

***THE RABBIT
1-3 HIGH STREET WEST
BISHOPWEARMOUTH
SUNDERLAND***

HISTORIC BUILDINGS RECORDING



OCTOBER 2021 - JULY 2022

***The Archaeological
Practice Ltd.***



REPORT ON AN HISTORIC BUILDINGS RECORDING

THE RABBIT, 1-3 HIGH STREET WEST,
BISHOPWEARMOUTH, SUNDERLAND
SR1 3EX



Frontispiece: South elevation of The Rabbit, undergoing renovation in July 2022.

Report title:	<i>The Rabbit, 1-3 High Street West, Bishopwearmouth, Sunderland. Historic Buildings Recording.</i>
Stage:	<i>Final</i>
Project code:	<i>AP 21/32</i>
Compiled by:	<i>Richard Carlton, Peter Ryder & Marc Johnstone</i>
Control:	<i>Alan Rushworth</i>
OASIS ID:	<i>thearcha2-511292</i>
Date issued:	<i>07/09/2022</i>
Planning application:	<i>N/A</i>
Grid reference:	<i>NZ 39246 57012 (approximate centre)</i>
Client:	<i>Sunderland City Council</i>

CONTENTS

SUMMARY

1. INTRODUCTION
2. BUILDING DESCRIPTION
3. THE PHOTOGRAPHIC RECORD

ILLUSTRATIONS

Cover: South elevation of The Rabbit, just before the start of renovation work, in October 2021.

Frontispiece: South elevation of The Rabbit, undergoing renovation in July 2022.

Modern Ordnance Survey Maps:

Illus. 01: City view, showing the location of High Street West (circled in red) in Sunderland City Centre.

Illus. 02: District view, showing the location of The Rabbit (circled in red) opposite St. Michael's Church in Bishopwearmouth.

Illus. 03: Street view, showing the location of The Rabbit (highlighted in red) incorporating Nos. 1-3 High Street West, Bishopwearmouth.

Historic Maps:

Illus. 04: Extract of the 1st edition Ordnance Survey Town Plan of Sunderland, 1:500 series c.1858, showing the study area (highlighted in red).

Illus. 05: Extract of the 2nd edition Ordnance Survey, 1:2500 series c.1897, showing the study area (highlighted in red).

Illus. 06: Extract of the 3rd edition Ordnance Survey, 1:2500 series c.1919, showing the study area (highlighted in red).

Illus. 07: Extract of the 4th edition Ordnance Survey, 1:2500 series c.1939, showing the study area (highlighted in red).

Illus. 08: Extract of the Ordnance Survey, 1:750 series c.1955, showing the study area (highlighted in red).

Illus. 09: Extract of the Ordnance Survey, 1:750 series c.1968, showing the study area (highlighted in red).

Interpretive Plans:

Illus. 10: Locations of photographs captured in Historic Building Recording, shown on a ground floor plan of 'The Rabbit'. Scale 1:200.

Illus. 11: Locations of photographs captured in Historic Building Recording, shown on a first floor plan of 'The Rabbit'. Scale 1:200.

Illus. 12: Locations of photographs captured in Historic Building Recording, shown on a sketch plan of the attic floor of 'The Rabbit'.

APPENDIX 01: The Photographic Record – Image Sequence 01-114.

SUMMARY

A programme of historic building recording has been carried out at 'The Rabbit', a public house encompassing Nos. 1-3 High Street West, Bishopwearmouth, Sunderland, during a programme of renovation and refurbishment to the historic property. A photographic record of the building was undertaken during the renovation works from October 2021 – July 2022, using digital photography. The prime focus of this recording was to document the historic fabric of the building, repairs and alterations made during the works. To accompany the record, a written description detailing the historic fabric of the building was conducted. Additionally, an attempt was made to research the history of the buildings through locally available historic maps and records which could shed light on the history of the building.

The building comprises three former terrace houses, at the west end of High Street and on its north side, with their western return fronting onto Paley Street. The terrace steps gently downhill to the west, with the slope of the ground; the central and eastern houses are at the same level, the western at a slightly lower level. Although the ground floor has been significantly altered in the 20th century, the building is a good example of an early-19th century terrace, appearing on the 1st edition Ordnance Survey Town Plan of Sunderland c.1858 as two terraced houses, with a later third house extending westwards from the block, visible on the 2nd edition OS map c.1897. Along with properties 4-7 on High Street West, including the Empire Theatre, the building appears in the national British listed buildings marked Grade 2 and has been within the designated Bishopwearmouth Conservation Area since July 1990. Listed on 10th November 1978, it has been given List Entry Number: 1293137.

Much of the current renovation work has concentrated on the historic façade of the building, which has original 19th century four-pane sash windows along its first floor. Repair work was needed, especially on the architrave surrounds of the windows, some of which were crumbling and with broken pediments. Overall, the renovation work was successful and remained sympathetic to the historic fabric of the building. The before and after shots of this work are detailed in the photographic record.

1. INTRODUCTION

1.1 Project Background

On behalf of Sunderland City Council, The Archaeological Practice Ltd. has been asked to undertake an historic building recording of 'The Rabbit', a public house encompassing Nos. 1-3 High Street West, Bishopwearmouth, Sunderland, during a programme of renovation and refurbishment to the historic property.

The building comprises three former terrace houses, at the west end of High Street and on its north side, with their western return fronting onto Paley Street. The terrace steps gently downhill to the west, with the slope of the ground; the central and eastern houses are at the same level, the western at a slightly lower level.

Much of the renovation work has concentrated on the historic façade of the building, which has original 19th century four-pane sash windows along its first floor. Repair work was needed, especially on the architrave surrounds of the windows, some of which were crumbling and with broken pediments.

1.2 Cultural Heritage Background

The building appears on the 1st edition Ordnance Survey Town Plan of Sunderland c.1858 (see *Illus. 04*) as two terraced houses, with a later third house extending westwards from the block, visible on the 2nd edition OS map c.1897 (see *Illus. 05*).

Along with properties 4-7 on High Street West, including the Empire Theatre, the building appears in the national British listed buildings marked Grade 2 and has been within the designated Bishopwearmouth Conservation Area since July 1990. Listed on 10th November 1978, it has been given List Entry Number: 1293137. The main elevation fronts the highway and faces directly across to the Parish Church of St Michaels. The street listing describes:

'Terrace of houses, now shops and offices. Early C19. Painted coursed squared stone with ashlar quoins and painted ashlar dressings; Welsh slate roof with brick chimneys and stone gable coping. 2 storeys, 3 windows each. Rusticated quoins. Ground floor altered. First floor has 4-paned sashes, except for casements to No.6, in moulded architraves. Windows of No's 1 ft 2 have open pediments; No's 4 ft 5 have hooded sun-blinds attached. Roof hipped at left and stepped up on alternate houses, with ridge and end chimneys. An important site facing the raised churchyard of the parish church of St Michael, Bishop Wearmouth and next to the Empire Theatre (qv).'

A heritage statement, written for a separate planning application to the property (then named the 'Westminster', was carried out by Mario Minchella Architects in 2015. In its statement of significance, the report specifies that the building makes a significant contribution to the area with neighbouring Empire theatre, Victoria buildings (revolution PH) and St Michaels Church. The property descriptively has two facing elevations -the main High Street West frontage and the Paley Street side elevation. The former would appear both in terms of its exposure and sitting, as well as its current treatment, to be significant to its architectural contribution. Furthermore, this is also reflected in the planning history, with most applications pertaining to the front elevational treatment.

It was important therefore to emphasise that the High Street West main elevation was to be retained in its entirety as part of that development with care being taken to ensure the development was respectful to its listed aspect.

1.3 Methodology

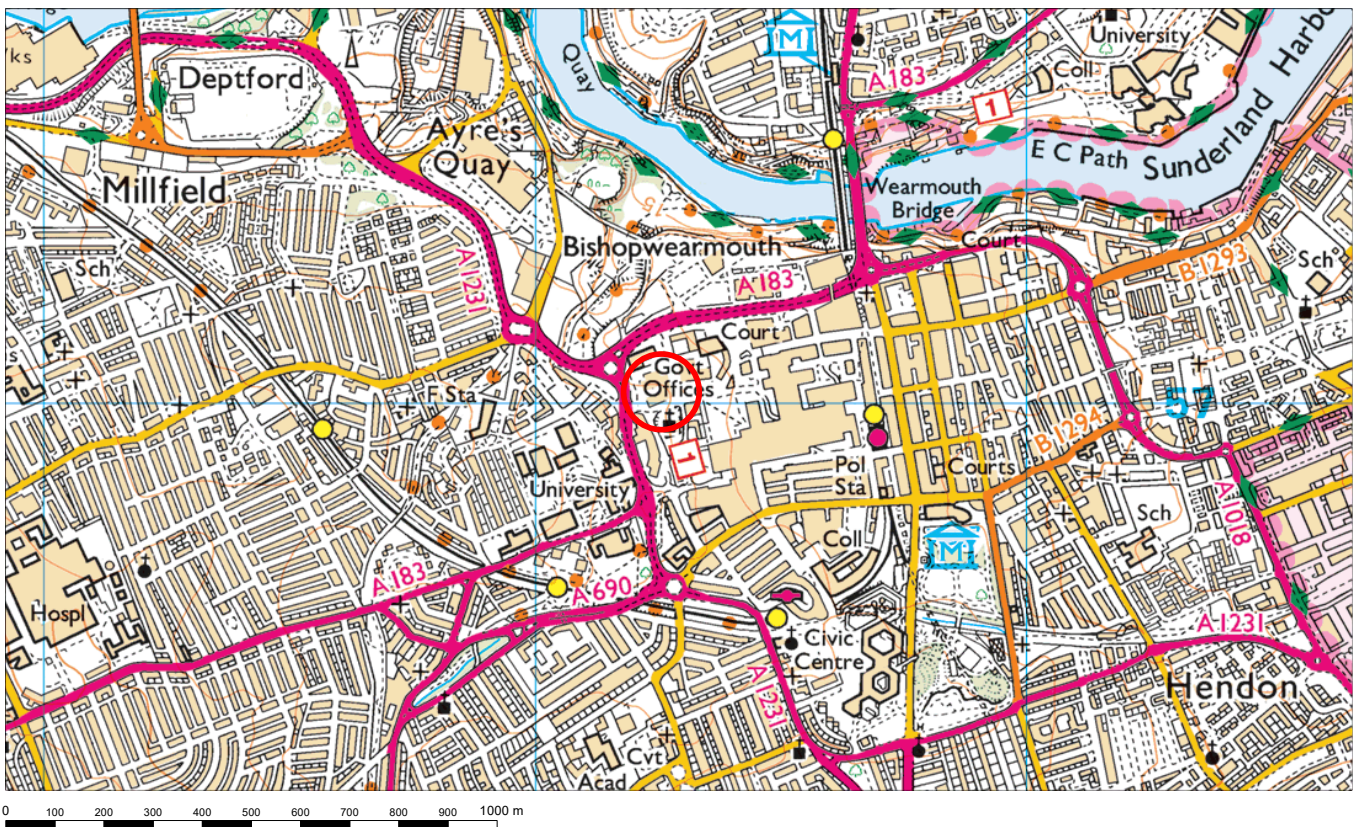
The photographic recording of the building (see *Appendix 1*) was undertaken during renovation works from October 2021 – July 2022, using digital photography. The prime focus of the recording was to document the historic fabric of the building, repairs and alterations made during the works. To accompany the record, a written description detailing the historic fabric of the building was conducted by Peter Ryder.

All elevations were photographed as far as possible face-on and from a consistent height and perspective. Where possible, all record photographs included a scaled ranging pole. Where it was not possible to capture an entire elevation in a single photograph because of the constricted nature of the site, a series of partial elevations were recorded along with an oblique overall view of the full elevation.

