
***VANBRUGH HOUSE,
BRIDLE PATH, EAST BOLDON,
SOUTH TYNESIDE***

ARCHAEOLOGICAL WATCHING BRIEF



FEBRUARY 2023

***The Archaeological
Practice Ltd.***



VANBRUGH HOUSE,
BRIDLE PATH, EAST BOLDON,
SOUTH TYNESIDE

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Frontispiece: View looking north-east during foundation trenching for an extension to Vanbrugh House, East Boldon in February 2023.

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Client:	<i>Mr David Fasa</i>

CONTENTS

SUMMARY

1. INTRODUCTION
2. AIMS AND OBJECTIVES
3. METHODOLOGY
4. RESULTS
5. CONCLUSIONS
6. REFERENCES

APPENDIX 1:

*Existing and Proposed Ground Plans, Vanbrugh House, East Boldon.
By Fitz Architects, Sunderland, July 2021.*

APPENDIX 2:

*TWAS reference: MON18041. Specification for Archaeological Monitoring at Vanbrugh House, Bridle Path, East Boldon, NE36 OPA.
By Tyne and Wear Archaeology Service, 24th February 2022.*

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ILLUSTRATIONS

Front Cover: View looking north towards the rear of Vanbrugh House during excavations associated with the construction of a rear extension to the property in February 2023.

Frontispiece: View looking north-east during foundation trenching for an extension to Vanbrugh House, East Boldon in February 2023.

Location Maps and Plans:

- **Illus. 01:** Regional view, showing the location of East Boldon (circled in red), near Sunderland in the north-east of England.
- **Illus. 02:** Town view, showing the location of the Watching Brief Site (circled in red), near the western boundary of East Boldon.
- **Illus. 03:** Street view, showing the location of the Watching Brief Site (bounded in red), formerly divided into Camp Side & Camp Villa but now reinstated as a single property named Vanbrugh House.

Historic Maps & Documents:

- **Illus. 04:** Extract from the 1st edition Ordnance Survey plan, 25 inch series, 1876, showing the watching brief site (bounded in red) as an empty plot/field.
- **Illus. 05:** Extract from the 2nd edition Ordnance Survey plan, 25 inch series, 1896, showing the watching brief site (bounded in red) containing the house.
- **Illus. 06:** Extract from the 3rd edition Ordnance Survey plan, 25 inch series, 1919, showing the watching brief site (bounded in red) as an empty plot/field.
- **Illus. 07:** Extract from the 4th edition Ordnance Survey plan, 25 inch series, 1939, showing the watching brief site (bounded in red).
- **Illus. 08:** Extract from the 1959 edition Ordnance Survey plan, 1:750 scale (reduced), showing the watching brief site (bounded in red).
- **Illus. 09:** Extract from the 1971 edition Ordnance Survey plan, 1:750 scale (reduced and N-S perspective observed to be shortened), showing the watching brief site (bounded in red).

Archaeological Plans:

- **Illus. 10:** Site plan, showing the location of foundation trenches (outlined in red and with letters keyed to photographic record) monitored under watching brief conditions, Vanbrugh House, East Boldon.
- **Illus. 11:** Two metre sample section of E-A (north facing), showing stratigraphic make-up of exposed foundations for a post-1970s structure, possibly a garage.

Photographic Record of Archaeological Watching Brief:

- *Photo 01. Broad view, looking north at new foundation trenches for proposed extension to Vanbrugh House, with the earlier footing of a recently demolished conservatory visible.*
- *Photo 02. Broad view, looking east at the extension plot for Vanbrugh House at the start of foundation trenching.*
- *Photo 03. Foundation trench A-B, view looking east.*
- *Photo 04. Foundation trench B-A, view looking west.*
- *Photo 05. Foundation trench B-E, north facing section.*
- *Photo 06. Foundation trench E-A, north facing section showing details of modern foundation, possibly a post-1970s garage structure.*
- *Photo 07. Foundation trench E-A, oblique view looking south-west, showing modern foundation of possible post-1970s garage structure.*
- *Photo 08. Foundation trench A-E, south facing section at west end of trench, showing foundation of recently demolished conservatory.*
- *Photo 09. Foundation trench A-C, view looking north.*
- *Photo 10. Foundation trench C-A, view looking south.*
- *Photo 11. Foundation trench F-E, view looking north-west.*
- *Photo 12. Foundation trench G-F, view looking west.*
- *Photo 13. Foundation trench G-D, view looking north.*
- *Photo 14. Foundation trench G-D, view looking south.*
- *Photo 15. Foundation trench F-G, view looking east.*
- *Photo 16. Broad view across site following foundation trench excavations, looking north-west from G.*

SUMMARY

An archaeological watching brief was conducted in February 2023 at the behest of Mr David Fasa, to mitigate the impact of groundworks associated with the construction of a single storey rear glazed extension to Vanbrugh House, East Boldon, South Tyneside.

The watching brief and reporting thereafter, were required as conditions of planning (ST/0892/21/HFUL) issued by South Tyneside Council, and substantiated by the Tyne and Wear Archaeology Service in a specification document (MON18041).

Vanbrugh House lies within East Boldon Conservation Area and is included within the Tyne and Wear Heritage Environment Record (HER 8507), which describes it as an imposing late Victorian double-fronted villa, noted for its simple classical symmetry and formal gardens. The house is located within the boundary of East Boldon Village (HER 955), which is thought to have existed from at the least the Medieval period. The earliest reference to Boldon is 1183 in the Boldon Book, a survey of land belonging to the Bishop of Durham for the management of the bishop's estates. Whilst in Hatfield's Survey of 1381 there is no clear division into East and West Boldon, it seems possible that East Boldon had come into existence in the 13th century.

The aim of the project was to record any archaeological remains revealed during the development of the site. It aimed particularly to investigate the extent, character and chronology of any archaeological features present, in order to understand and interpret them with reference to comparable sites.

Accordingly, all excavations were closely monitored by a suitably trained and experienced archaeologist from The Archaeological Practice Ltd. The excavations were carried out by a "Bobcat E26" small mechanical excavator utilizing a flat-bladed ditching bucket.

The results of archaeological watching brief at Vanbrugh House concluded that no archaeological remains were revealed by the groundworks, nor were any stratified archaeological horizons encountered down to natural subsoil levels. The only discernible features identified were the footings of a recently demolished conservatory [03], and additional footings from a post-1970s structure [04], possibly a garage.

Historic Ordnance Survey mapping evidences an abundance of late-19th century outbuildings once existing on the site, until their clearance in the 1930s. Throughout the current foundation trenching, it was perhaps surprising to see a clean homogenous topsoil across the entire site, sitting directly upon natural clay, without any stratigraphic layers in-between or any hint of the previous Victorian structures shown on the old maps. The project concludes therefore, that the rear garden has most-likely been landscaped down to natural clay, at some time after the 1930s, perhaps when the outbuildings were cleared, and with new topsoil brought in to make-up the cleared plot for a new garden. This historic landscaping process has unfortunately removed any archaeological remains that had once potentially existed on the site.

No further archaeological mitigation work is required in association with this scheme or elsewhere within the rear gardens of Vanbrugh House. However, given the potential for significant archaeological remains to exist in the wider East Boldon area, it is recommended that any future developments should be considered on their own merits with respect to the need for archaeological intervention.

1. INTRODUCTION

1.1 **Purpose of the Watching Brief**

1.1.1 This document reports on a process of archaeological monitoring conducted in February 2022, to mitigate the impact of groundworks associated with the demolition of a rear conservatory and construction of a single storey rear glazed extension to Vanbrugh House, East Boldon (*centred upon NGR: NZ 36024 61341*), Sunderland (*see Illus. 01-03 and Appendix 1 – Architect’s Plans*).

1.1.2 The Archaeological Watching Brief follows a Specification for the works set out by the Tyne and Wear Archaeology Service (Appendix 2 - MON18041), which in turn responds to planning conditions 4 and 5 (ST/0892/21/HFUL) issued by South Tyneside Council, which read as follows:

4. Archaeological Watching Brief Condition

No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.

The site is located within an area identified as being of potential archaeological interest. The observation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in accordance with paragraph 205 of the NPPF and South Tyneside’s Local Development Framework Policy DM6.

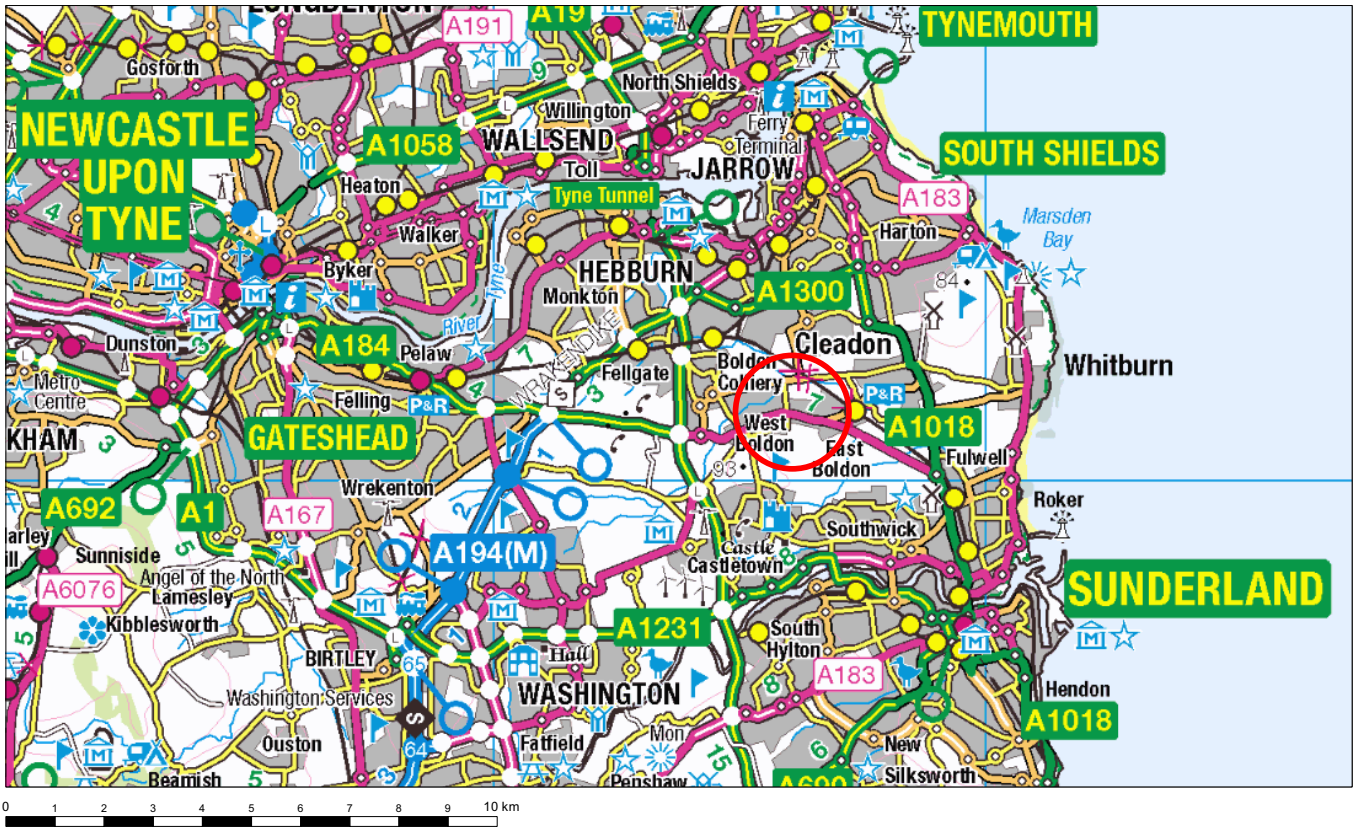
5. Archaeological Watching Brief Report Condition

A report of the results of observations of the groundworks pursuant to condition 4 should be submitted to and approved in writing by the Local Planning Authority within six months of the completion of archaeological monitoring works.

