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***BERWICK, 5 PALACE STREET EAST  
(THE OLD GRAMMAR SCHOOL/  
BERWICK YOUTH PROJECT)***

HISTORIC BUILDING RECORD

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MARCH 2023

**The Archaeological  
Practice Ltd.**



BERWICK, 5 PALACE STREET EAST  
(THE OLD GRAMMAR SCHOOL/  
BERWICK YOUTH PROJECT)

HISTORIC BUILDINGS RECORD



**Frontispiece:**

*Oblique aerial view from the east over the site of recording showing the rear of 5, Palace Street*

<b>Report title:</b>	<i>Berwick, 5 Palace Street East (The Old Grammar School / Berwick Youth Project). Historic Buildings Record</i>
<b>Stage:</b>	<i>Final</i>
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<b>Client:</b>	<i>Berwick Youth Project</i>

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## SUMMARY

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*In response to a planning condition imposed by Northumberland County Council, a programme of building recording has been carried out a multi-phase complex of redundant buildings intended for redevelopment on the east side of Palace Street East, backing onto the Town Walls. To accompany a written description of the building, photographic recording was undertaken in March 2023 by colour digital photography using a Panasonic DMC-FZ1000. In addition, the history of the building was researched through locally available historic maps and records.*

*This extensive property comprises two distinct parts, both with rear wings, the southern part being a tall 18th century block (sometimes termed 'The Mansion House') which was extended around 1800 by the addition of its rear wing. The northern part is a mid-19th century Grammar School building which replaced an earlier-19th century house in 1866/7, and was extended to the rear in 1898. In the yard behind are further, early-20th century prefabricated structures, the eastern a re-sited World War I military hut, formerly used as classrooms.*

*The source of the '1754' date for the original house has not been traced, but it seems credible. Room 1 with its panelling and excellent ceiling, and the entrance passage, seem coeval with the building (if anything, stylistically; they could be a little earlier), but what remains of room 2 (cornice and shutters) looks much more of the early 19th century, the date of the stair and rear wing. This raises the question of where the stair was in the original house; Fuller's 1799 map shows it as a simple rectangle in plan but the entrance passage must have led somewhere, so it maybe that the map is schematic and omits a small rear stair projection, replaced by the present wing when the house was enlarged and aggrandised perhaps around 1810.*

*The interior of the original 18th-century building, whist damaged through its institutional use before and after the school was relocated in 1939 contains, notably in Rooms 1, 4 and the stair, features of some architectural importance which belie the brevity of its Listing description, The lack of interior detail is a serious omission from the inadequate official list description; this needs to be rectified. The lack of interior detail provided in the inadequate official Listing description is a serious omission which needs to be rectified.*

*In addition to the extended 18th-century house and the 19th-century Grammar School-period extension to the north, a group of four sheds in the south part of the rear yard, notably including two detached early pre-fabricated buildings formerly used as classrooms, are of some significance in their own right. The Eastern Building was originally constructed on a camp near Blyth in the early years of World War I, then purchased by Berwick Education Committee in 1920 and set up on this site, while the Western Building has been identified as of 1908 construction, built to a design by Speirs and Co. These early pre-fabricated buildings, constructed on the site in the early years of the 20th century, are of historic interest with respect to their associations with the former school and, in the case of the eastern building, with World War I.*

# 1. INTRODUCTION

## 1.1 Project Background

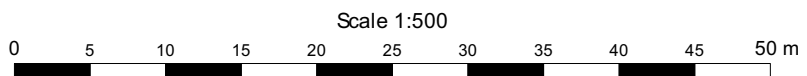
This document reports on an historic buildings recording exercise conducted in March 2023, as part of a proposed development at 5, Palace Street East, Berwick-upon-Tweed, Northumberland (Centred on grid reference NU 00064 52649; see *Illus. 01-02*, below). The site is located on the east side of Palace Street East in the south-east part of the walled town to the south-east of the town centre and occupies an area of c 0.32 hectares between the Palace Street East frontage and town walls to the rear. The built part of the area (the former Grammar School Buildings), set back from the road, lies between a garden area fronting the main, west-facing frontage of the buildings on Palace Street, and a much more extensive rear yard area which extends up to the town walls in the east and contains two 20th century wooden outbuildings.