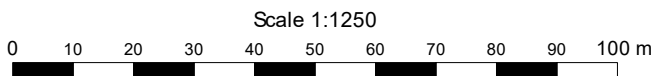
In addition, an attempt was made to research the history of the buildings through locally available historic maps and records which could shed light on the history of the building.



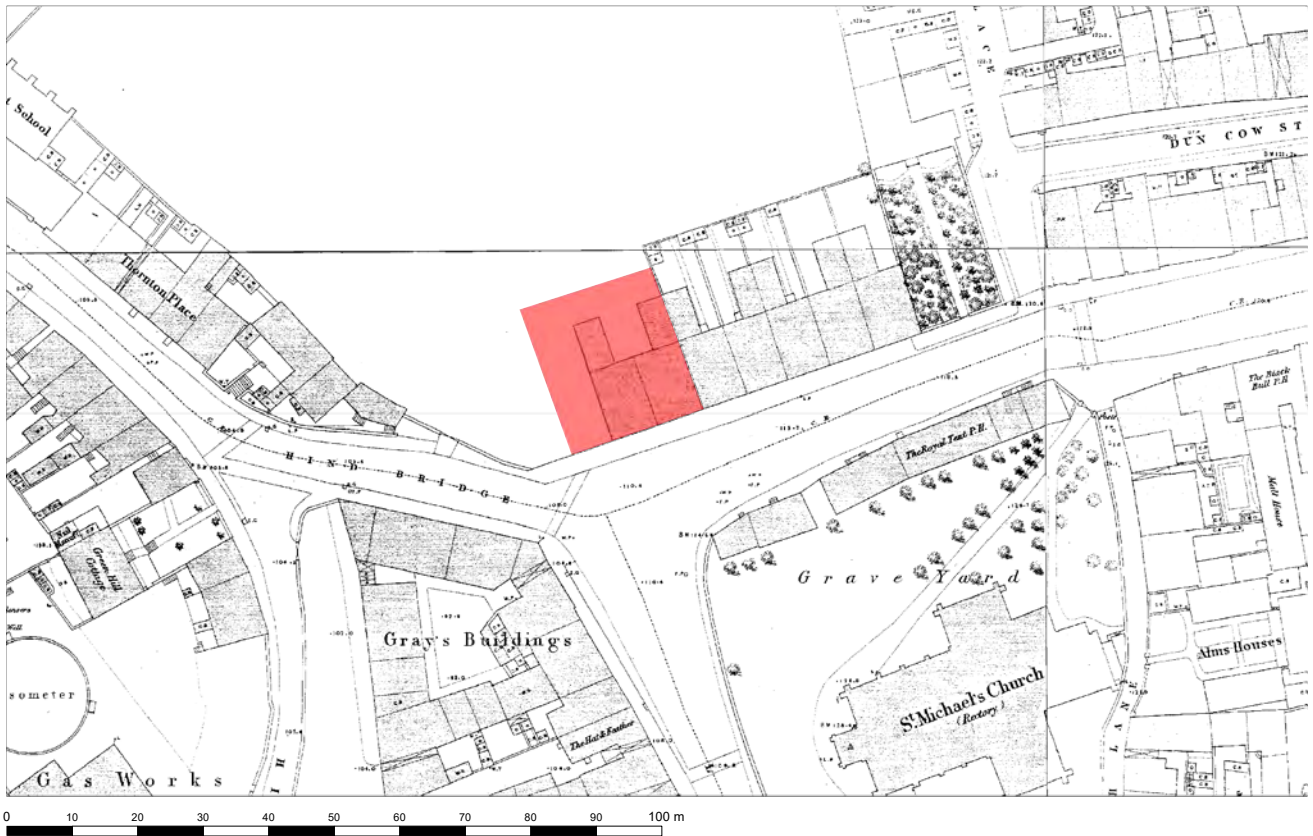
Illus. 01: City view, showing the location of High Street West (circled in red) in Sunderland City Centre.



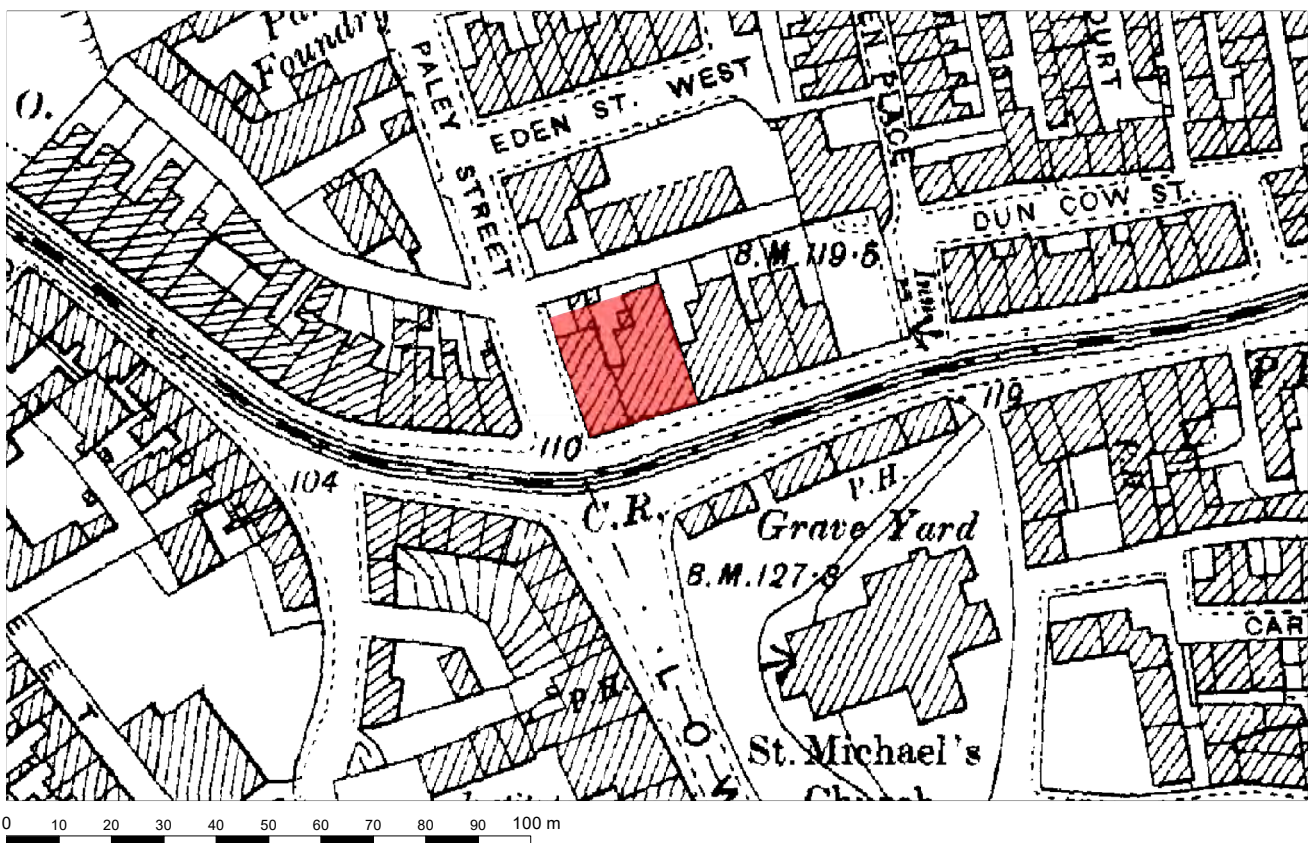
Illus. 02: District view, showing the location of The Rabbit (circled in red) opposite St. Michael's Church in Bishopwearmouth.



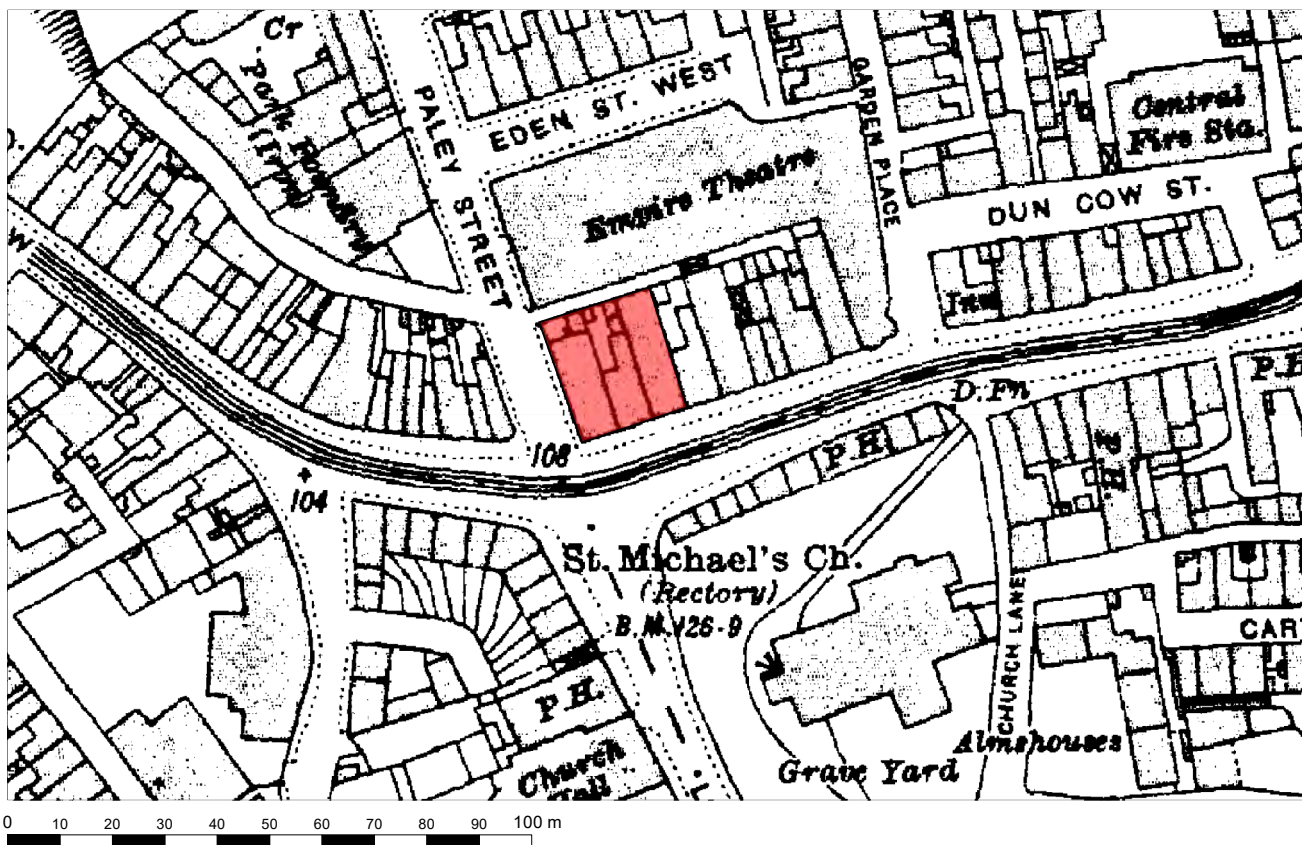
Illus. 03: Street view, showing the location of The Rabbit (highlighted in red) incorporating Nos. 1-3 High Street West, Bishopwearmouth.