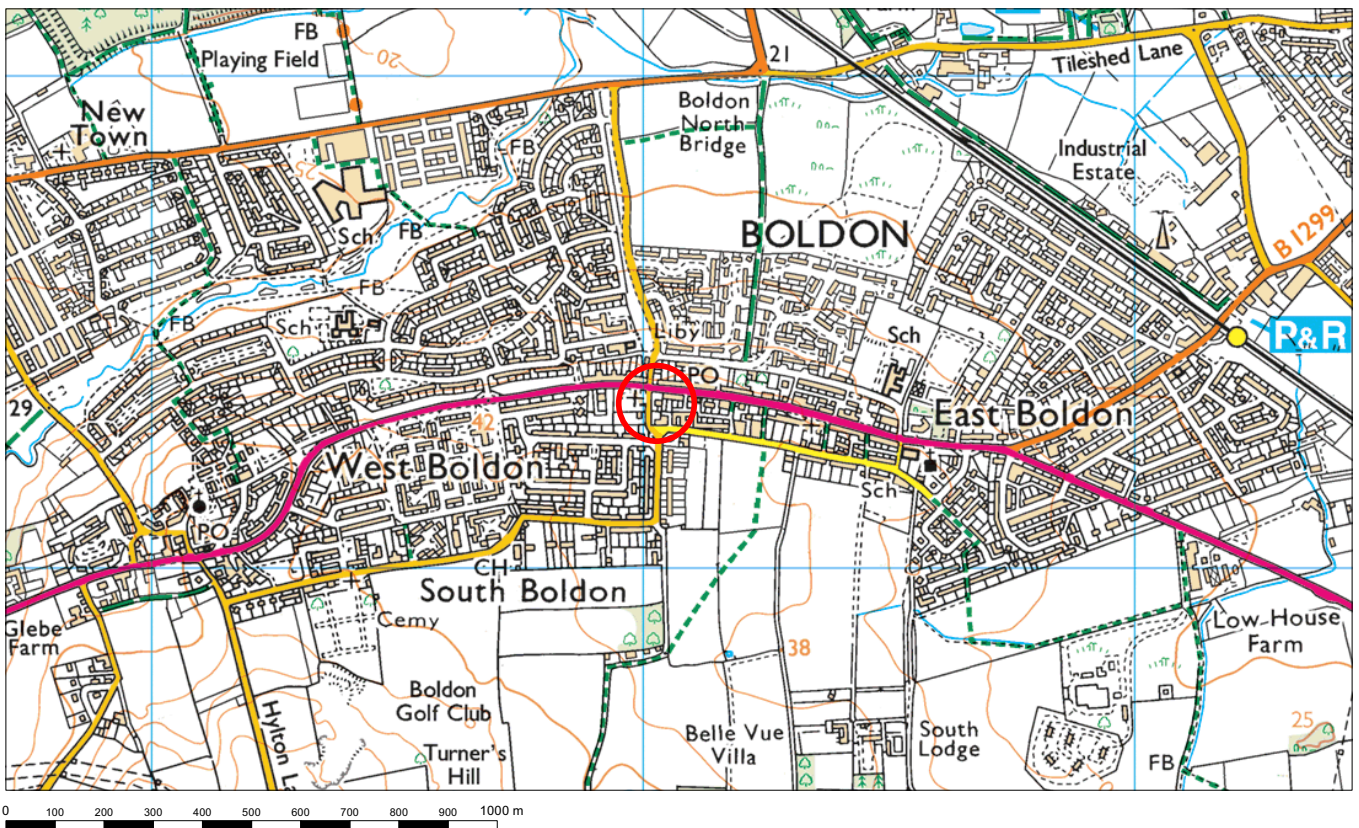
The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, to accord with paragraph 205 of the NPPF and South Tyneside’s Local Development Framework Policy DM6.

1.1.3 The Archaeological Practice Ltd was appointed to oversee the groundworks at the behest of Mr David Fasa of Vanbrugh House, East Boldon.

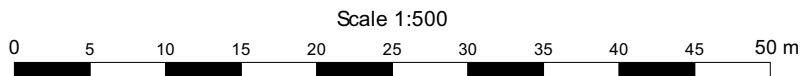
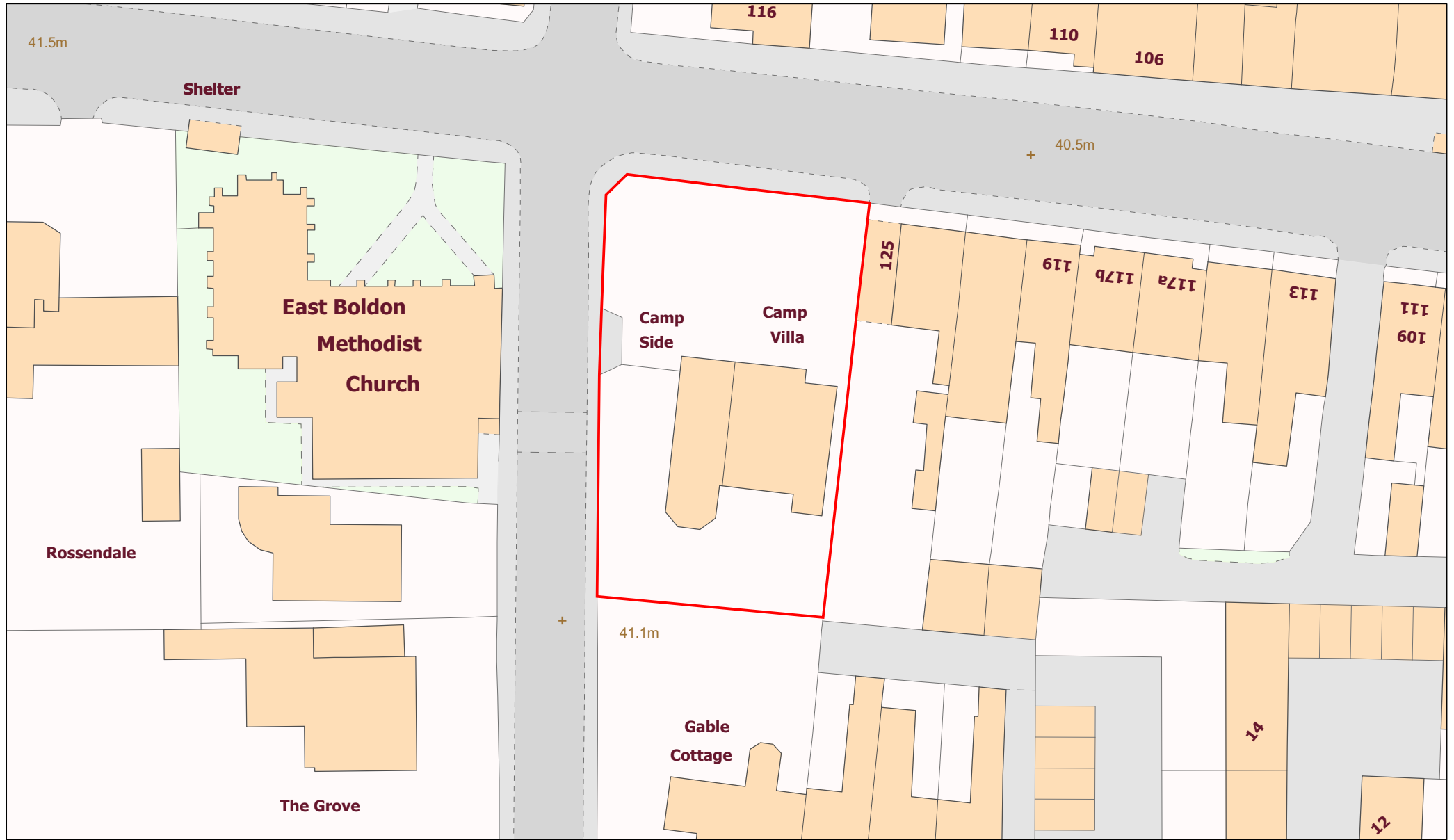
1.1.4 Following discussions with the Archaeology Officer for Tyne and Wear prior to the commencement of works, it was agreed to allow the proposed demolition of the conservatory structure and foundation trenching within its footprint, to proceed without the need for archaeological monitoring. Foundation trenching elsewhere however, was to proceed as per the specification for the project.



Illus. 01: Regional view, showing the location of East Boldon (circled in red), near Sunderland in the north-east of England.



Illus. 02: Town view, showing the location of the Watching Brief Site (circled in red), near the western boundary of East Boldon.



Illus. 03: Street view, showing the location of the Watching Brief Site (bounded in red), formerly divided into Camp Side & Camp Villa but now reinstated as a single property named Vanbrugh House.

1.2 Cultural Heritage Background

1.2.1 Vanbrugh House is included as a record on the Historic Environment Record as Vanborough House & Camp Villa (HER 8507). The house is an imposing late Victorian double-fronted villa and is noted for its simple classical symmetry and formal gardens. The house is located within the boundary of East Boldon Village (HER 955). The earliest reference to Boldon is 1183 in the Boldon Book, a survey of land belonging to the Bishop of Durham for the management of the bishop's estates. Whilst in Hatfield's Survey of 1381 there is no clear division into East and West Boldon, it seems possible that East Boldon had come into existence in the 13th century.