*Illus. 01: Broad view of Berwick-Upon-Tweed, showing the location of the evaluation site(circled in red).*



*Illus. 02: The south portion of Berwick-Upon-Tweed, with the evaluation site highlighted in red.*



*Illus. 03: The evaluation site (highlighted in red) at No.5 Palace Street, Berwick-Upon-Tweed.*

The historic ramparts of the town bound the site to the east and the surrounding area includes a large number of listed buildings which contribute to the overall character of the Conservation Area. The former Grammar School building itself, established in 1867 on a site centred on an existing building of 1754, is Grade II\* listed and located within the Berwick upon Tweed Conservation Area.

Since the relocation of the grammar school in 1939, the building has found use as an adult training and community centre, but closed in 2015 following the re-location of Council services to other buildings within the town. The current proposed development proposal is for refurbishment and partial redevelopment as part of the Berwick Youth Project, which intends to convert the currently derelict site for combined professional and residential use. Specifically, it seeks planning permission for the conversion of a former community building to create 9no. flats (8no units of 'supported accommodation' plus a caretaker's flat.), with construction of 1no. new house and garage block to rear. The proposals include the renovation and conversion of the former Georgian Townhouse and associated Victorian school buildings to habitable accommodation, the cantilevering of the north gable wall of the school hall and removal of a stone arch to improve access to the rear of the site, and the removal of prefabricated outbuildings within the rear yard to facilitate the construction of a new dwelling and garage block. The refurbishment works include the drylining and thermal insulation of the building, replacement and/or refurbishment of windows and repairs to stonework. Initial proposals to render the front of the building have been removed and the proposed new build elements to the rear yard have been reduced in scale and massing.

In order to determine and characterise the nature of potential constraints to the development proposals, an archaeological desk-based assessment was produced for the site in September, 2021 following which intrusive evaluation was requested by the planning authority and duly carried out in April 2022. The evaluation took the form of six Trenches only one of which, Trench 1. positioned behind the existing buildings at the western end of the site, contained any archaeological features. In the western part of Trench 1 were the remains of a tiled floor and sandstone wall representing the remains of a former property fronting onto the Princes Street Frontage. Only a single course of the sandstone wall survived, and both it and the associated floor were constructed directly onto a mixed deposit characteristic of later medieval soil horizons across the site, suggesting an early post-medieval origin. This wall line can still be seen within the property to the immediate south, where it survives as a standing property line.

Following evaluation, a condition of planning consent requiring historic building recording was imposed, specifying that this should be carried out by an historic-buildings specialist in line with the latest Historic England Guidance document - Understanding Historic Buildings, A Guide to Good Recording Practice (2016) and NCC Conservation Team (NCCCT) Site Specific Requirements.

**Condition: Building Recording**

No development shall take place until the applicant has secured the implementation of the programme of archaeological work in accordance with a written scheme of investigation, which has been approved in writing by the local planning authority as follows:

- i. Methodologies for a Historic England-style Level 2 building record prior to, and during, any conversion works or stripping out of fixtures and fittings.
- ii. A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and

completed in accordance with the approved strategy.

iii. Monitoring arrangements, including the notification in writing to Northumberland

Conservation of the commencement of archaeological works and the opportunity to monitor such works.

iv. A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The development shall then be carried out in full accordance with the approved details.

#### **Condition: Reporting & archiving**

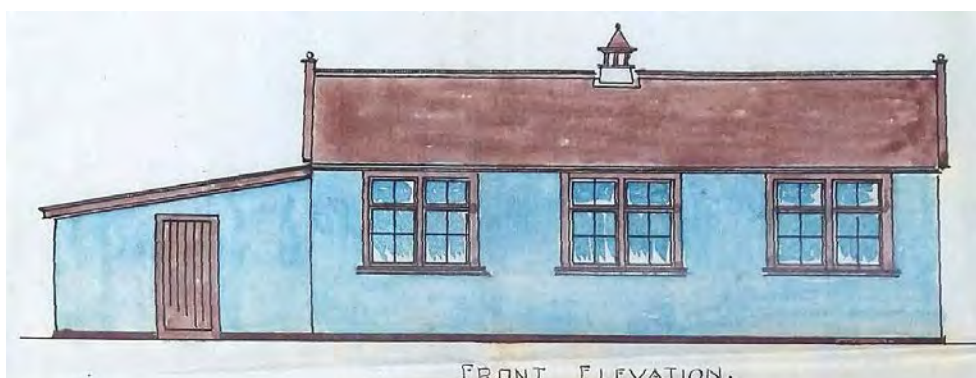
Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Historic Environment Record.