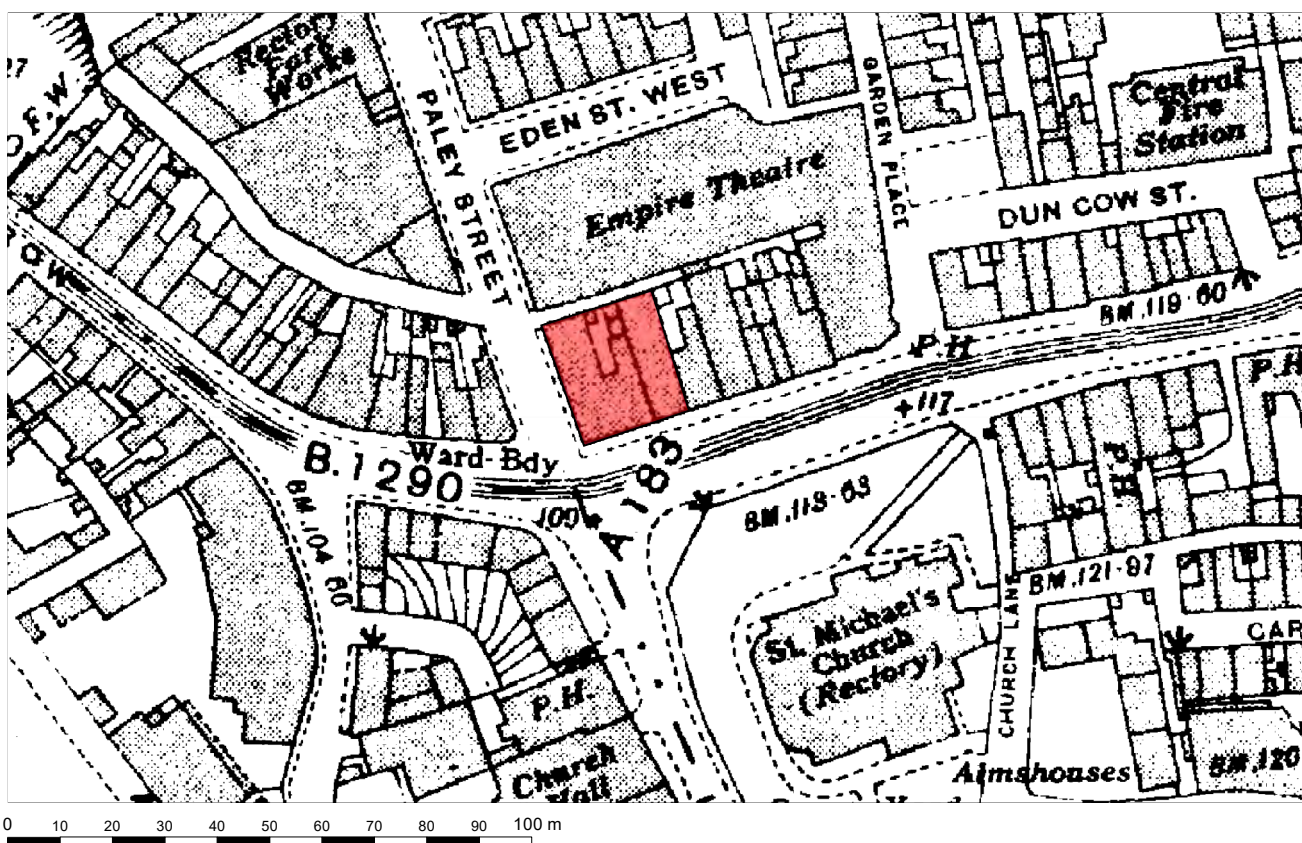
Illus. 04: Extract of the 1st edition Ordnance Survey Town Plan of Sunderland, 1:500 series c.1858, showing the study area (highlighted in red).



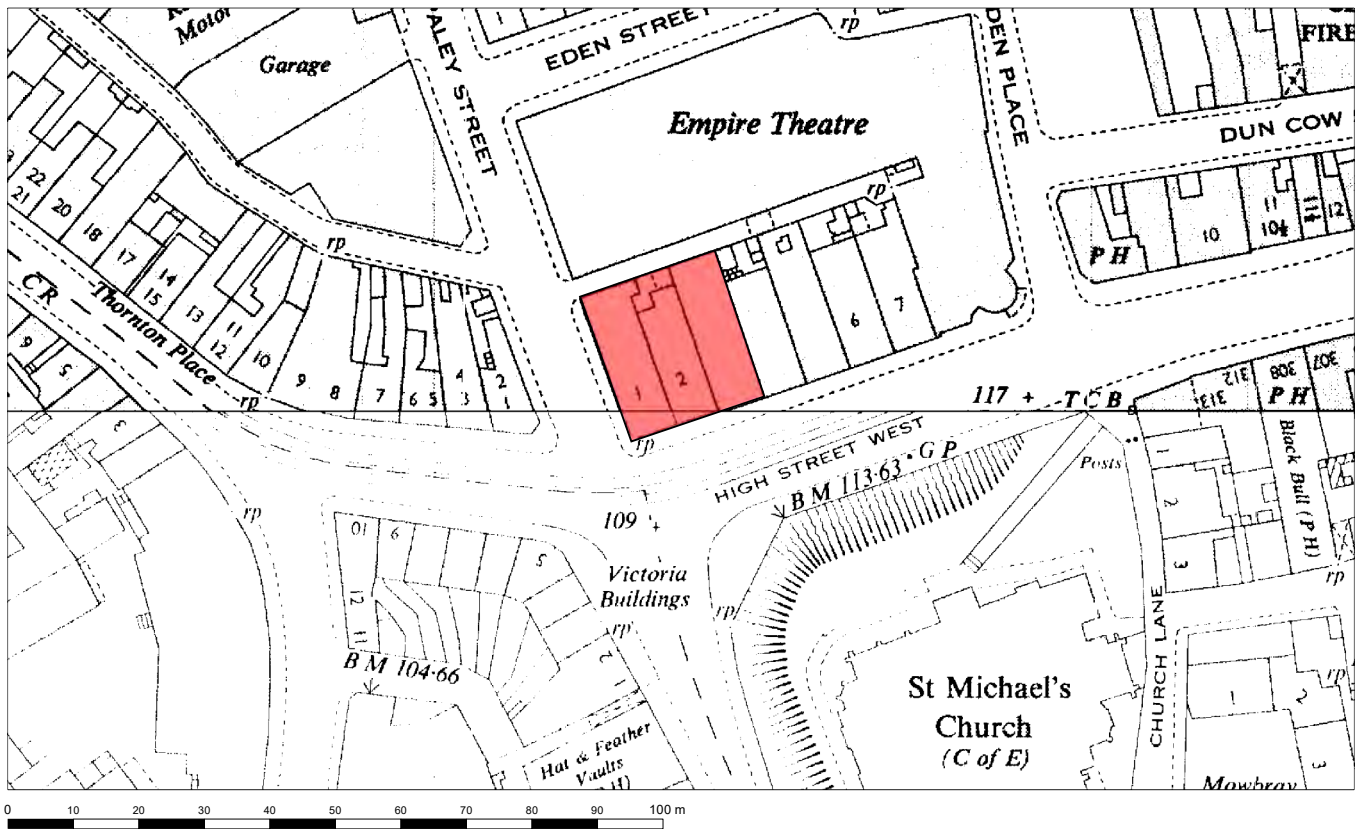
Illus. 05: Extract of the 2nd edition Ordnance Survey, 1:2500 series c.1897, showing the study area (highlighted in red).



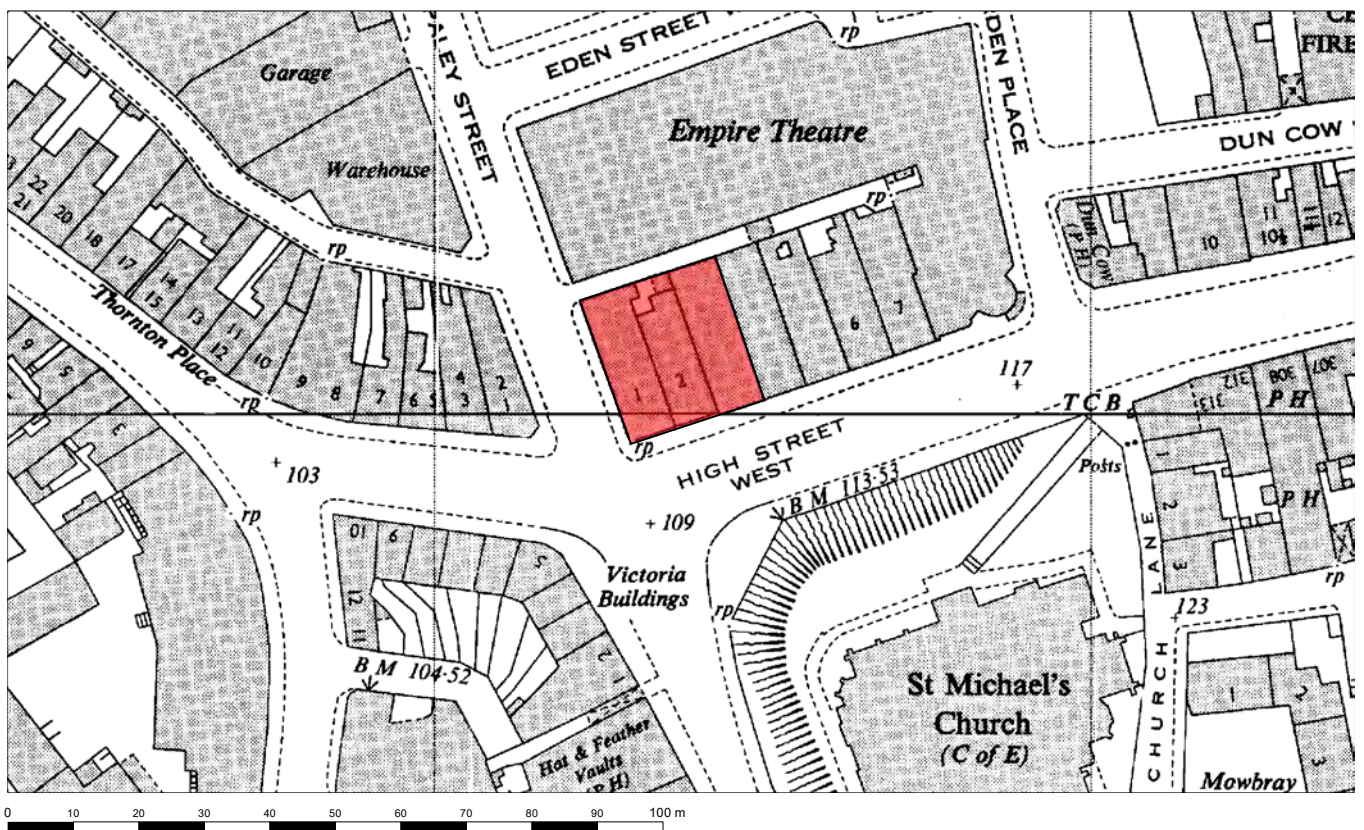
Illus. 06: Extract of the 3rd edition Ordnance Survey, 1:2500 series c.1919, showing the study area (highlighted in red).



Illus. 07: Extract of the 4th edition Ordnance Survey, 1:2500 series c.1939, showing the study area (highlighted in red).



Illus. 08: Extract of the Ordnance Survey, 1:750 series c.1955, showing the study area (highlighted in red).



Illus. 09: Extract of the Ordnance Survey, 1:750 series c.1968, showing the study area (highlighted in red).

2. THE PHOTOGRAPHIC RECORD

Record photographs supplied as Appendix 1. All photograph locations are digitally keyed to plans (Illus. 10-12).