1.2.2 HER 955, East Boldon village

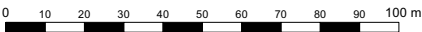
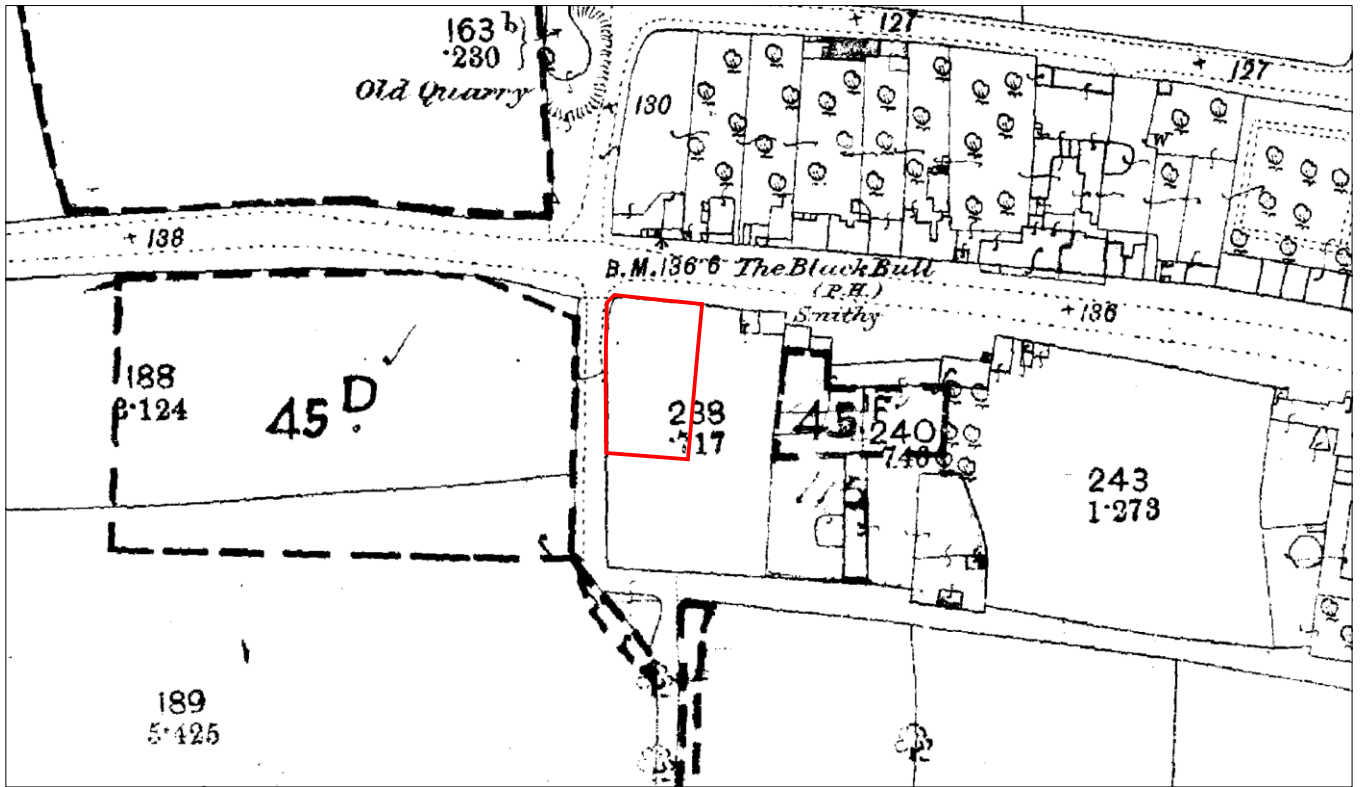
The earliest reference to Boldon dates to 1183 when it formed the model, in Boldon Book (a survey of land belonging to the Bishop of Durham, Hugh du Puiset), for the management of the bishop's estates. Though even in Hatfield's Survey of 1381 there is no clear division into East and West, it seems possible that East Boldon had in fact come into existence in the 13th century - there is reference to "the new moor of East Boldon" in 1283. It presumably represents a split of the old township into two, an occurrence for which there are parallels elsewhere. A two-row plan with green, it still has a very neat, compact outline, rectangular with a back lane on both sides and round the ends.

1.2.3 HER 8507, East Boldon, Front Street, Vanborough House & Camp Villa

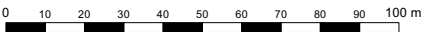
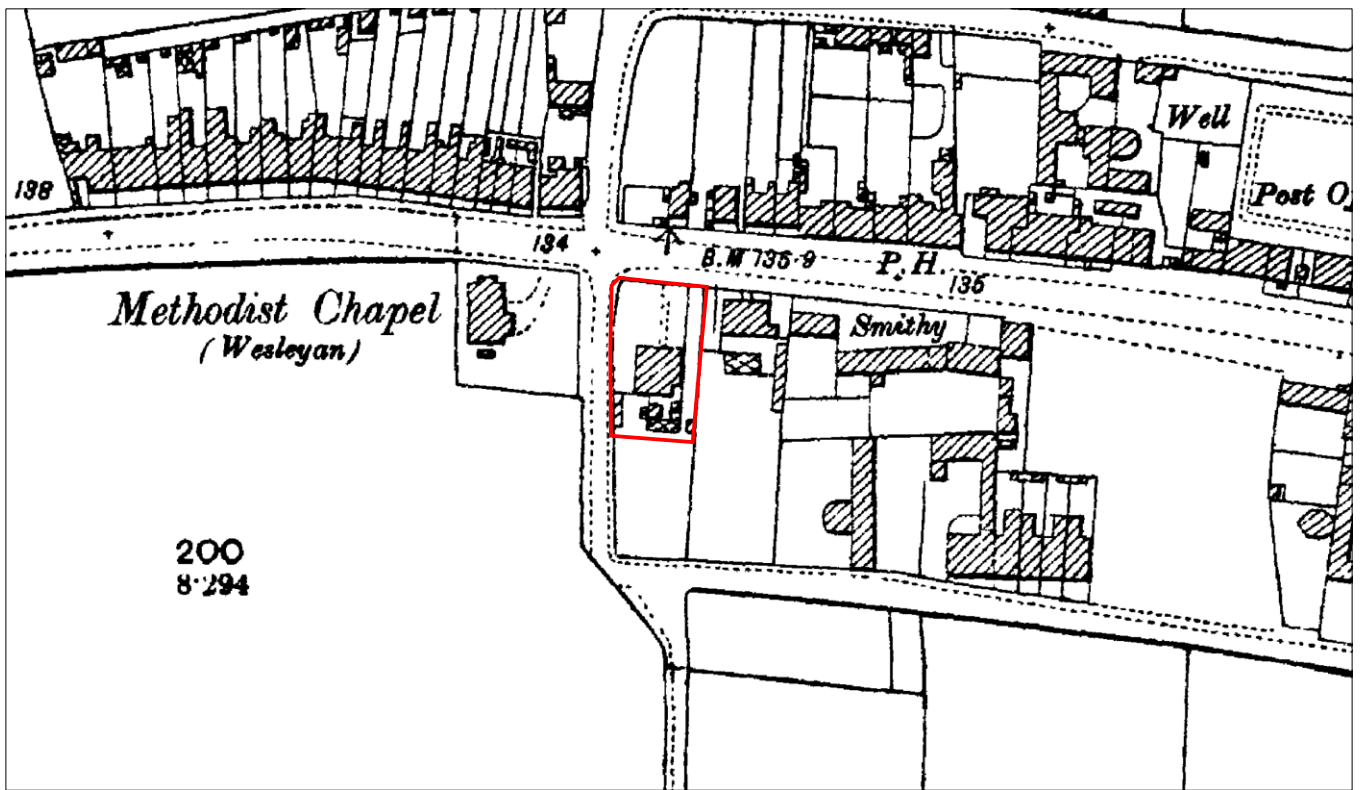
Imposing late Victorian double-fronted villa, now divided into two. Simple classical symmetry elegantly enhanced by formal green gardens. Original front door with fanlight and original windows. Extensions are subordinate. There are old limestone brick walls to the side and rear and tall brick walls to the front.

1.2.4 The house is located within the boundary of East Boldon Conservation Area.

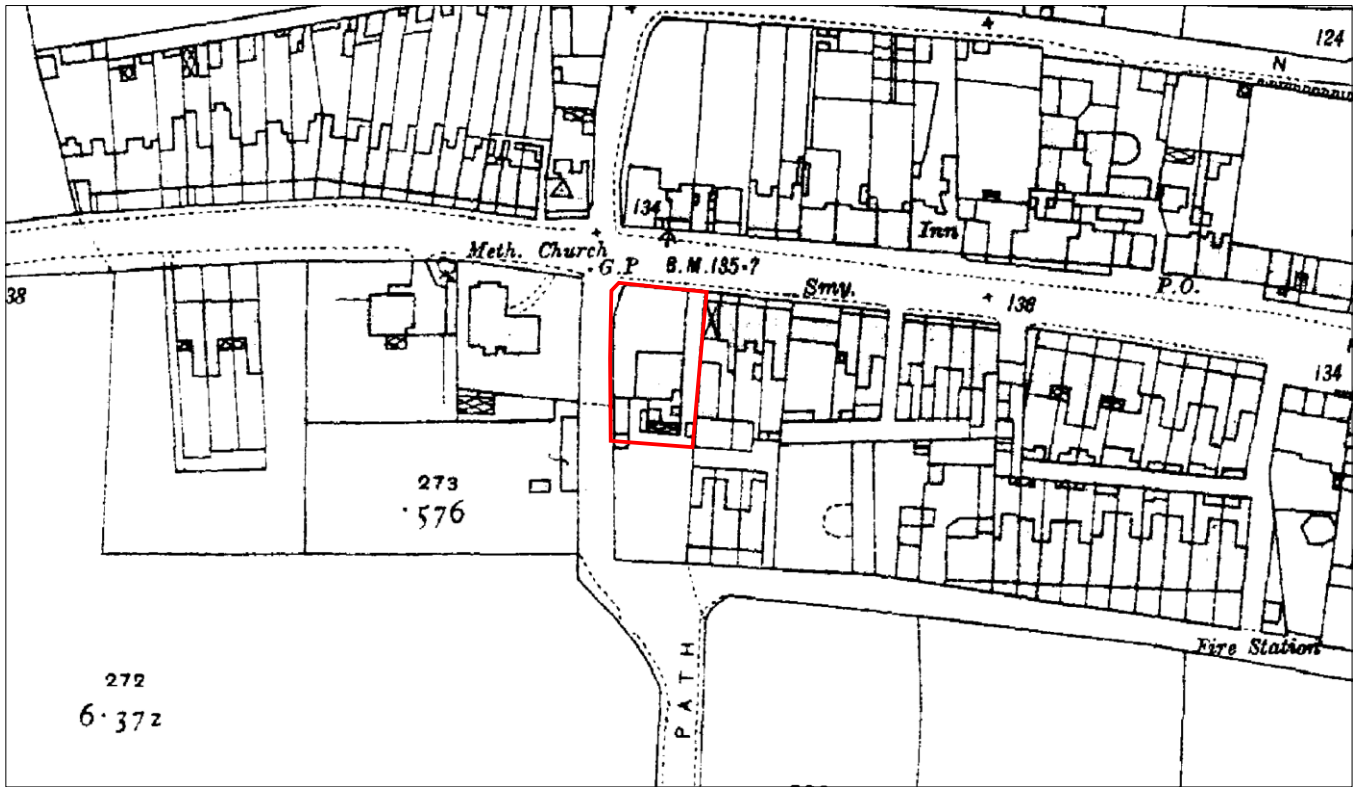
1.2.5 Historic map regression using Ordnance Survey plans (*see Illus. 04-09*) shows significant alterations mainly to the rear of the house and its rear plot since it was constructed in the late-19th century. The first OS map to show the property dates to 1896 (*Illus. 05*), which clearly shows the house in plan as square (except for a small recess in the south-east corner) and with a U-shaped arrangement of outbuildings to the rear - possibly stables etc, a probable coal store in the south-east corner of the plot, and with a small N-S detached range along the western boundary wall within the south-west corner of the plot. By the 1930s (*Illus. 07*) the house has been divided into two properties, with a small N-S aligned extension built along the eastern property's east wall, and with a small southern extension to the western property. All of the outbuildings in the rear plot have been cleared by this time, and a driveway installed across the western two-thirds of the same rear plot. This arrangement continues onto the 1970s map (*Illus. 09*), which is the last OS map to be publicly available. However, a further major rebuild was conducted on the east side of the property in the 1990s (*D. Fasa pers. comm*), using materials and design sympathetic to its Victorian frontage. In addition, at some time after the 1970s, a conservatory was added to the south-west corner of the western property, along with an outbuilding— probably a garage, which sat over the former drive in the rear plot. It is not clear when this outbuilding was demolished, but it does not appear on the modern OS map, nor does it feature on any aerial view from Google Earth, suggesting it was most likely demolished in the 1990s or early 2000s. The conservatory was demolished as part of the current groundworks, but the majority of its foundation pad was left *in situ*.



