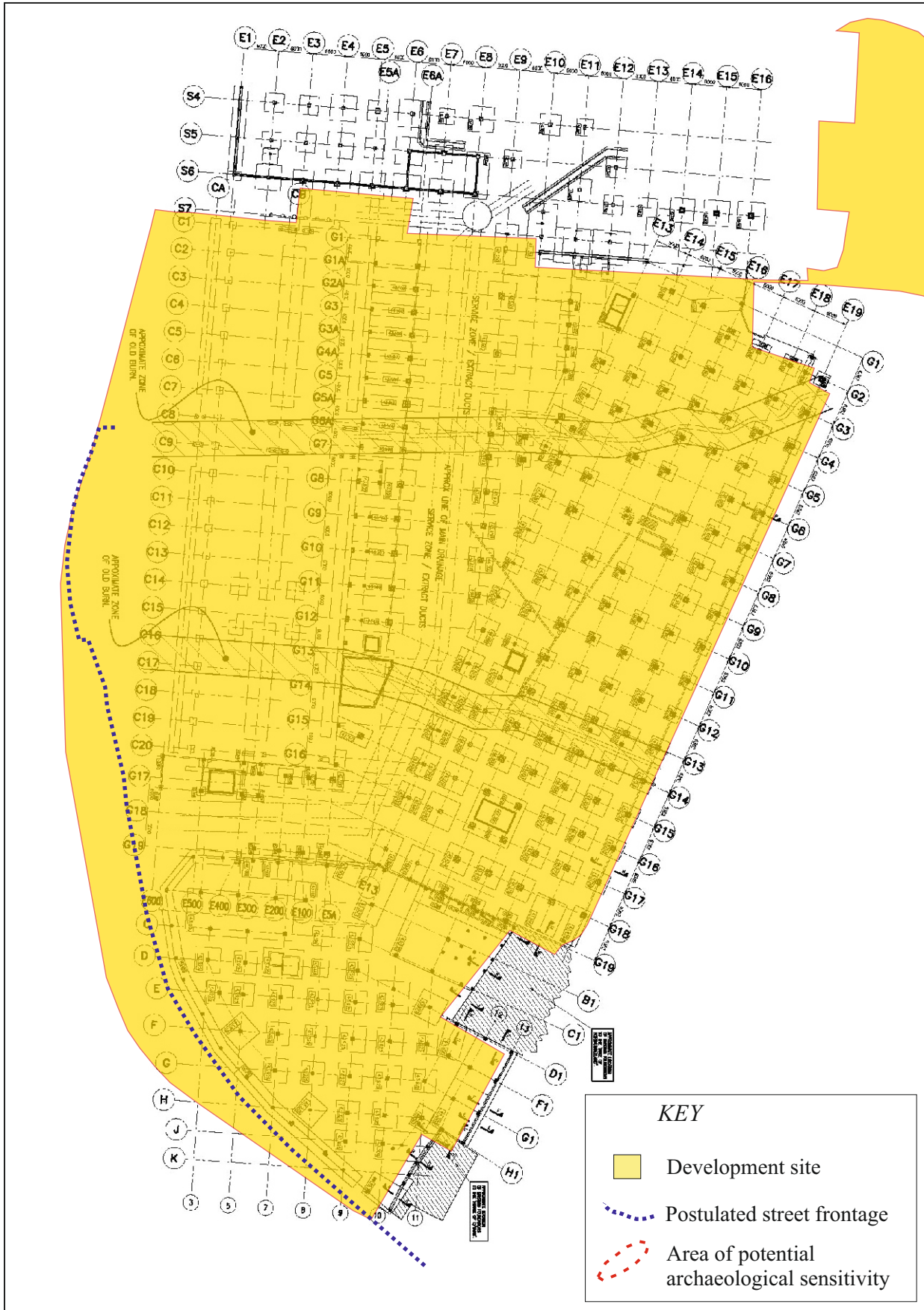
N.B. There is insufficient evidence to determine the existence or otherwise of cellars in the unmarked parts of the development area.

**Figure 8:** Plan showing the occurrence of cellars (marked on Goad's Insurance Plan of 1889) in the area of Newgate Street to be to be modified during Scheme 3 of the Eldon Square Improvement Scheme.





**Figure 9:** Plan showing the area of archaeological sensitivity at the southern end of the Eldon Square Improvements area, including the likely position of the medieval Newgate Street frontage (based on its position on the 1st edition Ordnance Survey plan).



**Figure 10:** Engineering plan showing foundations in the southern part of the Eldon Square complex, with the proposed extent of the development area (Scheme 3) juxtaposed.