2.1 The Photographic Record

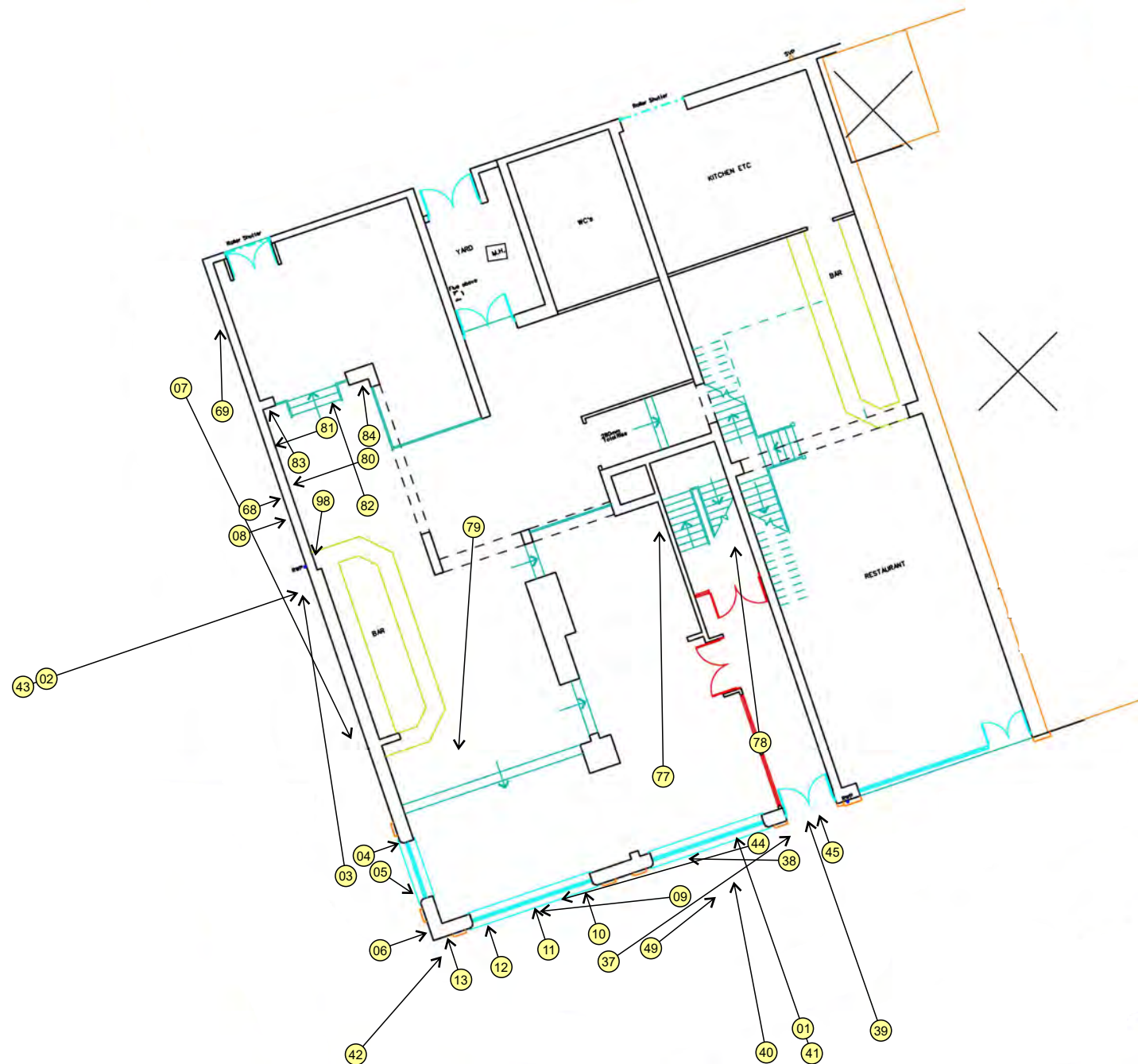
<i>Photo No.</i>	<i>Phase of works</i>	<i>Description</i>
01	Ext, 22/10/21	South elevation, prior to renovation works.
02	"	West elevation, prior to renovation works.
03	Ext, 14/04/22	Ground floor exterior, view looking NNW from near the SW corner.
04	"	Ground floor exterior, view looking ENE at detail of north-westernmost cast-iron column, supporting the 'shop-frontage'.
05	"	Ground floor exterior, view looking SE at detail of south-westernmost cast-iron column, supporting the 'shop-frontage'.
06	"	Ground floor exterior, view looking ENE at detail of south-westernmost cast-iron column, supporting the 'shop-frontage'.
07	"	Ground floor exterior, view looking SSE along the west elevation from near the NW corner.
08	"	Ground floor exterior, view looking ENE at timber lintel in the west wall.
09	"	Interface between ground and first floors, view looking NW across the south wall, with detail of iron girder and column where High Street West No. 1 extends from No. 2.
10	"	Interface between ground and first floors, view looking NNW at lower part of crumbling window architrave and lintel in the south wall, easternmost window of High Street West No. 1.
11	"	Interface between ground and first floors, view looking NNW at lower part of crumbling window architrave and lintel in the south wall, centre-east window of High Street West No. 1.
12	"	Interface between ground and first floors, view looking NNW at lower part of crumbling window architrave and lintel in the south wall, centre-west window of High Street West No. 1.
13	"	Interface between ground and first floors, view looking NNW at SW corner of south wall, showing detail of iron girder and column for the 'shop-front' facade.
14	"	First floor exterior, view looking WSW along south wall of High Street West Nos. 1-2.
15	"	First floor exterior, view looking NNW at detail of easternmost window in south wall of High Street West No. 2.
16	"	Interface of first floor exterior and roof, view looking WSW along the south wall of High Street West No. 2.
17	"	Interface of first floor exterior and roof, view looking NNW at detail of upper portion of central window in High Street West No.2.
18	"	External roof of High Street West Nos. 2-3, view looking ENE.
19	"	Interface of first floor exterior and roof, view looking ENE along

		the south wall of High Street West No. 1.
20	"	Interface of first floor exterior and roof, view looking NNW at SW corner of south wall.
21	"	Interface of first floor exterior and roof, view looking NNW at detail of upper portion of westernmost window in High Street West No. 1.
22	"	Interface of first floor exterior and roof, view looking NNW along the west wall of High Street West No. 1.
23	"	External roof, view looking WSW along apex ridge of High Street West No. 1.
24	"	External roof, view looking NW towards the rear of High Street West No. 1.
25	Ext, 16/06/22	Exterior first floor, view looking NE at repair work to quoins in SW corner.
26	"	Exterior first floor, view looking ENE from the SW corner.
27	"	Exterior first floor, view looking NW at repairs to westernmost window in south wall.
28	"	Exterior first floor, view looking NE at window repairs in south wall.
29	"	Exterior first floor, view looking NNW at sill and architrave repairs to westernmost window of No. 2 High Street West, south wall.
30	"	Exterior first floor, view looking NNW at upper architrave repairs to westernmost window of No. 2 High Street West, south wall.
31	"	Exterior first floor, view looking NNW at detail of architrave repairs to westernmost window of No. 2 High Street West, south wall.
32	"	Exterior first floor, view looking NNW at upper architrave repairs to central window of No. 2 High Street West, south wall.
33	"	Exterior first floor, view looking NNW at sill repairs to central window of No. 2 High Street West, south wall.
34	"	Exterior first floor, view looking NNW at sill and architrave repairs to easternmost window of No. 2 High Street West, south wall.
35	"	Exterior first floor, view looking NNW at upper architrave repairs to easternmost window of No. 2 High Street West, south wall.
36	"	Exterior first floor, view looking NE at detail of architrave repairs to easternmost window of No. 2 High Street West, south wall.
37	"	Interface between first and ground floors, exterior, south wall, view looking NE at repointed stonework.
38	"	Interface between first and ground floors, exterior, south wall, view looking WNW at repointed stonework.
39	"	Broad view looking NW at 'The Rabbit', whilst undergoing renovation work.
40	"	Broad view looking North at 'The Rabbit', whilst undergoing renovation work.
41	Ext, 13/07/22	Broad view looking NNW at 'The Rabbit', towards the end of renovation work.
42	"	Broad view looking NE at 'The Rabbit', towards the end of renovation work.
43	"	Broad view looking ENE at 'The Rabbit', towards the end of renovation work.
44	"	Exterior view looking west along upper portion of 'shop-front' facade forming south elevation of High Street West Nos. 1-2.
45	"	View looking NNW at detail of upper architrave over the main

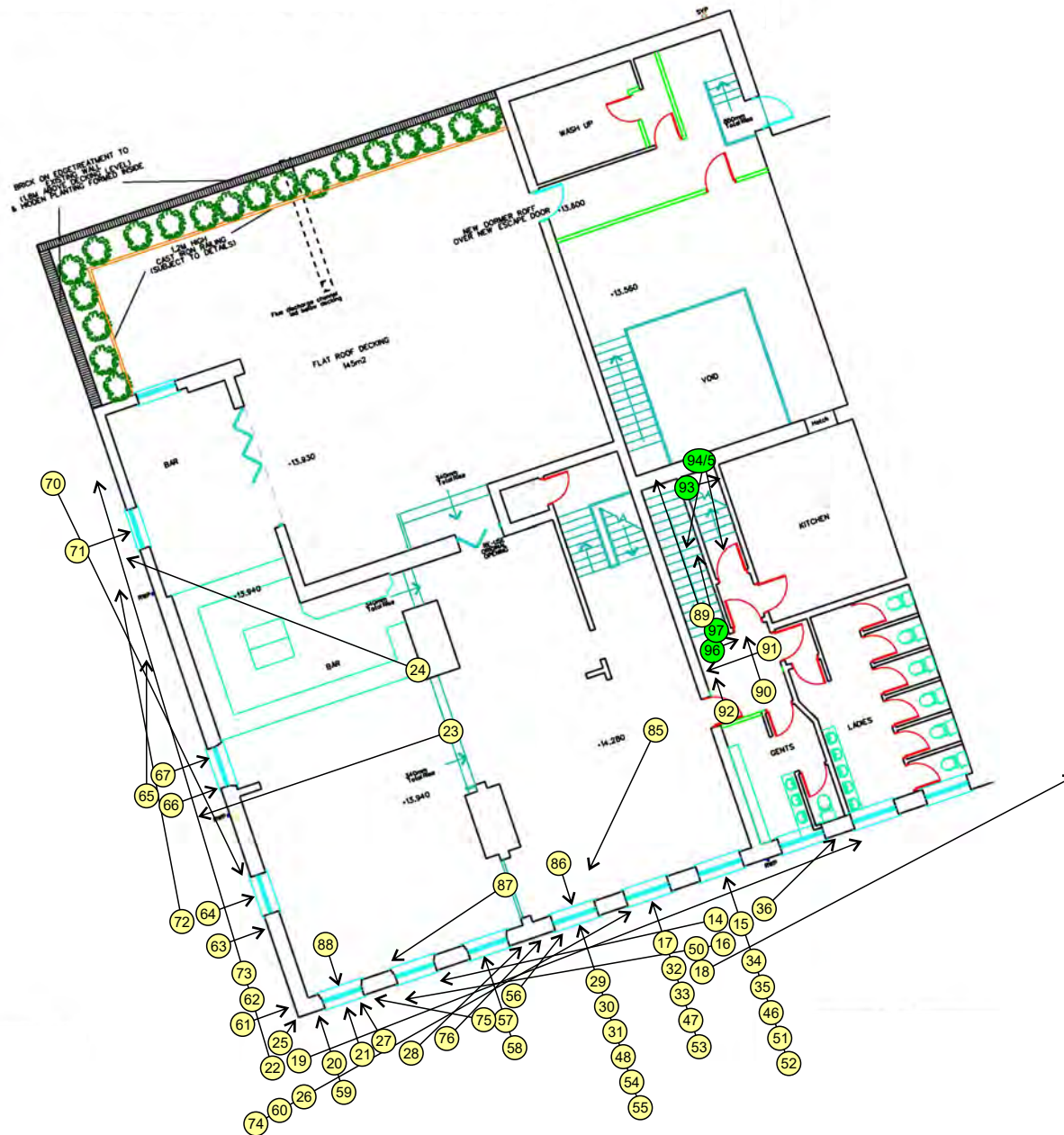
		entrance to The Rabbit.
46	"	View looking NNW at finished sill of easternmost window in No. 2 High Street West, south wall, first floor.
47	"	View looking NNW at finished sill of central window in No. 2 High Street West, south wall, first floor.
48	"	View looking NNW at finished sill of westernmost window in No. 2 High Street West, south wall, first floor.
49	"	Exterior view looking NE along upper portion of 'shop-front' facade forming south elevation of High Street West Nos. 1-2.
50	"	Exterior first floor, view looking west along finished windows in the south wall of High Street West Nos. 1-2.
51	"	Exterior first floor, view looking NNW at finished easternmost window in the south wall of High Street West No. 2.
52	"	Exterior first floor, view looking NNW at detail of finished architrave in easternmost window in the south wall of High Street West No. 2.
53	"	Exterior first floor, view looking NW at finished central window in the south wall of High Street West No. 2.
54	"	Exterior first floor, view looking NNW at finished architrave detail in easternmost window in the south wall of High Street West No.2.
55	"	Exterior first floor, view looking North at finished easternmost window in the south wall of High Street West No. 2.
56	"	Exterior first floor, view looking NE along finished windows in the south wall of High Street West Nos. 1-2.
57	"	Exterior first floor, view looking NNW at finished upper architrave detail in easternmost window in the south wall of High Street West No. 1.
58	"	Exterior first floor, view looking NNW at finished architrave detail in easternmost window in the south wall of High Street West No.1.
59	"	Exterior first floor, view looking NNW at finished quoin and architrave work in the SW corner of High Street West No. 1.
60	"	Exterior first floor, view looking ENE along finished windows in the south wall of High Street West Nos. 1-2.
61	"	Exterior first floor, view looking NE at finished quoin work in the SW corner of High Street West No. 1.
62	"	Exterior view looking NNW along upper portion of 'shop-front' in the west elevation of High Street West No. 1.
63	"	Exterior view looking ENE at upper portion of 'shop-front' in the west elevation of High Street West No. 1.
64	"	As 63, but a little to the north, showing detail of the finished southernmost sill above the 'shop-front' in the west wall.
65	"	View looking NNW at concentric iron brackets bolted to the west wall of No. 1 High Street West.
66	"	Detail of large concentric iron bracket, bolted on to the west wall of No. 1 High Street West, beneath the most central window.
67	"	Exterior of west wall, view looking ENE showing detail of the finished sill in the most central window.
68	"	Exterior of west wall, view looking ENE at blocked opening with lintel and sill, towards the north end of No. 1.
69	"	Exterior of west wall, view looking north at a second blocked opening with lintel and sill at the north end of No. 1.
70	"	Exterior first floor, view looking SSE along west wall of No. 1 High