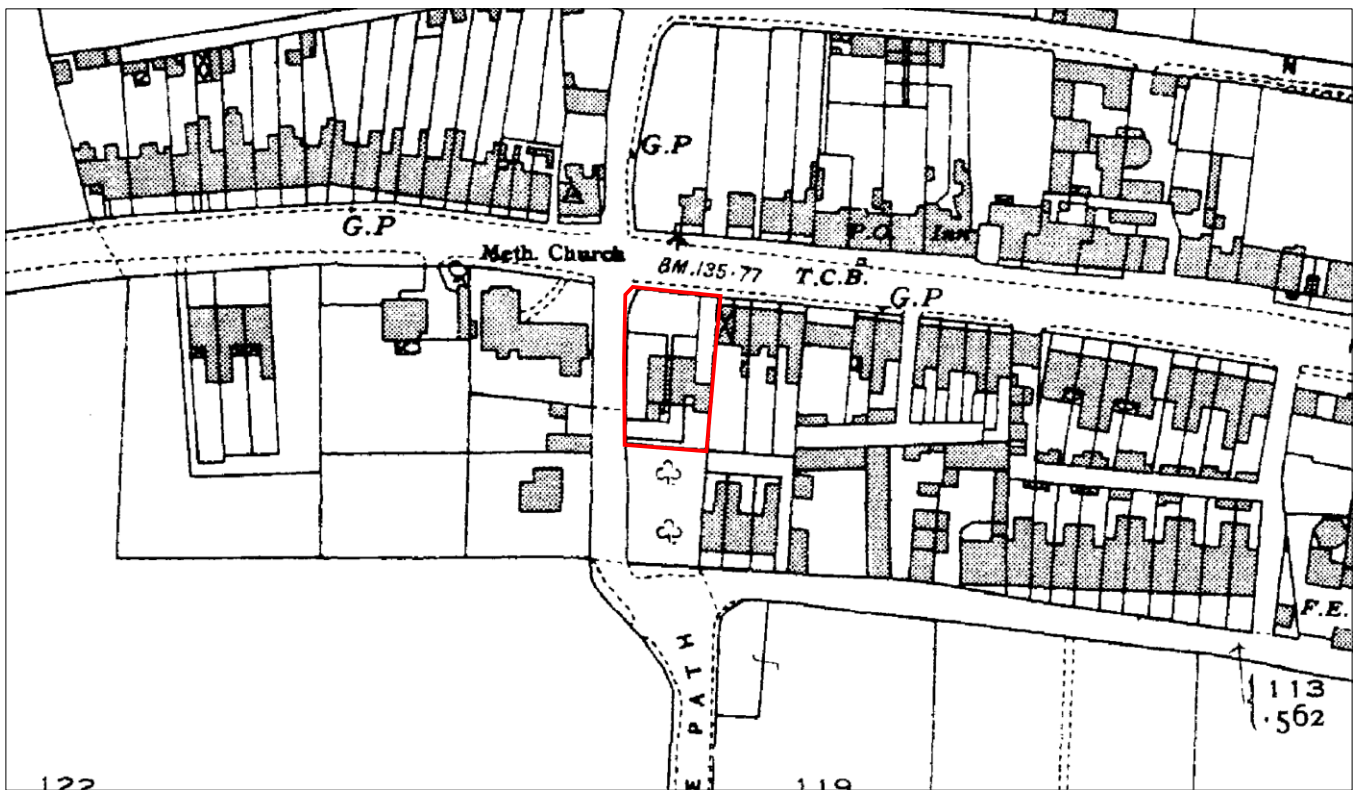
Illus. 04: Extract from the 1st edition Ordnance Survey plan, 25 inch series, 1876, showing the watching brief site (bounded in red) as an empty plot/field.



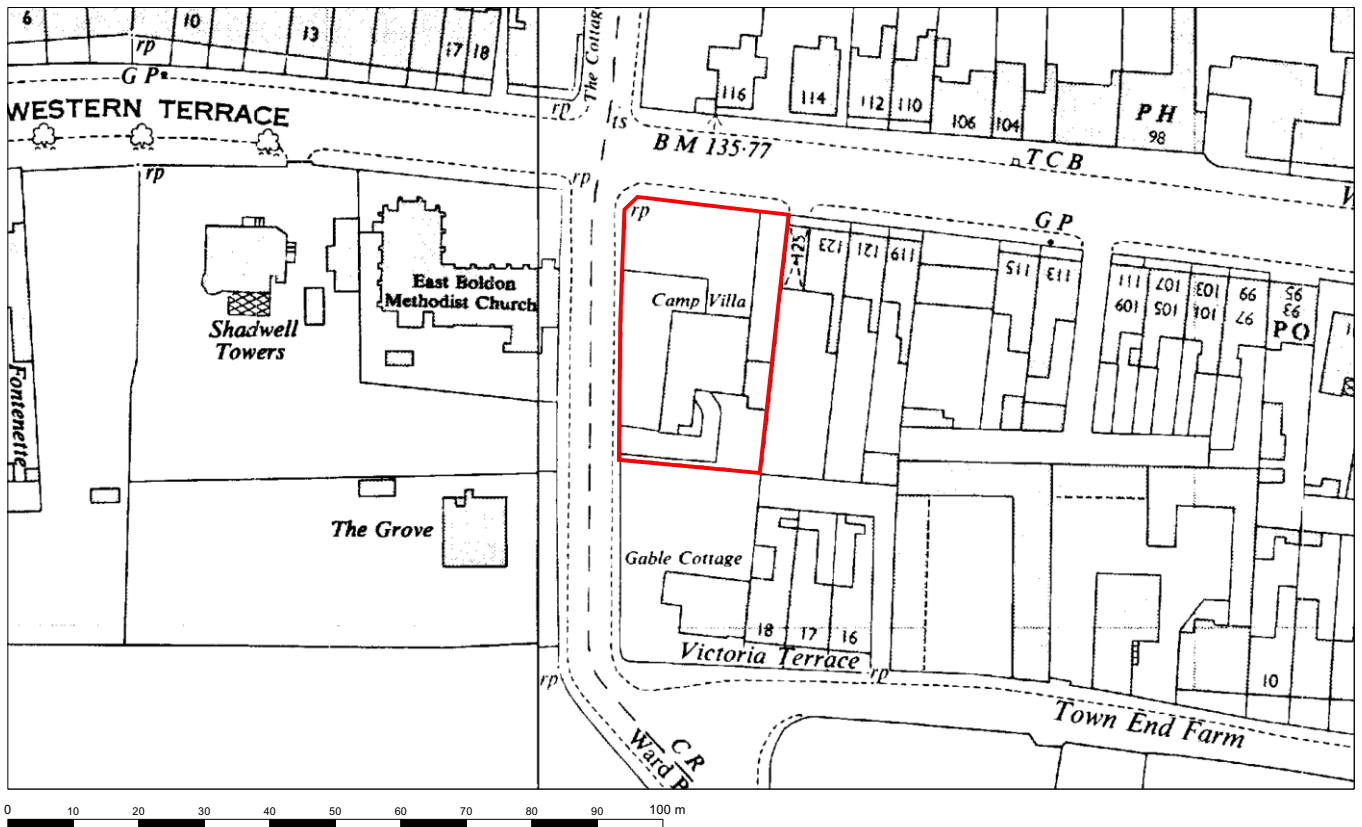
Illus. 05: Extract from the 2nd edition Ordnance Survey plan, 25 inch series, 1896, showing the watching brief site (bounded in red) containing the house.