Accordingly, the current investigation, recording and reporting exercise has been carried out in order to discharge the above NCC planning condition. All historic buildings within the development area were included in this work, and recorded in line with the requirements of a Level 2 survey.

## **1.2 Methodology**

The photographic recording of the redundant buildings complex was undertaken to accompany a written description in March 2023, using digital photography. 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.

A search was made for maps, documents and historic photographs which could shed light on the development and history of the buildings, including those of the detached huts in the rear yard (see below).



*Illus. 04: Front elevation drawing of the Speirs and Co. hut commissioned for Berwick Grammar School in 1908 (Source: Berwick Archives).*

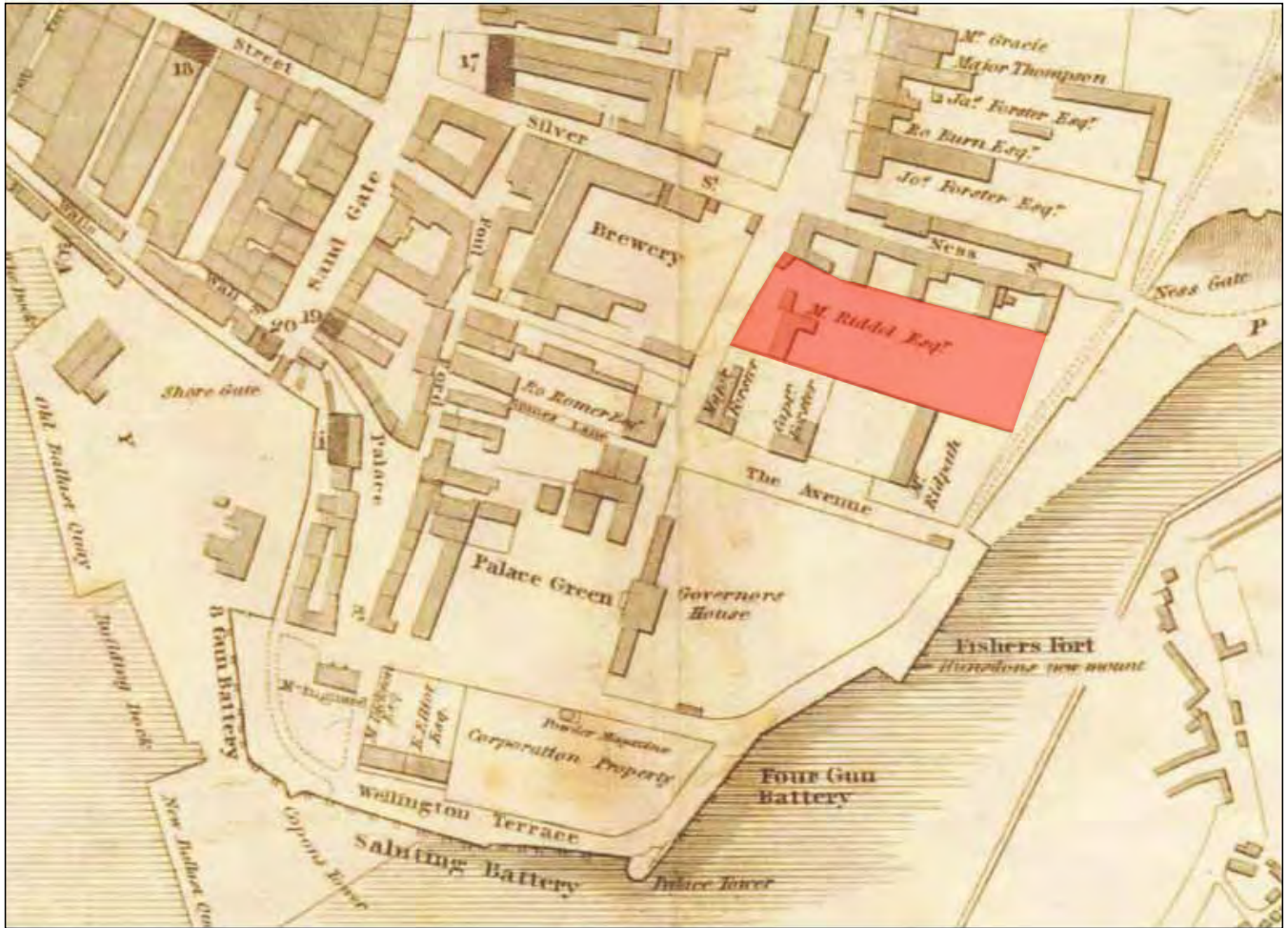
*[from BERWICK HERITAGE Under threat: the last World War I hut in Berwick - <http://www.berwick-heritage.co.uk/grammarschool.html> - accessed 14/03/23]*