		Street West.
71	"	Exterior first floor, view looking SSE at finished sill in northernmost window of west wall, No. 1 High Street West.
72	"	Exterior first floor, view looking NNW along west wall of No. 1 High Street West.
73	"	Exterior first floor, view looking NNW along west wall of No. 1 High Street West from the SW corner.
74	"	Exterior first floor, view looking ENE along south wall of No. 1 High Street West from the SW corner.
75	"	Interface of first floor exterior and roof, view looking WNW along the finished south wall of High Street West No. 1.
76	"	Interface of first floor exterior and roof, view looking ENE along the finished south wall of High Street West No. 2.
77	Int, 22/10/21	Interior ground floor, view looking north in the central area of The Rabbit.
78	"	Interior ground floor, view looking NNW in the central area of The Rabbit.
79	"	Interior ground floor, view looking SSW in the west area of The Rabbit.
80	"	Interior ground floor, view looking WSW at the west wall in the NW portion of The Rabbit.
81	"	Interior ground floor, view looking WSW at detail of brickwork in the west wall at the NW portion of The Rabbit.
82	"	Interior ground floor, view looking NNW along corridor with doorway towards the NW corner of The Rabbit.
83	"	View looking NW at scrolled bracket with leaf decoration, located at the doorway in the corridor at the NW area of The Rabbit interior.
84	"	Detail of second bracket, opposite 83.
85	"	Interior first floor, view looking SW at the south end of The Rabbit.
86	"	Interior first floor, view looking SSE at the westernmost window in the south wall No. 2 High Street West.
87	"	Interior first floor, view looking SSE at the westernmost window in the south wall No. 2 High Street West.
88	"	Interior first floor, view looking SSE at westernmost window in the south wall of No. 1 High Street West.
89	"	Interior view looking NNW down the stairs from outside the toilets located in the SE corner of the first floor, No. 3 High Street West.
90	"	A metre or so south of 89, with detail of scrolled brackets with leaf design, located at the top of the stairs.
91	"	Detail of scrolled bracket with leaf design, as in 90. View looking WSW.
92	"	Detail of scrolled bracket with leaf design, as in 90. View looking NNW.
93	"	Door to storage cupboard on mid-stair landing (see Pic. 97).
94	"	Oblique view to loft landing from mid-stair landing, with view down to 1st floor.
95	"	Towards loft landing.
96	"	Door on loft landing at top of back stairs (left door in Pic. 95).
97	"	View from loft landing to mid-stair landing with storage cupboard to right of view.
98	"	Interior ground floor, west wall, view looking SSW at regency

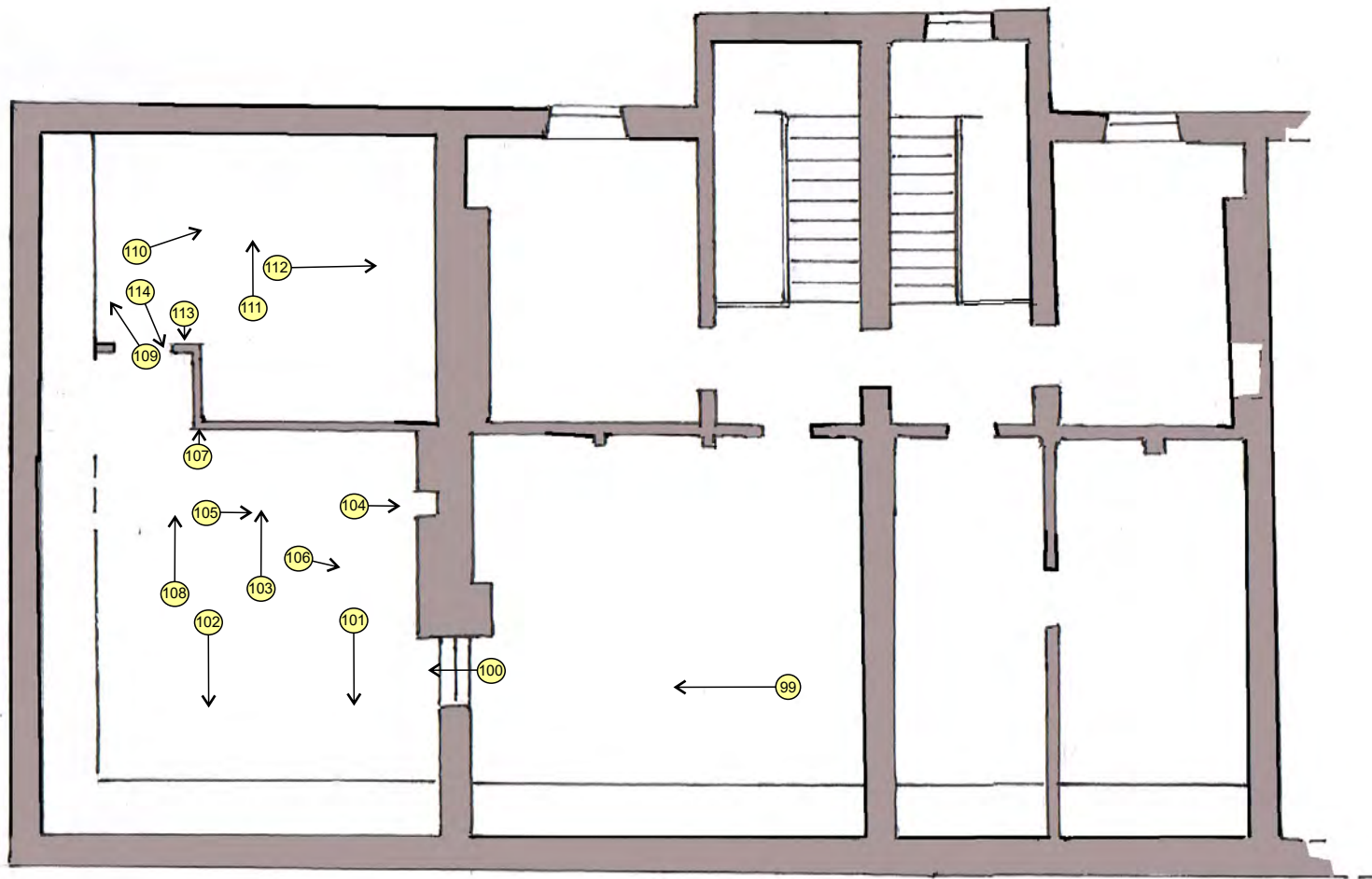
		cornice.
99	Attic, 22/10/21	View looking WSW along central part of attic space.
100	"	View looking WSW down steps into SW room of attic space.
101	"	View looking SSE at east side of SW room of attic space.
102	"	View looking SSE at west side of SW room of attic space.
103	"	View looking NNW along the central part of the SW room of the attic space.
104	"	View looking ENE at detail of small fireplace in the east wall of the SW room in the attic space.
105	"	View looking ENE at east wall of the SW room in the attic space.
106	"	View looking east at upper portion of east wall of SE room in the attic space.
107	"	Detail of early-mid 20th century crabtree bakelite toggle light-switch, located in the north wall of the SW room in the attic space.
108	"	View looking NNW along the west side of the SW attic room, towards the entrance to the NW attic room.
109	"	View looking WNW under the rafters, just inside the entrance to the attic NW room.
110	"	View looking NE across the attic, NW room.
111	"	View looking NNW at NW room in attic space.
112	"	View looking ENE along NW room in attic space.
113	"	View looking SSE at detail of early-mid 20th century crabtree bakelite toggle light-switch in NW room of attic space.
114	"	View looking SE, through entrance from NW room to SW room of attic space.



Illus. 10: Locations of photographs captured in Historic Building Recording, shown on a ground floor plan of 'The Rabbit'. Scale 1:200.



Illus. 11: Locations of photographs captured in Historic Building Recording, shown on a first floor plan of 'The Rabbit'. Green circles relate to stairway above that shown. Scale 1:200.



BISHOPWEARMOUTH 'THE RABBIT'

Sketch Plan of Attic Floor

PFR Oct 2021

Illus. 12: Locations of photographs captured in Historic Building Recording, shown on a sketch plan of the attic floor of 'The Rabbit'.

3. BUILDING DESCRIPTION

3.1 Building introduction

This property comprises three former terrace houses, today a bar, at the west end of High Street and on its north side, with their western return fronting onto Paley Street. The terrace steps gently downhill to the west, with the slope of the ground; the central and eastern houses are at the same level, the western at a slightly lower level.