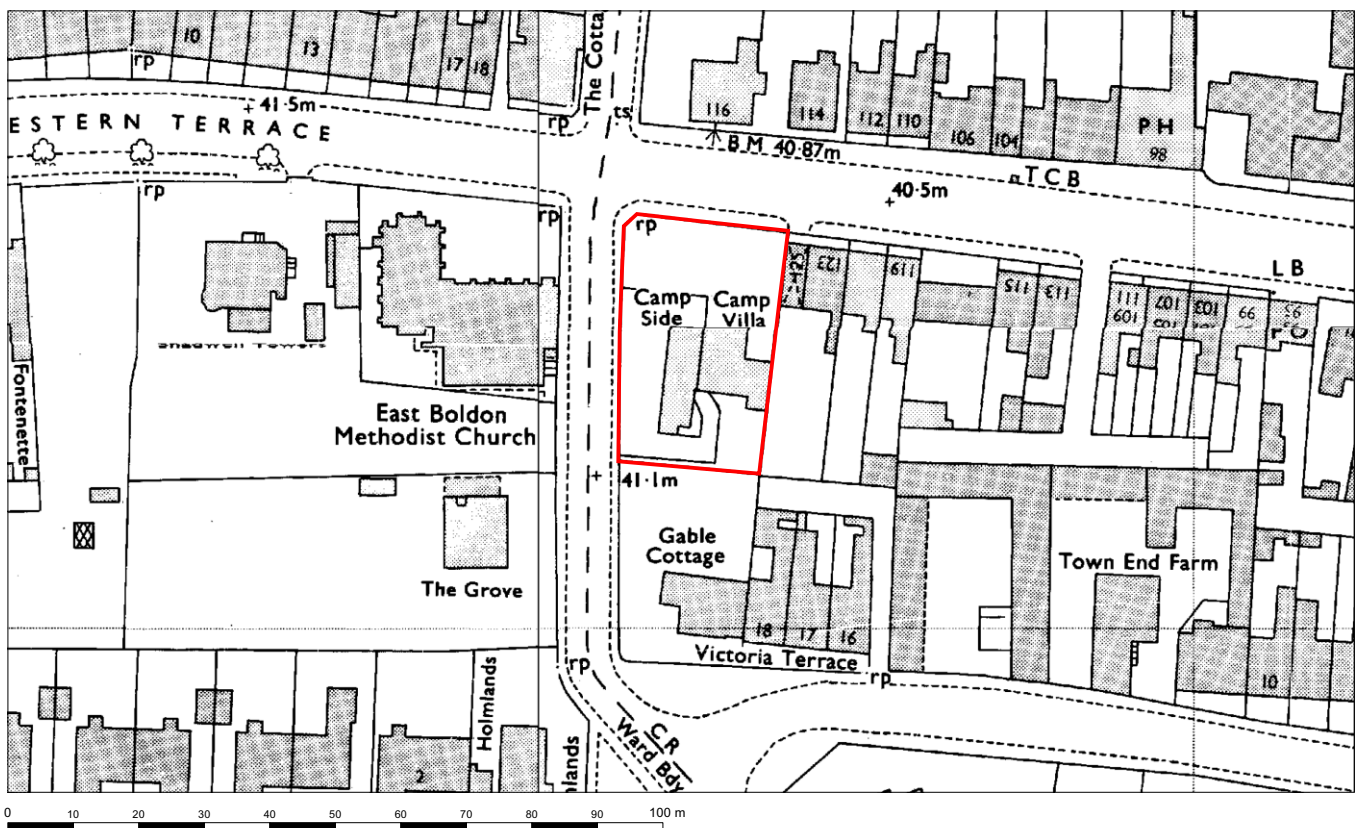
Illus. 06: Extract from the 3rd edition Ordnance Survey plan, 25 inch series, 1919, showing the watching brief site (bounded in red) as an empty plot/field.



Illus. 07: Extract from the 4th edition Ordnance Survey plan, 25 inch series, 1939, showing the watching brief site (bounded in red).



Illus. 08: Extract from the 1959 edition Ordnance Survey plan, 1:750 scale (reduced), showing the watching brief site (bounded in red).



Illus. 09: Extract from the 1971 edition Ordnance Survey plan, 1:750 scale (reduced and N-S perspective observed to be shortened), showing the watching brief site (bounded in red).

1.3 *Previous Archaeological Work*

There have been no previous archaeological investigations undertaken within the proposed development's redline boundary.

2. AIMS AND OBJECTIVES

2.1 Definition of Archaeological Watching Brief

An archaeological watching brief is defined as:

“...a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, intertidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive” (CIfA 2020a, 4).

2.2 Aims of the Watching Brief

The overall aim of the project is to record archaeological remains impacted during site development works. More specifically, the work aims to investigate the extent, character and chronology of the archaeological features present on the site, in order to understand and interpret them with reference to comparable sites.

2.3 Objectives of the Watching Brief

- To record, excavate and environmentally sample any archaeological deposits of significance observed during the groundworks.
- To establish the date, character and significance of any archaeological and palaeoenvironmental deposits, including in relation to other similar features within the area.
- To ensure there is a permanent record of the work undertaken deposited with the local Historic Environment Record (HER) and made available online.
- To ensure all work is undertaken in compliance with the Code of Conduct of the Chartered Institute for Archaeologists (CIfA) (2021), the CIfA Standard and Guidance for Watching Briefs (2020a), and Yorkshire, the Humber & the North East: a Regional Statement of Good Practice for Archaeology in the Development Process (2019).
- To ensure compliance with the project Specification written by Tyne and Wear Archaeology Service (MON18041 – Appendix 2).

2.4 Research Agendas

Located within the former medieval village of Boldon, the monitoring work at Vanbrugh House had the potential to uncover remains dating predominantly to the medieval period. Any information provided could potentially address the following gaps in knowledge identified in Chapter 17 of Shared Visions: The North-East Regional Research Framework for The Historic Environment (2006):

- *MD17: How can we better understand changing settlement patterns in north-east England?*
- *MD18: How can environmental archaeology help us better understand medieval life?*
- *MD19: How can we better understand medieval vernacular building traditions?*
- *MD20: How did the region’s medieval rural settlements emerge and develop during the medieval period?*

3. METHODOLOGY

3.1 The watching brief, which took place between 1st – 7th February 2023, involved archaeological monitoring of groundworks associated with foundation trenching for a rear extension to Vanbrugh House, East Boldon (*see Illus. 10*).

3.2 The monitoring process included all ground disturbing work, including site preparation, foundation trenching and service trenching, which were monitored by an archaeologist to observe and record the presence or absence of any archaeological remains. If archaeological remains were identified the groundworks would be instructed to stop, to allow the excavation and recording of any remains found. All archaeological features within the construction area were to be fully excavated.

3.3 Accordingly, all excavations were closely monitored, or conducted by, a suitably trained and experienced archaeologist from The Archaeological Practice Ltd. The excavations were largely carried out by a “Bobcat E26” small mechanical excavator utilizing a flat-bladed ditching bucket, but some finishing work utilized hand tools.

3.4 Following the excavations, the watching brief area was recorded by measured survey, scaled section illustrations (*see Illus. 10-11*) and by digital photography (*Photos 1-16*) and the stratigraphic make-up of the sub-surface levels reported upon (*see Section 4*).

The photographic record of the monitoring was undertaken in high-resolution digital format with a minimum resolution of 14 megapixels. Photographs were taken of all archaeological and palaeoenvironmental features in addition to general site photography locating the individual features in their wider context.

All areas of groundworks were located and tied to the National Grid at a scale of 1:2500 or greater. All archaeological features were to be located accurately within the specified area and their height also accurately recorded above Ordnance Datum. The same level of accuracy would be applied to measuring the respective heights of the top and base of excavations if features were discovered.

3.5 The Field Investigation was carried out by means of an Archaeological Watching Brief; all work was undertaken in compliance with the *Code of Conduct of the Chartered Institute for Archaeologists* (CIfA) (2021), the *CIfA Standard and Guidance for Watching Briefs* (2020a), *Yorkshire, the Humber & the North East: a Regional Statement of Good Practice for Archaeology in the Development Process* (2019), and the Tyne and Wear Archaeology Service *Specification for Archaeological Monitoring* (MON18041 – Appendix 2).

4. RESULTS

3.1 Foundation Trenches for Rear Extension

3.1.1 *Location and Dimensions* (see *Illus.10; Photos 01-16*)

Foundation trenches to accommodate a new extension to Vanbrugh House and monitored by archaeological watching brief, were positioned in the rear garden plot, extending southwards from the south-west and south-east corners of the house, forming an approximate L-shaped plan. For ease of recording, the trenches – which formed a single continuous excavation, have been labelled in plan and corresponding photographic record, as A-G, according to directional changes.

The overall dimensions of the excavation area were approximately 15 m (length) x 10 m (width), and with each individual arm of foundation trench measuring 0.60 m (width) x 0.75-1.20 m (depth).

Apart from the late-20th century construction of a conservatory and possible garage structure (see below), the stratigraphy of the site was coherent, with natural clay present at depths from approximately 0.50 m throughout.

3.1.2 *Stratigraphic Description and Interpretation*

Below the homogenous topsoil [01], there were no further layers of stratigraphy before natural clay [02]. The footings of a recently demolished conservatory [03] were observed extending from the south-west corner of the house. Additional footings from a post-1970s structure [04], possibly a garage, were observed opposite the former conservatory.

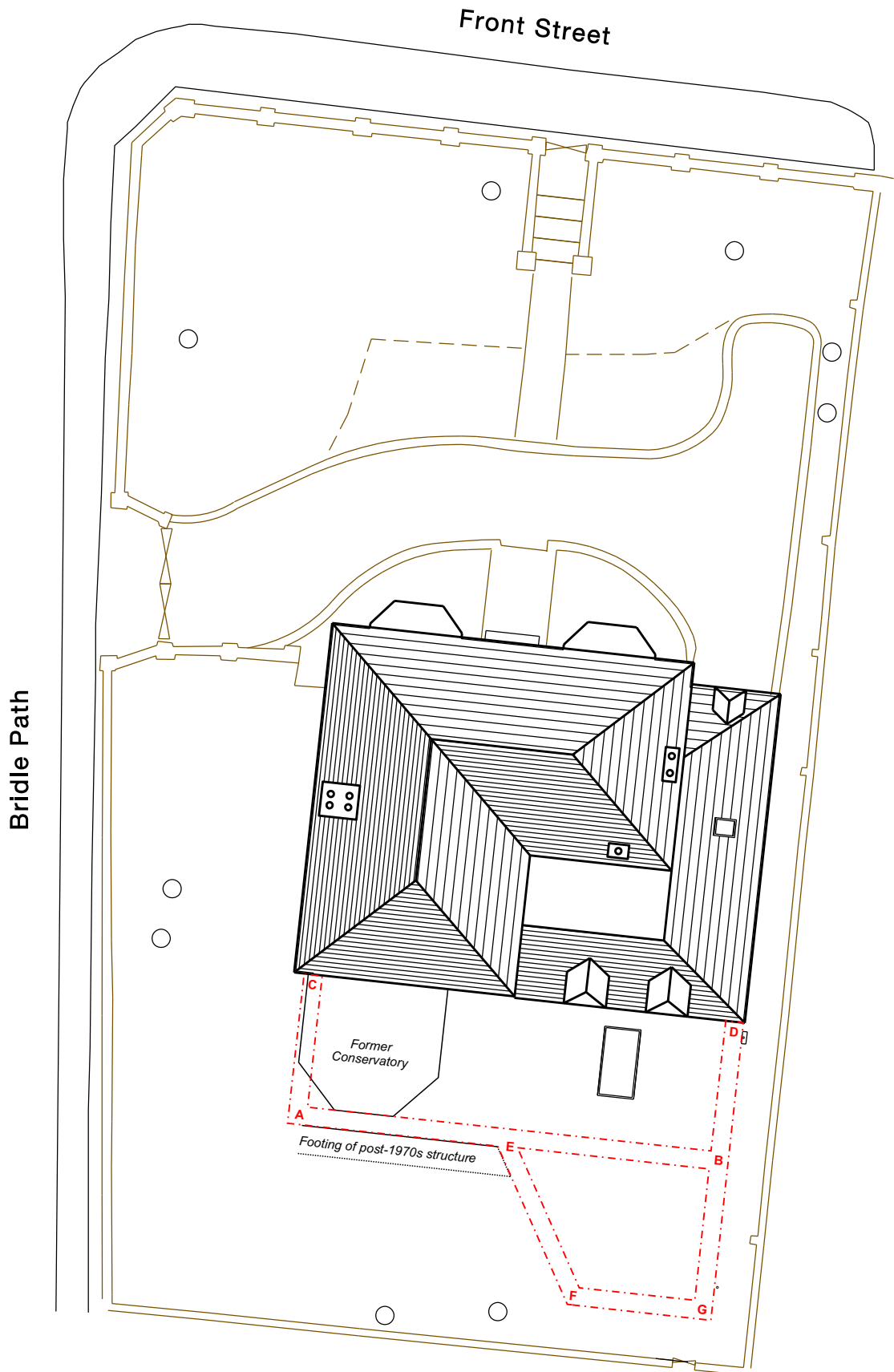
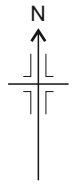
No archaeological remains were observed nor any stratified archaeological horizons evident.