*Illus. 05: Armstrong's map of Berwick c.1769, with the approximate area of study highlighted in red.*



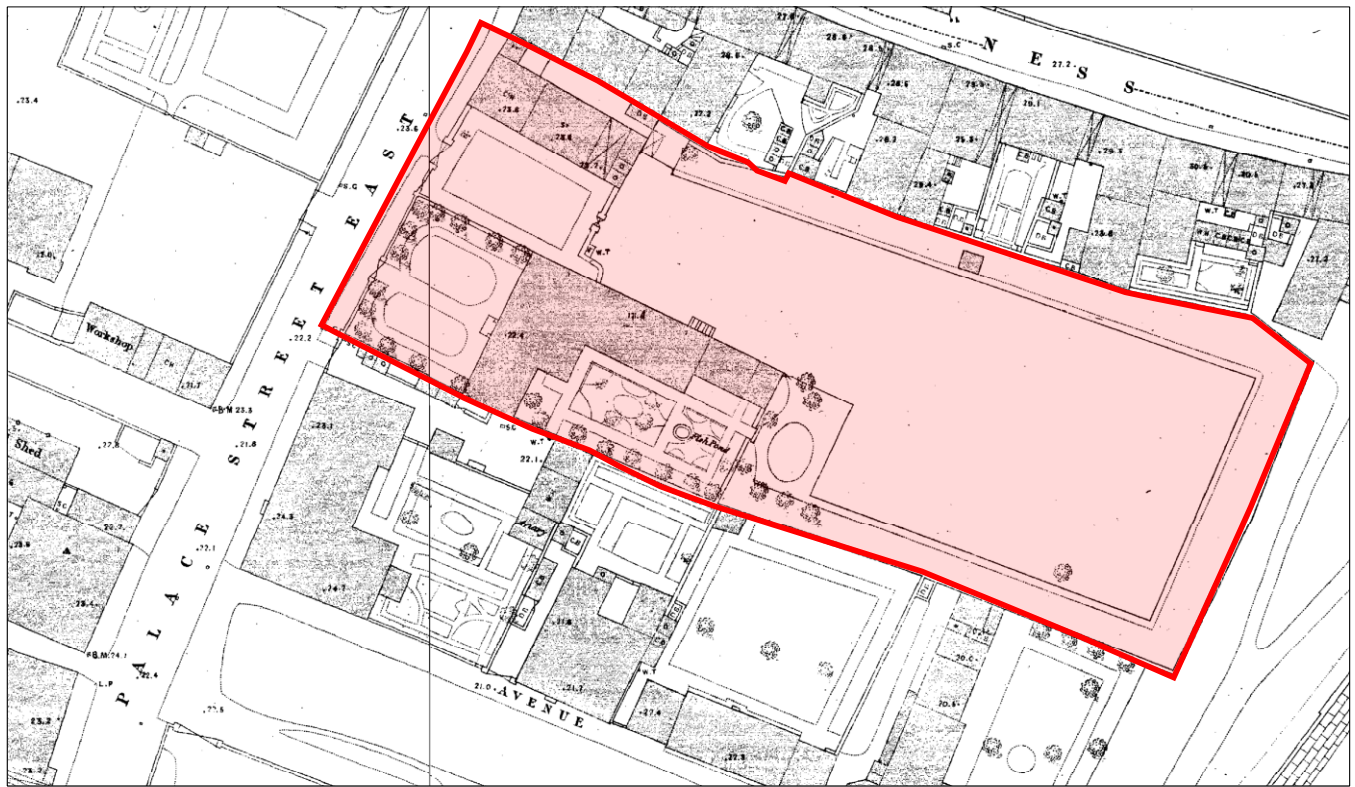


**Illus. 06:**  
 Extract from Wood's Town Plan of Berwick c.1822, with the approximate area of the site highlighted in red.