The front wall seems to be of coursed stone, with ashlar dressings (including rusticated quoins to the upper part of the south-west corner), now painted black; the western return (to Paley Street) is of brick, in stretcher bond, again painted black, and the roof is of Welsh slates (on no.3 recently renewed) with a plain brick ridge stack between nos. 1 and 2, and another between 3 and 4.

3.2 Exterior

The ground floor of the front elevation appears of relatively recent date, with shop fronts to each section, those of the central and eastern houses having a glazed door. The shop fronts of the western and central sections have panelled lower sections, and recessed glazed panels between incurved jambs with pseudo-rustication, and are articulated by plain pilasters rising to simple panelled consoles; that of the eastern part has full-height glazed panels and a plain fascia.

The first floor has a symmetrical arrangement of three windows to each section, all with architrave surrounds, those of the western and central sections with broken pediments; all hold four-pane sash windows with slender central glazing bars.

The roof is tall, concealing a full-height attic, with some small roof lights; that of the western section has a hip at its end.

The west (Paley Street) elevation has a shop front of a similar type to those on the front, but narrower, set within a broader earlier opening, now infilled. Above are two older windows, again 4-pane sashes, but in plain surrounds, with wedge lintels. To the l. (north) the elevation continues as the side wall of a rear wing (maintaining the same eaves-height but with lower roof, hipped to the left) which has two blocked windows on the ground floor, which may be of no great age, and another 19th-century 4-pane wedge-lintel sash above.

The rear elevation of the property has been extended and much altered; no pre-20th century features appear to remain. The 1st edition Ordnance Survey map of 1858 (Illus. 04) which would seem to show the terrace in its original form, shows no.1 as having a narrow rear wing, with each pair of the six houses further east sharing a broader wing. Later maps show the rear wings being extended, altered, and assimilated into a general mass of building.

3.3 Interior

The ground and first floors of the property have been completely remodelled into largely open-plan bar areas, and other than a few sections of former party walls, now encased in modern material, nothing of the original fabric survives. The same is true for the first floor, with the exception of the stairs in the central and eastern sections. The stair in the central section rises from the ground floor, but its lower section at least is a recent reconstruction. It is of dogleg form with shaped tread ends, stop-chamfered stick balusters, a moulded grip handrail and square newels with flat moulded caps; there is a moulded skirting board, and a moulded plaster ceiling cornice to the lower part of the stair well. The stair in the eastern

section is rather plainer (with unchamfered balusters, and without newels), and only survives between the first floor and the attic.

As quite often happens, it is the second floor/attic that has escaped major alterations, with brick party walls and stud and lath partitioning into smaller rooms. The floors are of boards c 160mm wide. The central and eastern sections have a rear wall that rises to a full three storeys, with windows that have splayed reveals; that in the eastern section has an old boarded shutter with drilled holes for ventilation. The two parallel stairs are accommodated in a shallow projection from the rear wall, and the eastern stair has a stair window, a 9-pane casement with old external iron bars, and a cupboard on the east side of its landing with a door of four fielded panels. The central section stair rises to a lobby with three doors that retain old moulded architraves. The western attic (reached by descending three steps from the central one) has remains of a fireplace on the party wall, and is divided by an axial stud partition, the northern room being unlit. There are further stud partitions to the eaves, and dividing the eastern attic into three rooms (in addition to its stair well). The roof has king-post trusses with raking struts from tie to principals, and one level of purlins, resting on the backs of the principals and held in place by trapezoidal purlin cleats.

APPENDIX 01: *The Photographic Record – Image Sequence.*

Exterior views, 22nd October 2021



Photo 01. South elevation, prior to renovation works.



Photo 02. West elevation, prior to renovation works.

Exterior views, 14th April 2022

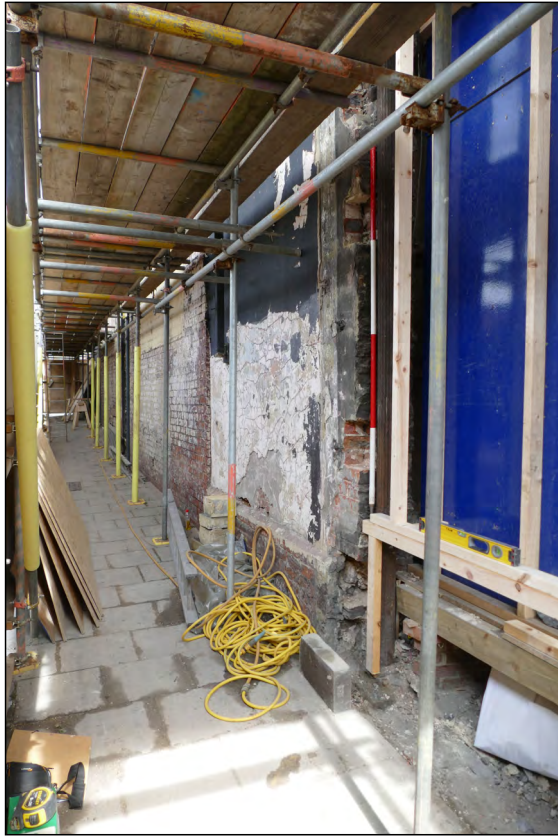


Photo 03. Ground floor exterior, view looking NNW from near the SW corner.



Photo 04. Ground floor exterior, view looking ENE at detail of north-westernmost cast-iron column, supporting the 'shop-frontage'.



Photo 05. Ground floor exterior, view looking SE at detail of south-westernmost cast-iron column, supporting the 'shop-frontage'.



Photo 06. Ground floor exterior, view looking ENE at detail of south-westernmost cast-iron column, supporting the 'shop-frontage'.

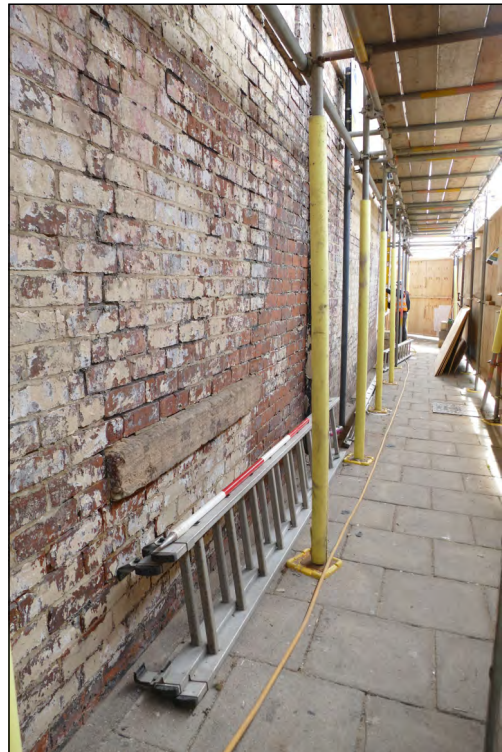


Photo 07. Ground floor exterior, view looking SSE along the west elevation from near the NW corner.



Photo 08. Ground floor exterior, view looking ENE at timber lintel in the west wall.



Photo 09. Interface between ground and first floors, view looking NW across the south wall, with detail of iron girder and column where High Street West No. 1 extends from No. 2.



Photo 10. Interface between ground and first floors, view looking NNW at lower part of crumbling window architrave and lintel in the south wall, easternmost window of High Street West No. 1.



Photo 11. Interface between ground and first floors, view looking NNW at lower part of crumbling window architrave and lintel in the south wall, centre-east window of High Street West No. 1.



Photo 12. Interface between ground and first floors, view looking NNW at lower part of crumbling window architrave and lintel in the south wall, centre-west window of High Street West No. 1.

Exterior views, 14th April 2022



Photo 13. Interface between ground and first floors, view looking NNW at SW corner of south wall, showing detail of iron girder and column for the 'shop-front' facade.



Photo 14. First floor exterior, view looking WSW along south wall of High Street West Nos. 1-2.



Photo 15. First floor exterior, view looking NNW at detail of easternmost window in south wall of High Street West No. 2.



Photo 16. Interface of first floor exterior and roof, view looking WSW along the south wall of High Street West No. 2.



Photo 17. Interface of first floor exterior and roof, view looking NNW at detail of upper portion of central window in High Street West No. 2.



Photo 18. External roof of High Street West Nos. 2-3, view looking ENE.

Exterior views, 14th April 2022



Photo 19. Interface of first floor exterior and roof, view looking ENE along the south wall of High Street West No. 1.



Photo 21. Interface of first floor exterior and roof, view looking NNW at detail of upper portion of westernmost window in High Street West No. 1.



Photo 20. Interface of first floor exterior and roof, view looking NNW at SW corner of south wall.



Photo 22. Interface of first floor exterior and roof, view looking NNW along the west wall of High Street West No. 1.

Exterior views, 14th April 2022



Photo 23. External roof, view looking WSW along apex ridge of High Street West No. 1.



Photo 24. External roof, view looking NW towards the rear of High Street West No. 1.

Exterior views, 16th June 2022



Photo 25. Exterior first floor, view looking NE at repair work to quoins in SW corner.



Photo 26. Exterior first floor, view looking ENE from the SW corner.



Photo 27. Exterior first floor, view looking NW at repairs to westernmost window in south wall.



Photo 28. Exterior first floor, view looking NE at window repairs in south wall.

Exterior views, 16th June 2022



Photo 29. Exterior first floor, view looking NNW at sill and architrave repairs to westernmost window of No. 2 High Street West, south wall.



Photo 31. Exterior first floor, view looking NNW at detail of architrave repairs to westernmost window of No. 2 High Street West, south wall.



Photo 30. Exterior first floor, view looking NNW at upper architrave repairs to westernmost window of No. 2 High Street West, south wall.



Photo 32. Exterior first floor, view looking NNW at upper architrave repairs to central window of No. 2 High Street West, south wall.

Exterior views, 16th June 2022



Photo 33. Exterior first floor, view looking NNW at sill repairs to central window of No. 2 High Street West, south wall.



Photo 35. Exterior first floor, view looking NNW at upper architrave repairs to easternmost window of No. 2 High Street West, south wall.



Photo 34. Exterior first floor, view looking NNW at sill and architrave repairs to easternmost window of No. 2 High Street West, south wall.



Photo 36. Exterior first floor, view looking NE at detail of architrave repairs to easternmost window of No. 2 High Street West, south wall.

Exterior views, 16th June 2022



Photo 37. Interface between first and ground floors, exterior, south wall, view looking NE at repointed stonework.



Photo 38. Interface between first and ground floors, exterior, south wall, view looking WNW at repointed stonework.



Photo 39. Broad view looking NW at 'The Rabbit', whilst undergoing renovation work.



Photo 40. Broad view looking North at 'The Rabbit', whilst undergoing renovation work.

Exterior views, 13th July 2022



Photo 41. Broad view looking NNW at 'The Rabbit', towards the end of renovation work.



Photo 42. Broad view looking NE at 'The Rabbit', towards the end of renovation work.



Photo 43. Broad view looking ENE at 'The Rabbit', towards the end of renovation work.



Photo 44. Exterior view looking west along upper portion of 'shop-front' facade forming south elevation of High Street West Nos. 1-2.