Given the abundance of late-19th century outbuildings existing within the rear plot of Vanbrugh House, evidenced from historic Ordnance Survey mapping (see *Illus. 04-09*) until the 1930s, it is perhaps surprising to see such a clean homogenous topsoil throughout the site, sitting directly upon natural clay, without any stratigraphic layers in-between or any hint of Victorian walling. The most-likely interpretation therefore, is that the rear garden has been landscaped down to natural clay, at some time after the 1930s, perhaps when the outbuildings were cleared, and with new topsoil brought in to make-up the cleared plot for a new garden. This historic landscaping process has unfortunately removed any archaeological remains that had once potentially existed on the site.

3.1.3 *Context List*

- [01] Topsoil. Observed to a depth of 0.50 m below ground level. It comprised of mid grey-brown silty garden soil, fairly firm, occasional root action, some crushed building rubble towards the surface (a consequence of demolition spread from the recently demolished conservatory), occasional small pebbles – but largely clean and homogenous. No finds other than a couple of late-19th or early-20th century pipe stems.
- [02] Natural. Rich reddish-brown, smooth, firm clay natural. Clean and pure, with very few inclusions. Observed from depths of 0.50 m below ground level, directly beneath topsoil [01].

- [03] Footing of recently demolished conservatory observed extending southwards from the south-west corner of Vanbrugh House and observed in the south facing section of E-W aligned foundation trench A-E. Observed to a depth of 0.48 m below ground level, sitting directly upon the natural [02]. Comprises of a single course of modern red brick, followed by poured concrete onto natural.
- [04] Footing of a post-1970s structure (Illus. 11), possibly a garage, located opposite the former conservatory in the rear garden to Vanbrugh House. Observed in the north facing section of E-W aligned foundation trench A-E, from a depth of 0.30 m to 1 m below ground level (thickness of 0.70 m), and for 6.50 m in length within the limits of excavation, but extending westwards for an undetermined length. Comprises of modern footings including: concrete breeze blocks, mortar and visqueen (plastic sheeting), grooved bricks, standard bricks and poured concrete which was observed cutting into the natural clay [02].



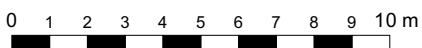
Bridle Path

Front Street

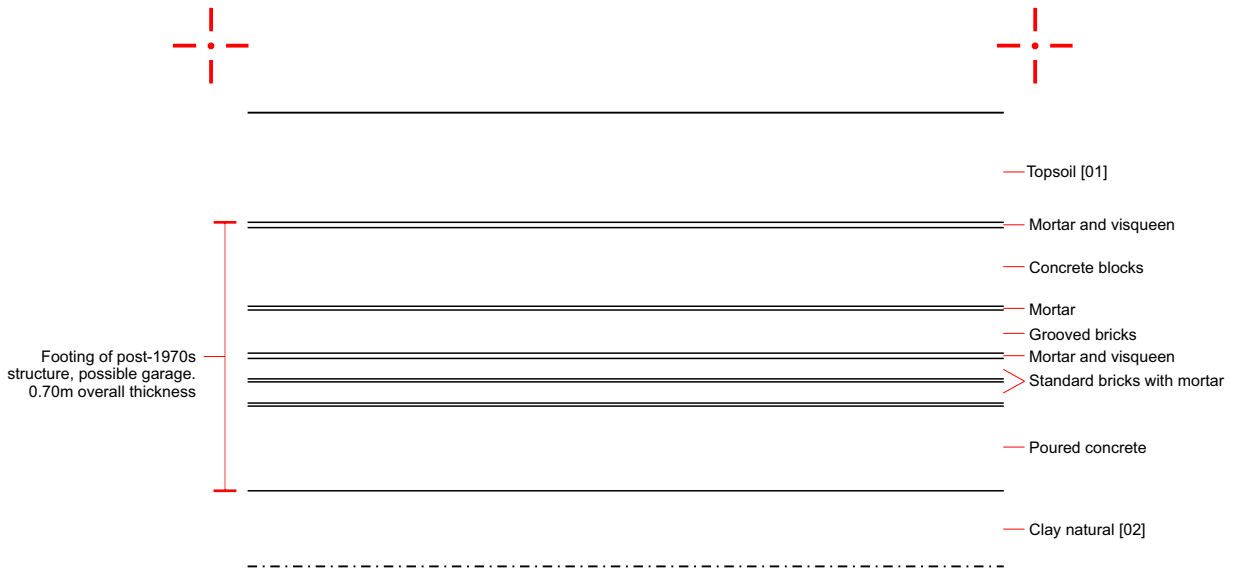
Former Conservatory

Footing of post-1970s structure

Scale 1:200



Illus. 10: Site plan, showing the location of foundation trenches (outlined in red and with letters keyed to photographic record) monitored under watching brief conditions, Vanbrugh House, East Boldon.



0 Scale 1:20 1m

Illus. 11: Two metre sample section of E-A (north facing), showing stratigraphic make-up of exposed foundations for a post-1970s structure, possibly a garage.

5. CONCLUSIONS

4.1 Groundworks monitored under watching brief conditions in the rear garden of Vanbrugh House, in February 2023, revealed no archaeological remains such as discernible features, stratified archaeological horizons or finds in deposits monitored down to natural subsoil levels. The watching brief concludes therefore that the remaining archaeological potential of the site must be regarded as very low.

4.2 Historic Ordnance Survey mapping (*see Illus. 04-09*) evidences an abundance of late-19th century outbuildings once existing on the site, until their clearance in the 1930s. Throughout the current foundation trenching, it was perhaps surprising to see a clean homogenous topsoil across the entire site, sitting directly upon natural clay, without any stratigraphic layers in-between or any hint of the previous Victorian structures shown on the old maps. The project concludes therefore, that the rear garden has most-likely been landscaped down to natural clay, at some time after the 1930s, perhaps when the outbuildings were cleared, and with new topsoil brought in to make-up the cleared plot for a new garden. This historic landscaping process has unfortunately removed any archaeological remains that had once potentially existed on the site.

4.3 No further archaeological mitigation work is required in association with this scheme or elsewhere within the rear gardens of Vanbrugh House. However, given the potential for significant archaeological remains to exist in the wider East Boldon area, it is recommended that any future developments should be considered on their own merits with respect to the need for archaeological intervention.

6. REFERENCES

North of England Civic Trust on behalf of South Tyneside Council, February 2006. *East Boldon Conservation Area Character Appraisal*.

South Tyneside Council, 21/02/2022. ST/0892/21/HFUL. *Notice of Grant of Planning Permission for works at Vanbrugh House, Bridle Path, East Boldon, NE36 OPA*.

Tyne and Wear Archaeology Service, 24th February 2022. MON18041. *Specification for Archaeological Monitoring at Vanbrugh House, Bridle Path, East Boldon, NE36 OPA*.



Photo 01. Broad view, looking north at new foundation trenches for proposed extension to Vanbrugh House, with the earlier footing of a recently demolished conservatory visible.



Photo 02. Broad view, looking east at the extension plot for Vanbrugh House at the start of foundation trenching.



Photo 03. Foundation trench A-B, view looking east.



Photo 04. Foundation trench B-A, view looking west.



Photo 05. Foundation trench B-E, north facing section.

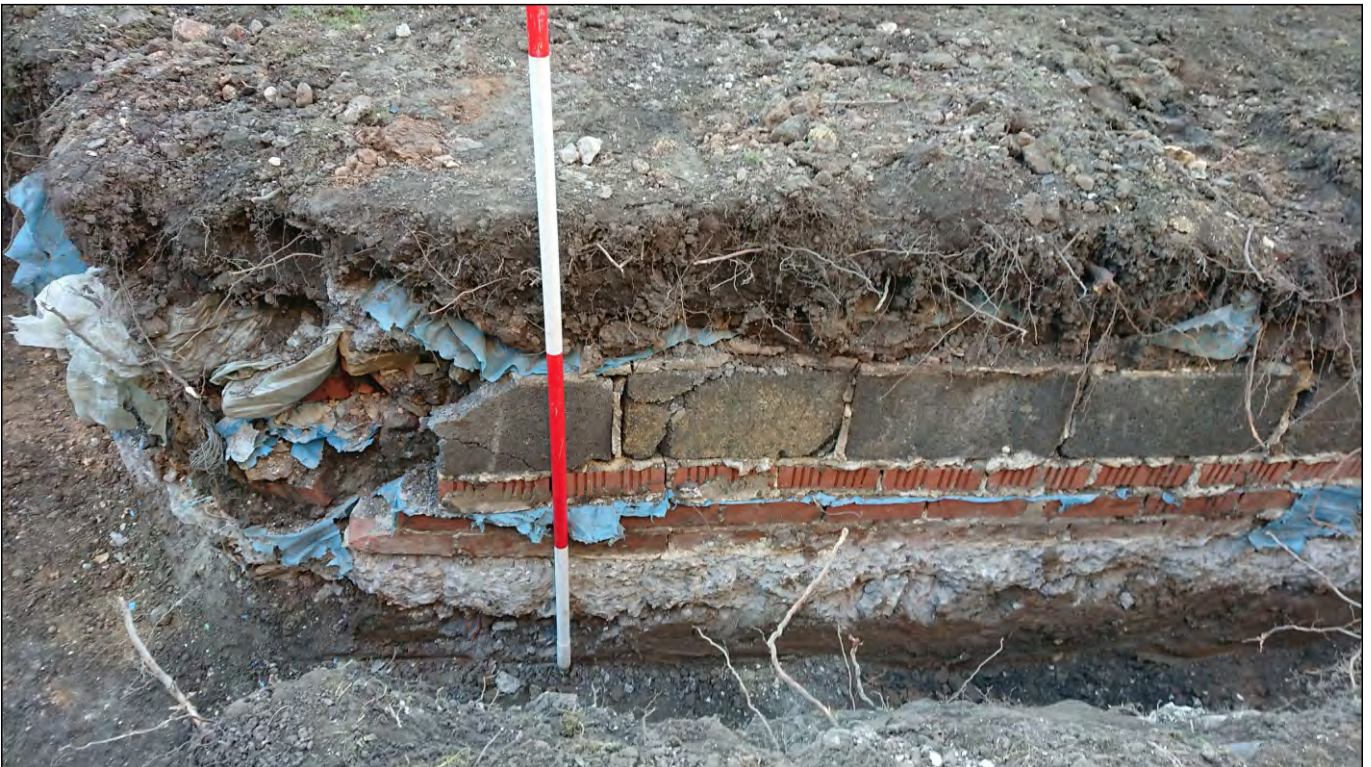


Photo 06. Foundation trench E-A, north facing section showing details of modern foundation, possibly a post-1970s garage structure.