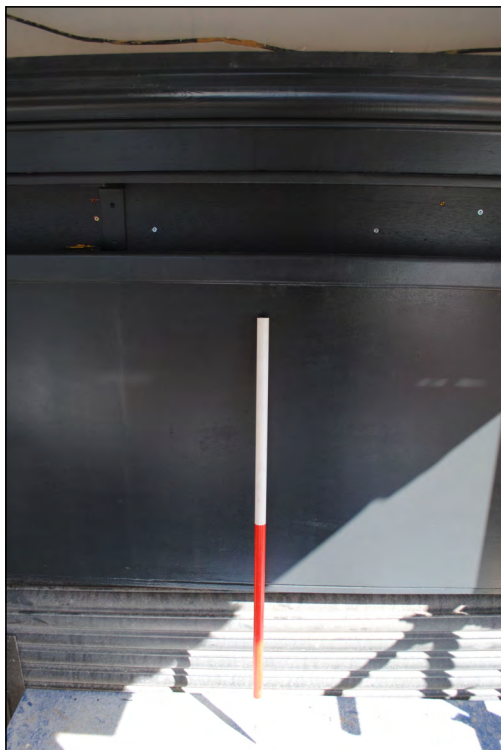


Photo 45. View looking NNW at detail of upper architrave over the main entrance to The Rabbit.



Photo 46. View looking NNW at finished sill of easternmost window in No. 2 High Street West, south wall, first floor.



Photo 47. View looking NNW at finished sill of central window in No. 2 High Street West, south wall, first floor.



Photo 48. View looking NNW at finished sill of westernmost window in No. 2 High Street West, south wall, first floor.

Exterior views, 13th July 2022



Photo 49. Exterior view looking NE along upper portion of 'shop-front' facade forming south elevation of High Street West Nos. 1-2.



Photo 50. Exterior first floor, view looking west along finished windows in the south wall of High Street West Nos. 1-2.



Photo 51. Exterior first floor, view looking NNW at finished easternmost window in the south wall of High Street West No. 2.



Photo 52. Exterior first floor, view looking NNW at detail of finished architrave in easternmost window in the south wall of High Street West No. 2.

Exterior views, 13th July 2022



Photo 53. Exterior first floor, view looking NW at finished central window in the south wall of High Street West No. 2.



Photo 54. Exterior first floor, view looking NNW at finished architrave detail in easternmost window in the south wall of High Street West No. 2.



Photo 55. Exterior first floor, view looking North at finished easternmost window in the south wall of High Street West No. 2.



Photo 56. Exterior first floor, view looking NE along finished windows in the south wall of High Street West Nos. 1-2.

Exterior views, 13th July 2022



Photo 57. Exterior first floor, view looking NNW at finished upper architrave detail in easternmost window in the south wall of High Street West No. 1.



Photo 58. Exterior first floor, view looking NNW at finished architrave detail in easternmost window in the south wall of High Street West No. 1.



Photo 59. Exterior first floor, view looking NNW at finished quoin and architrave work in the SW corner of High Street West No. 1.



Photo 60. Exterior first floor, view looking ENE along finished windows in the south wall of High Street West Nos. 1-2.

Exterior views, 13th July 2022



Photo 61. Exterior first floor, view looking NE at finished quoin work in the SW corner of High Street West No. 1.



Photo 62. Exterior view looking NNW along upper portion of 'shop-front' in the west elevation of High Street West No. 1.



Photo 63. Exterior view looking ENE at upper portion of 'shop-front' in the west elevation of High Street West No. 1.



Photo 64. As 63, but a little to the north, showing detail of the finished southernmost sill above the 'shop-front' in the west wall.



Photo 65. View looking NNW at concentric iron brackets bolted to the west wall of No. 1 High Street West.



Photo 66. Detail of large concentric iron bracket, bolted on to the west wall of No. 1 High Street West, beneath the most central window.



Photo 67. Exterior of west wall, view looking ENE showing detail of the finished sill in the most central window.



Photo 68. Exterior of west wall, view looking ENE at blocked opening with lintel and sill, towards the north end of No. 1.

Exterior views, 13th July 2022



Photo 69. Exterior of west wall, view looking north at a second blocked opening with lintel and sill at the north end of No. 1.



Photo 70. Exterior first floor, view looking SSE along west wall of No. 1 High Street West.



Photo 71. Exterior first floor, view looking SSE at finished sill in northernmost window of west wall, No. 1 High Street West.



Photo 72. Exterior first floor, view looking NNW along west wall of No. 1 High Street West.

Exterior views, 13th July 2022



Photo 73. Exterior first floor, view looking NNW along west wall of No. 1 High Street West from the SW corner.



Photo 74. Exterior first floor, view looking ENE along south wall of No. 1 High Street West from the SW corner.



Photo 75. Interface of first floor exterior and roof, view looking WNW along the finished south wall of High Street West No. 1.



Photo 76. Interface of first floor exterior and roof, view looking ENE along the finished south wall of High Street West No. 2.

Interior views, 22nd October 2021



Photo 77. Interior ground floor, view looking north in the central area of The Rabbit.

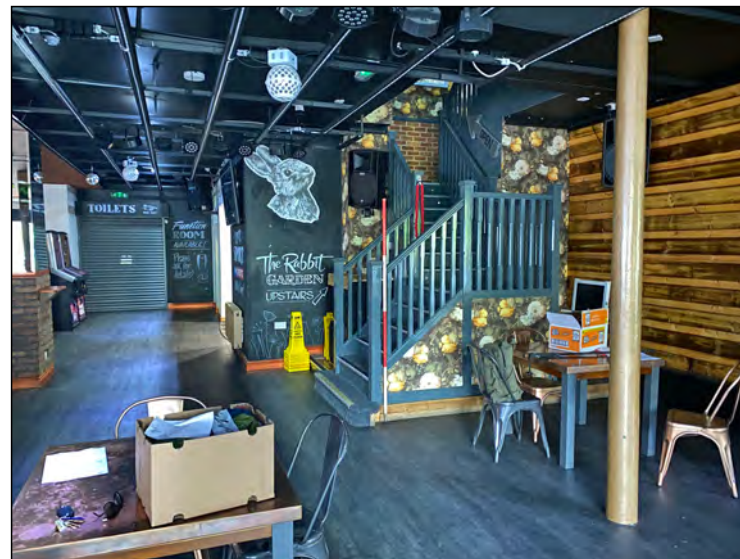


Photo 78. Interior ground floor, view looking NNW in the central area of The Rabbit.



Photo 79. Interior ground floor, view looking SSW in the west area of The Rabbit.



Photo 80. Interior ground floor, view looking WSW at the west wall in the NW portion of The Rabbit.

Interior views, 22nd October 2022



Photo 81. Interior ground floor, view looking WSW at detail of brickwork in the west wall at the NW portion of The Rabbit.

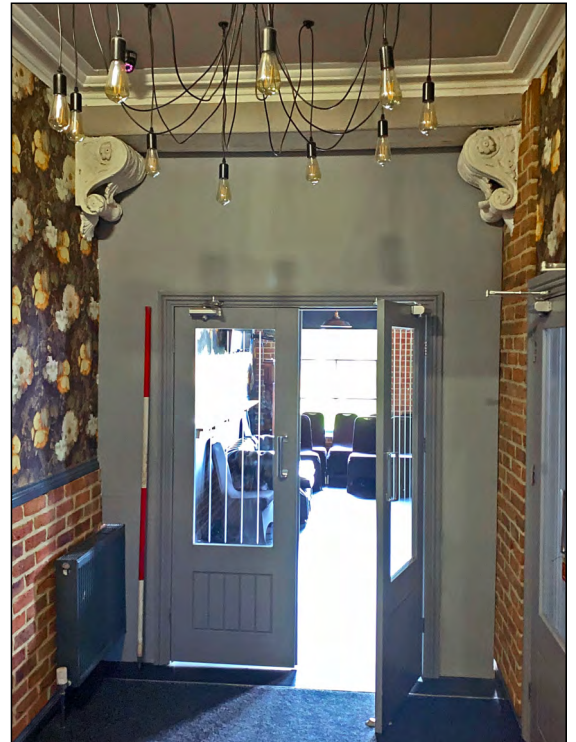


Photo 82. Interior ground floor, view looking NNW along corridor with doorway towards the NW corner of The Rabbit.



Photo 83. View looking NW at scrolled bracket with leaf decoration, located at the doorway in the corridor at the NW area of The Rabbit interior.



Photo 84. Detail of second bracket, opposite 83.

Interior views, 22nd October 2021



Photo 85. Interior first floor, view looking SW at the south end of The Rabbit.



Photo 86. Interior first floor, view looking SSE at the westernmost window in the south wall No. 2 High Street West.



Photo 87. Interior first floor, view looking WSW at windows in the south wall of No. 1 High Street West.



Photo 88. Interior first floor, view looking SSE at westernmost window in the south wall of No. 1 High Street West.

Interior views, 22nd October 2021



Photo 89. Interior view looking NNW down the stairs from outside the toilets located in the SE corner of the first floor, No. 3 High Street West.



Photo 90. A metre or so south of 89, with detail of scrolled brackets with leaf design, located at the top of the stairs.



Photo 91. Detail of scrolled bracket with leaf design, as in 90. View looking WSW.



Photo 92. Detail of scrolled bracket with leaf design, as in 90. View looking NNW.

Interior views, 22nd October 2021



Photo 93. Door to storage cupboard on mid-stair landing (see Pic. 97).

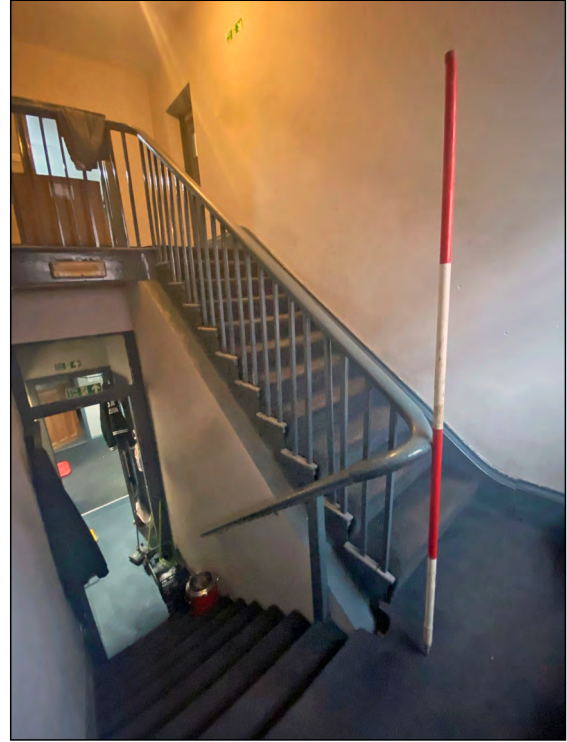


Photo 94. Oblique view to loft landing from mid-stair landing, with view down to 1st floor.

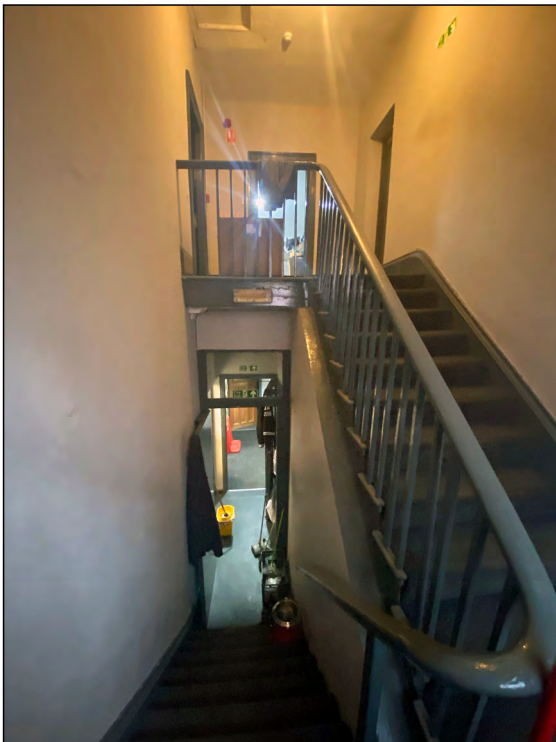


Photo 95. Towards loft landing.



Photo 96. Door on loft landing at top of back stairs (left door in Pic. 95).

Interior views, 22nd October 2021

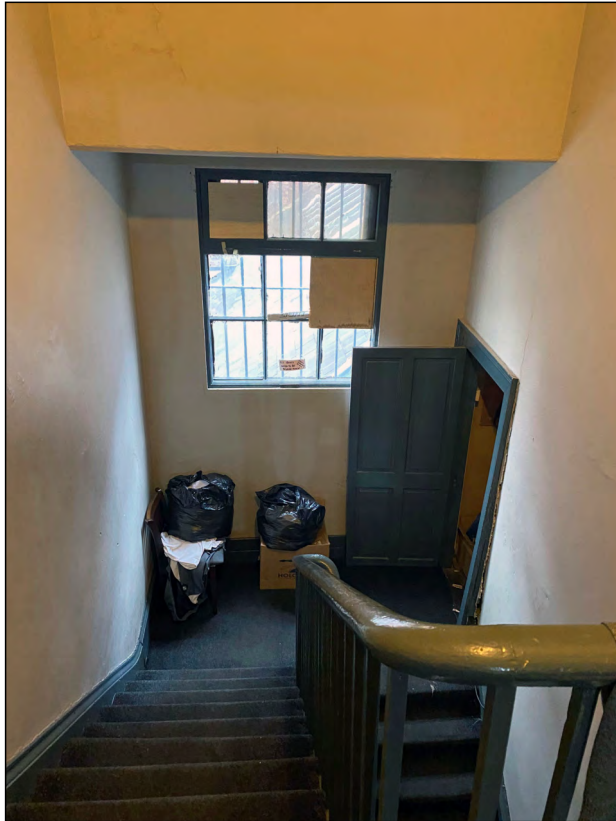


Photo 97. View from loft landing to mid-stair landing with storage cupboard to right of view.



Photo 98. Interior ground floor, west wall, view looking SSW at regency cornice.

Attic interior views, 22nd October 2021



Photo 99. View looking WSW along central part of attic space.

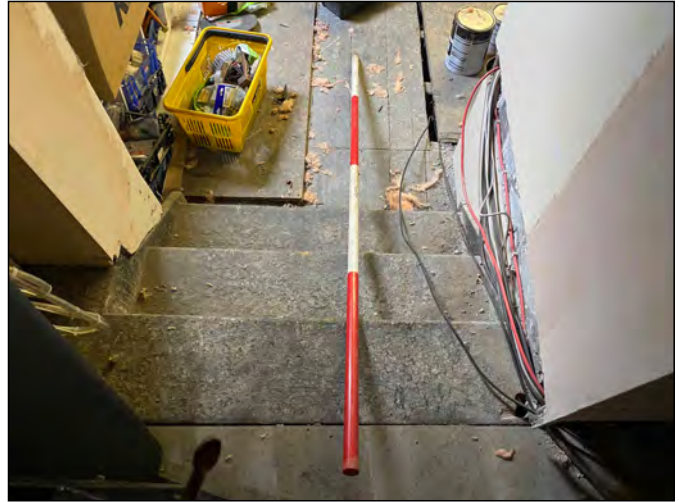


Photo 100. View looking WSW down steps into SW room of attic space.



Photo 101. View looking SSE at east side of SW room of attic space.

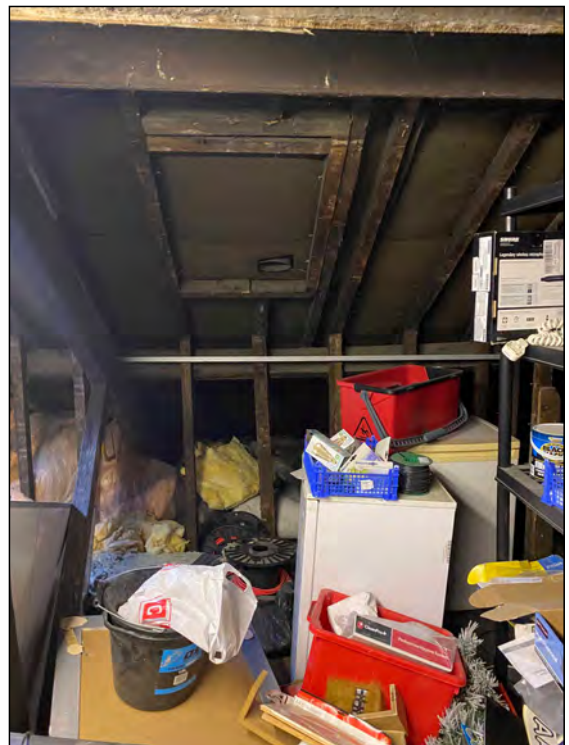


Photo 102. View looking SSE at west side of SW room of attic space.

Loft interior views, 22nd October 2021



Photo 103. View looking NNW along the central part of the SW room of the attic space.



Photo 104. View looking ENE at detail of small fireplace in the east wall of the SW room in the attic space.



Photo 105. View looking ENE at east wall of the SW room in the attic space.



Photo 106. View looking east at upper portion of east wall of SE room in the attic space.

Loft interior views, 22nd October 2021



Photo 107. Detail of early-mid 20th century crabtree bakelite toggle light-switch, located in the north wall of the SW room in the attic space.

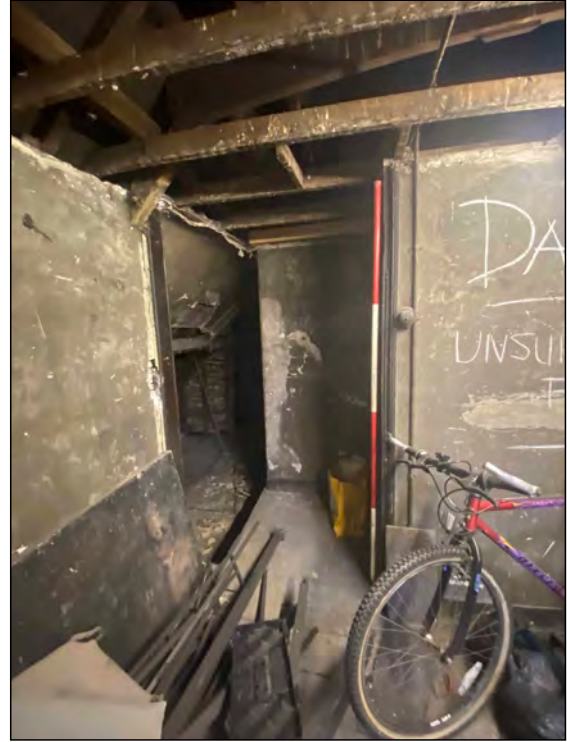


Photo 108. View looking NNW along the west side of the SW attic room, towards the entrance to the NW attic room.



Photo 109. View looking WNW under the rafters, just inside the entrance to the attic NW room.



Photo 110. View looking NE across the attic, NW room.

Loft interior views, 22nd October 2021



Photo 111. View looking NNW at NW room in attic space.

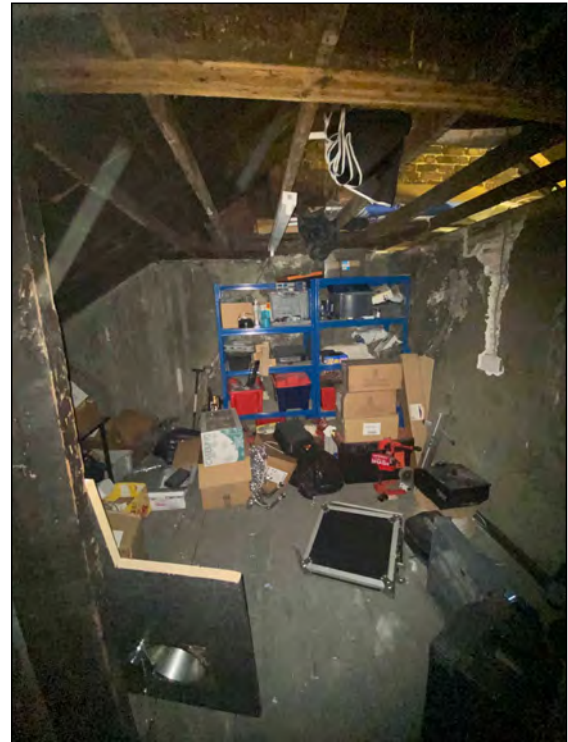


Photo 112. View looking ENE along NW room in attic space.

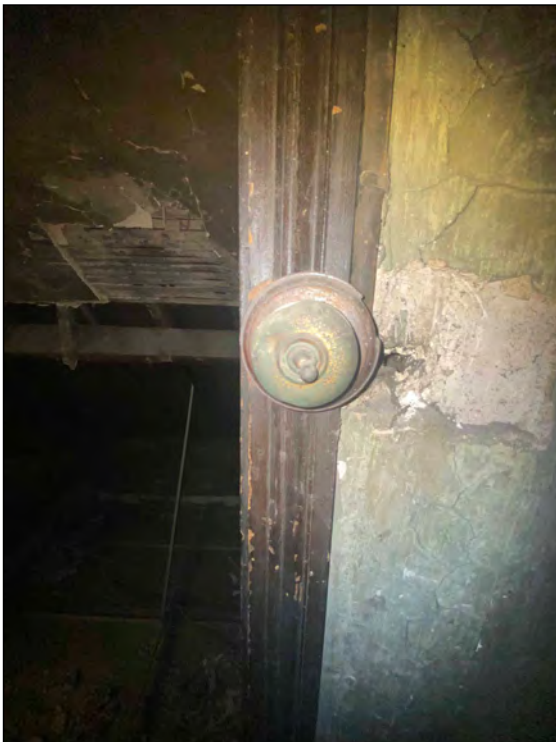


Photo 113. View looking SSE at detail of early-mid 20th century crabtree bakelite toggle light-switch in NW room of attic space.

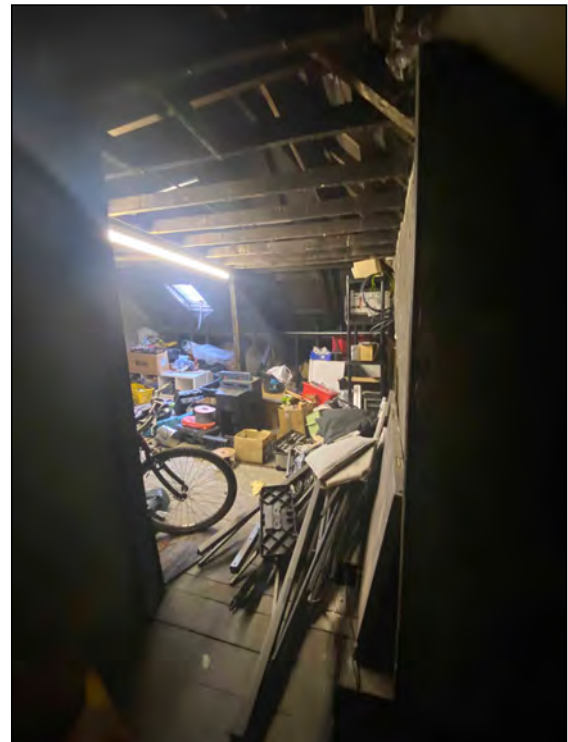


Photo 114. View looking SE, through entrance from NW room to SW room of attic space.

The Archaeological Practice Ltd.



Westmorland House, Elswick East Terrace,
Newcastle upon Tyne, NE4 7LJ
Tel: 0191 273 0777; Fax: 0191 273 1777
Email: info@archaeologicalpractice.co.uk
Web: www.archaeologicalpractice.co.uk