Photo 07. Foundation trench E-A, oblique view looking south-west, showing modern foundation of possible post-1970s garage structure.



Photo 08. Foundation trench A-E, south facing section at west end of trench, showing foundation of recently demolished conservatory.



Photo 09. Foundation trench A-C, view looking north.



Photo 10. Foundation trench C-A, view looking south.



Photo 11. Foundation trench F-E, view looking north-west.



Photo 12. Foundation trench G-F, view looking west.



Photo 13. Foundation trench G-D, view looking north.



Photo 14. Foundation trench G-D, view looking south.



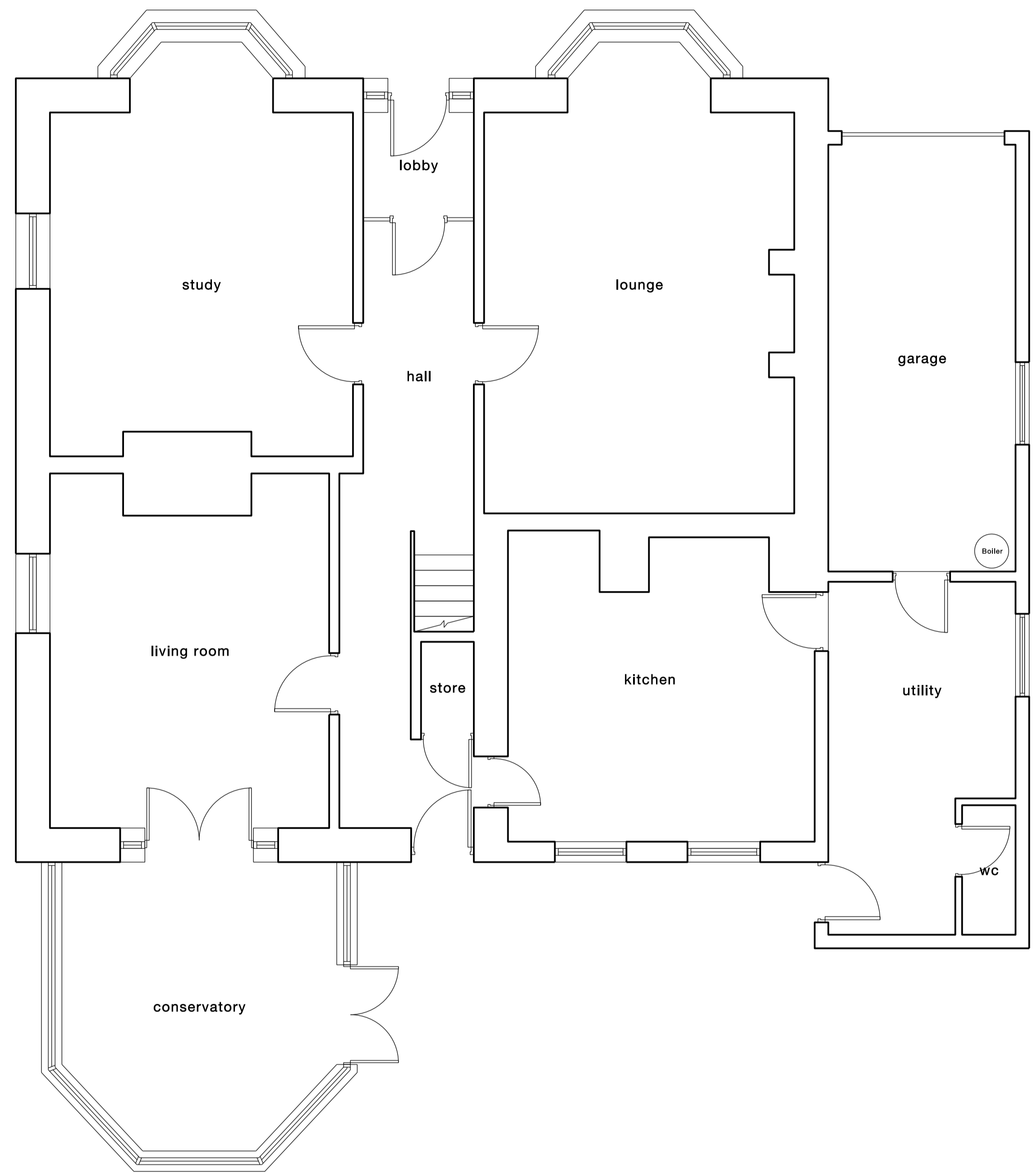
Photo 15. Foundation trench F-G, view looking east.



Photo 16. Broad view across site following foundation trench excavations, looking north-west from G.

APPENDIX 1:

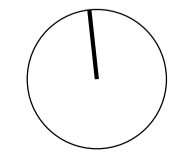
*Existing and Proposed Ground Plans, Vanbrugh House, East Boldon.
By Fitz Architects, Sunderland, July 2021.*



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North:



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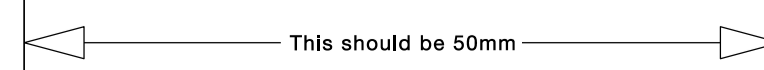
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 Drawing: Existing plan level 00
 Stage: Planning

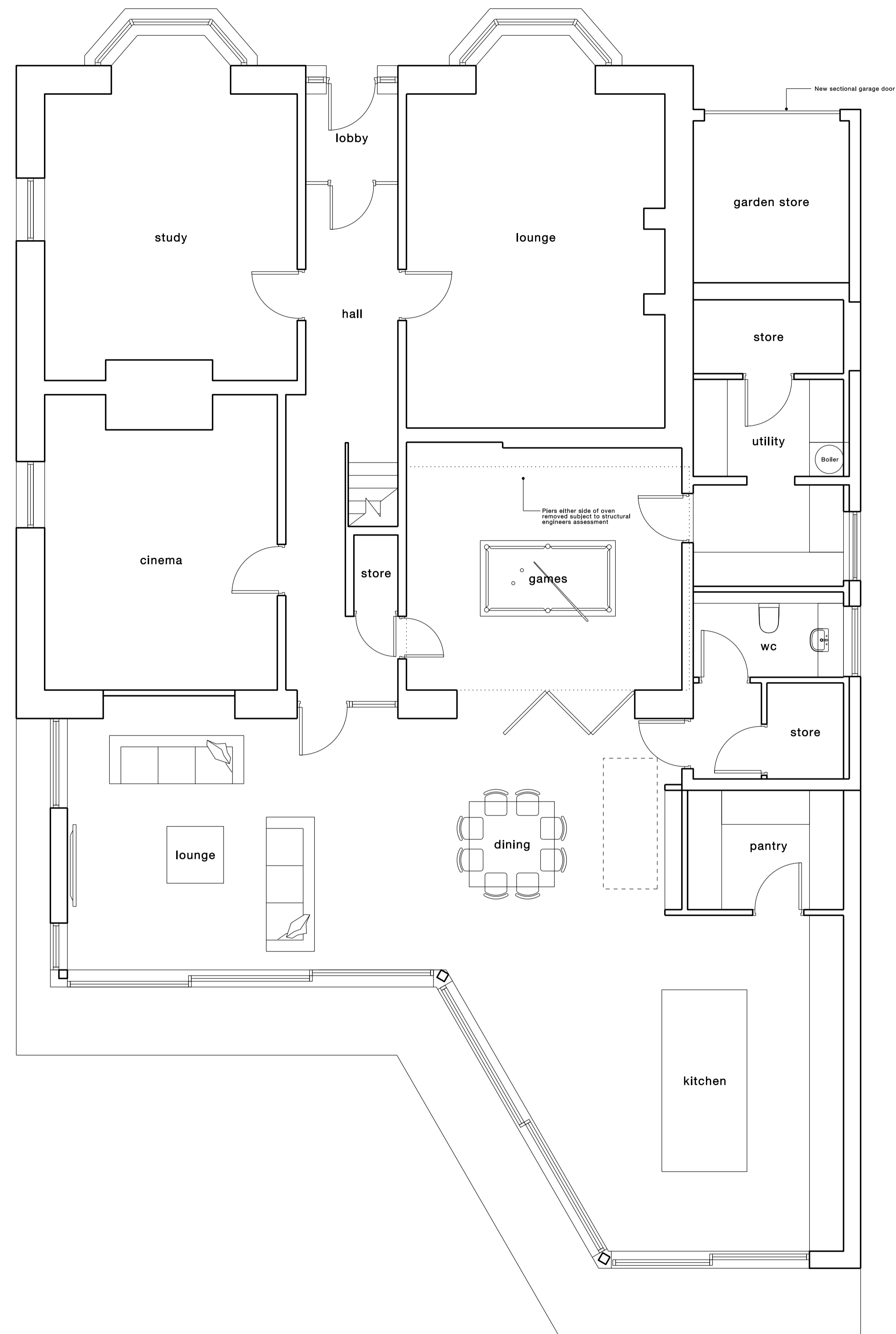
Project no:	1535	Drawing no:	AL (00) 0100
Date:	July 2021	Scale:	1:100 @ A3, 1:50 @ A1

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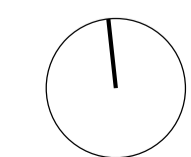




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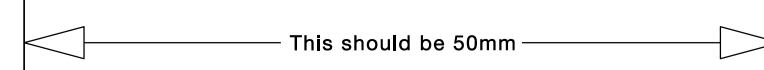
Project: Vanbrugh House, East Boldon
 Drawing: Proposed plan level 00
 Stage: Planning

Project no:	1535	Drawing no:	AL (00) 0200
Date:	July 2021	Scale:	1:100 @ A3, 1:50 @ A1

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APPENDIX 2:

TWAS reference: MON18041. Specification for Archaeological Monitoring at Vanbrugh House, Bridle Path, East Boldon, NE36 0PA.

By Tyne and Wear Archaeology Service, 24th February 2022.

Tyne and Wear Archaeology Service

Specification for Archaeological Monitoring at Vanbrugh House, Bridle Path, East Boldon, NE36 0PA

Planning reference: ST/0892/21/HFUL

TWAS reference: MON18041

Date of issue: 24th February 2022

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To receive this document in a different format please contact the officer named above.

Introduction

The principles of this specification apply to archaeological fieldwork in Tyne and Wear including evaluation by trial trenching, excavation and archaeological monitoring (watching brief).

A Written Scheme of Investigation is not required for this work.

All fieldwork should be carried out to the relevant standards and guidance produced by the [Chartered Institute for Archaeologists](#), and with reference to the wide range of specialist guidance produced by [Historic England](#), in particular guidance on [Archaeological Science](#) and [Surveying and Recording Heritage](#). An A-Z of Historic England guidance was [published in 2018](#). Projects likely to involve the potential for environmental sampling and other scientific investigation should be discussed with the Historic England [science advisor for the North East](#). If you are unsure which guidance applies, please contact the Tyne and Wear Archaeology Officer.

In addition, all fieldwork should be carried out in accordance with *Yorkshire, the Humber & the North East: a Regional Statement of Good Practice for Archaeology in the Development Process* (2019, available on request).

This specification is for archaeological monitoring during groundworks undertaken at Vanbrugh House, Bridle Path, East Boldon, NE36 0PA.

The site is located at NZ36024 61341.



Archaeological monitoring to comply with conditions associated with planning consent ST/0892/21/HFUL, in accordance with paragraph 205 of the National Planning Policy Framework.

Vanbrugh House is included as a record on the Historic Environment Record as Vanborough House & Camp Villa (HER 8507). The house is an imposing late Victorian double-fronted villa and is noted for its simple classical symmetry and formal gardens. The house is located within the boundary of East Boldon Village (HER 955). The earliest reference to Boldon is 1183 in Boldon Book a survey of land belonging to the Bishop of Durham for the management of the bishop's estates. Whilst in Hatfield's Survey of 1381 there is no clear division into East and West Boldon, it seems possible that East Boldon had come into existence in the 13th century. The house is located within the boundary of East Boldon Conservation Area. There have been no previous archaeological investigations undertaken within the proposed development's redline boundary.

HER 955, East Boldon village

The earliest reference to Boldon dates to 1183 when it formed the model, in Boldon Book (a survey of land belonging to the Bishop of Durham, Hugh du Puiset), for the management of the bishop's estates. Though even in Hatfield's Survey of 1381 there is no clear division into East and West, it seems possible that East Boldon had in fact come into existence in the 13th century - there is reference to "the new moor of East Boldon" in 1283. It presumably represents a split of the old township into two, an occurrence for which there are parallels elsewhere. A two-row plan with green, it still has a very neat, compact outline, rectangular with a back lane on both sides and round the ends.

HER 8507, East Boldon, Front Street, Vanborough House & Camp Villa

Imposing late Victorian double-fronted villa, now divided into two. Simple classical symmetry elegantly enhanced by formal green gardens. Original front door with fanlight and original windows. Extensions are subordinate. There are old limestone brick walls to the side and rear and tall brick walls to the front.

The proposed development area is located within the East Boldon conservation area.

No previous archaeological work has taken place on the site.

Aims

The overall aim of the project is to record and advance understanding of the significance of the archaeology to be lost as a result of the development of the site. The project should investigate the extent, character and chronology of the archaeological features present on the site, in order to understand and interpret them with reference to comparable sites.

The project should be carried out with reference to the relevant research agendas of the [North-East Regional Research Framework for the Historic Environment \(NERRF\)](#) (2006). The NERRF is [currently being revised](#). Chapter 17, later Medieval research agenda of the published NERRF includes key research priorities which may be addressed in part by this project.

Hadrian's Wall is a [World Heritage Site](#) and has a specific Research Framework, *Frontiers of Knowledge* ([Vol 1](#) [Vol 2](#)). This summarizes and assesses the existing knowledge base for Hadrian's Wall, and identifies and prioritises an agenda of key themes and a strategy for future research.

Monitoring by Tyne and Wear Archaeology Service

The fieldwork will be monitored by the Tyne and Wear Archaeology Officer. The Archaeological Contractor must give as much written notice as possible of the start of fieldwork, and keep the Tyne and Wear Archaeology Officer informed of progress, so that a site visit can be arranged if required.

Health and Safety

The appointed contractor must produce a risk assessment, or RAMS (Risk Assessment and Method Statement) if required by a main contractor, in line with legislative requirements and industry best practice. Health and Safety will always take priority over archaeological requirements. If any elements of the fieldwork cannot be completed due to health and safety issues, this should be clearly stated in the report.

Methodology

The archaeological fieldwork must be undertaken by professional archaeologists with proven experience of undertaking similar projects, and with appropriate skills and experience to undertake work to the highest professional standards.

Monitoring – Ground disturbing work, including site preparation, foundation trenching and service trenching, must be monitored by an archaeologist to observe and record the presence or absence of any archaeological remains. If archaeological remains are identified the construction must stop to allow the excavation and recording of the archaeological remains. All archaeological features within the construction area should be fully excavated. This excepts Hadrian's Wall, where any remains must remain *in situ* and the construction methods varied to accommodate this.

Sampling

All fills and deposits should be assessed for their potential for environmental sampling and scientific dating, and samples taken accordingly. Archaeological deposits may have the potential for the preservation of a wide range of environmental evidence, as discussed in the [Historic England guidance](#), and specialist advice should be sought prior to and during all projects. Consideration should be given to the nature of the site and the potential for preservation by factors such as waterlogging. Scientific dating is particularly important for sites with little or no artefactual evidence.

Recording

The written record of archaeological features, stratigraphy, finds and samples should be undertaken using *pro forma* indices and record sheets, according to industry standards. Drawings (plans, sections and elevations) should be produced at standard scales as appropriate (1:10, 1:20, 1:50, 1:100 etc.). References to cardinal directions should use the [standard 16 point system](#) with no further subdivision. All site survey and the site location should be tied in to the British National Grid, and heights recorded relative to ordnance datum.

Digital photographs should be taken using a high-resolution DSLR camera with sensors exceeding 10 Mega Pixels, producing either TIFF files or RAW files which must be converted to TIFF before archive deposition. The photographs should be recorded in an index recording the image number, subject, any scales used, direction facing, date the picture was taken and who took it.

All photographs should be in focus, with an appropriate use of depth of field; they should be adequately exposed in good natural light, or where necessary well-lit by artificial means (not by camera-triggered electronic flash). The use of a tripod is recommended, particularly for the interior of buildings.

Finds

Bulk finds (pottery, animal bone etc.) should be collected by context. Small finds (metal objects, worked pottery sherds, worked bone etc.) should be recorded and located individually. Finds should be packed and stored to ensure minimal deterioration before their removal from site, according to the guidance in *First Aid for Finds* (D Watkinson and V

Neal, third edition 2001, RESCUE/UKIC). A new edition of *First Aid for Finds* is expected in [summer 2022](#).

For sites where large assemblages are anticipated, a selection strategy should be developed prior to fieldwork starting. The Chartered Institute for Archaeologists has produced a [Toolkit](#) to assist in the production of a strategy.

Human Remains

Human remains must be treated with dignity and respect by all parties on site including non-archaeological contractors, and in accordance with [Historic England advice](#). Excavation areas should be shielded from public view where necessary. Where human remains are known to be present, an osteoarchaeologist should be involved in the project from the outset.

The excavation of human remains requires a licence from the [Ministry of Justice](#). Where human remains are found unexpectedly, a licence must be obtained before proceeding with excavation. If human remains are known to be present a licence should be obtained in advance of fieldwork.

In Christian burial grounds under Church of England jurisdiction a faculty is required rather than a licence, and reburial is generally carried out following any scientific investigation. The guidance issued by the Advisory Panel on the Archaeology of Burials in England (APABE) regarding [best practice](#) should be followed.

Treasure

Any finds which might fall under the [Treasure Act 1996](#) must be reported to the Coroner in whose district they were found within 14 days of discovery and to the [regional Finds Liaison Officer](#).

Post-fieldwork assessment, analysis and reporting

Post-fieldwork assessment, analysis and reporting must be carried out to the relevant standards and guidance produced by the [Chartered Institute for Archaeologists](#), and with reference to the wide range of specialist guidance produced by [Historic England](#). All site records must be ordered, checked for internal consistency, quantified and indexed. All classes of artefacts and ecofacts must be assessed by suitably qualified and experienced specialists and consideration given to the potential for further analysis.

The report must contain the following sections as a minimum:

1. Non-technical summary
2. Introduction
3. Aims and objectives
4. Methodology
5. Results
6. Conclusions
7. Archive location
8. Appendices, including a copy of this specification

9. Illustrations

10. References and bibliography

The report must be submitted digitally as a pdf and as a bound paper report to the Tyne and Wear HER.

Publication

Significant archaeological sites will require publication in a regional or national journal (such as [Archaeologia Aeliana](#), the [Durham Archaeological Journal](#), the [Arbeia Journal](#), or [Industrial Archaeology Review](#)) as appropriate. Other forms of public engagement and dissemination such as site open days, popular publications and interpretation panels may also be required for some sites.

Archive

Following assessment and reporting, the physical archive including all site records and retained artefacts and ecofacts must be prepared in accordance with the [ClfA Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives](#), and with the requirements of the receiving body. For Tyne and Wear these are:

- Great North Museum: Hancock for Hadrian's Wall and the medieval town of Newcastle (contact Keeper of Archaeology andrew.parkin@newcastle.ac.uk).
- Tyne and Wear Archives and Museums for the rest of Tyne and Wear (Gateshead, outer Newcastle, North Tyneside, South Tyneside and Sunderland) (contact Alex Croom at Arbeia Roman Fort 0191 4544093).

The Great North Museum: Hancock charges a fee for archive deposition as described in the [Archaeological Archive Deposition Policy](#).

The physical archive should be deposited with a second copy of the bound paper report.

The digital archive including all photographs, CAD files etc. must be submitted to the Tyne and Wear HER on an archive quality CD, and archived with the [Archaeology Data Service \(ADS\)](#). The likely cost of archiving with the ADS and their requirements for archived material should be established before tendering for the project. Proof of archiving with the ADS will be required by the Tyne and Wear HER.

The project must be registered with [OASIS](#) in order to signpost the project nationally, and the reference number included in the report.

If you have any queries about this specification, require full website links or notice any broken links, please contact the officer named above.

The Archaeological Practice Ltd.



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