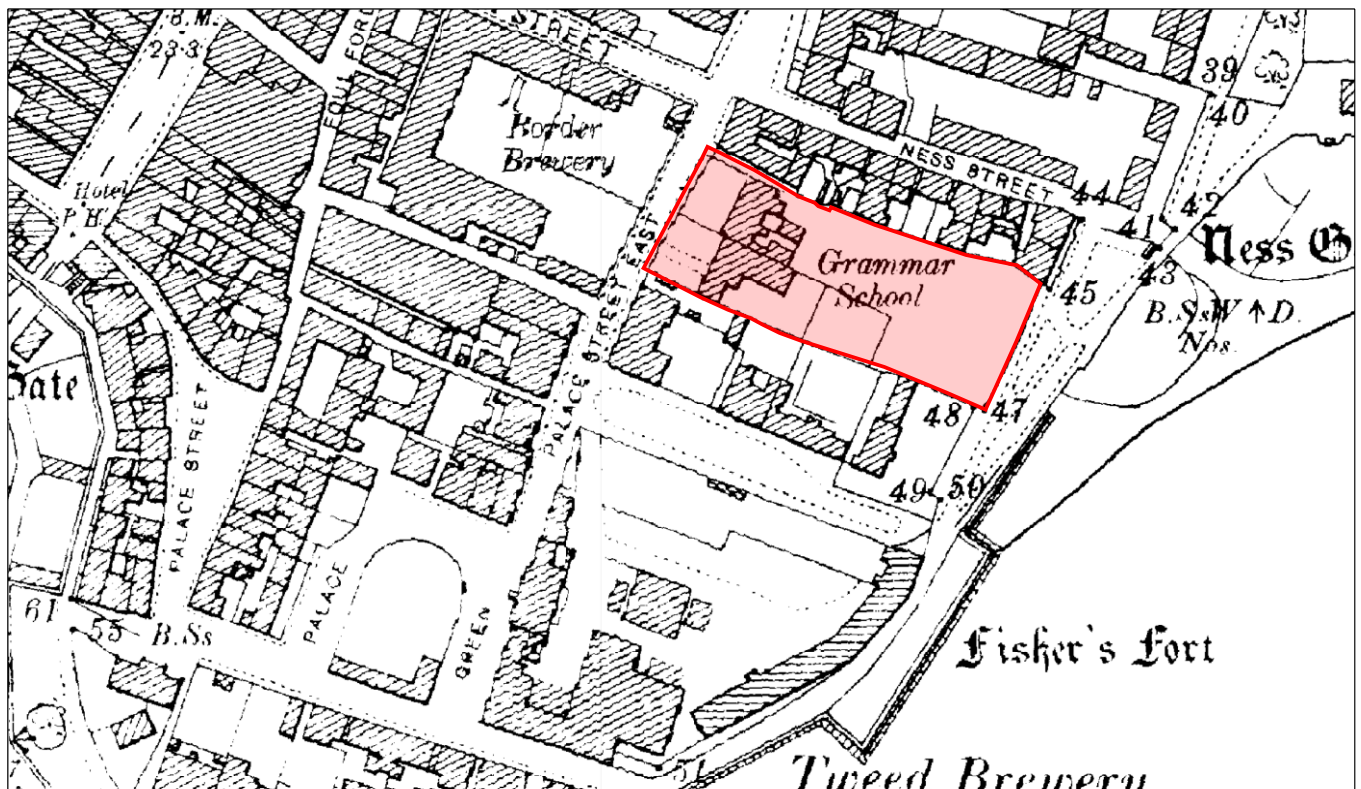
**Illus. 07:** Tithe Plan of Berwick upon Tweed c.1850, with the position of the site highlighted in red.





Scale 1:500  
0 5 10 15 20 25 30 35 40 45 50 m

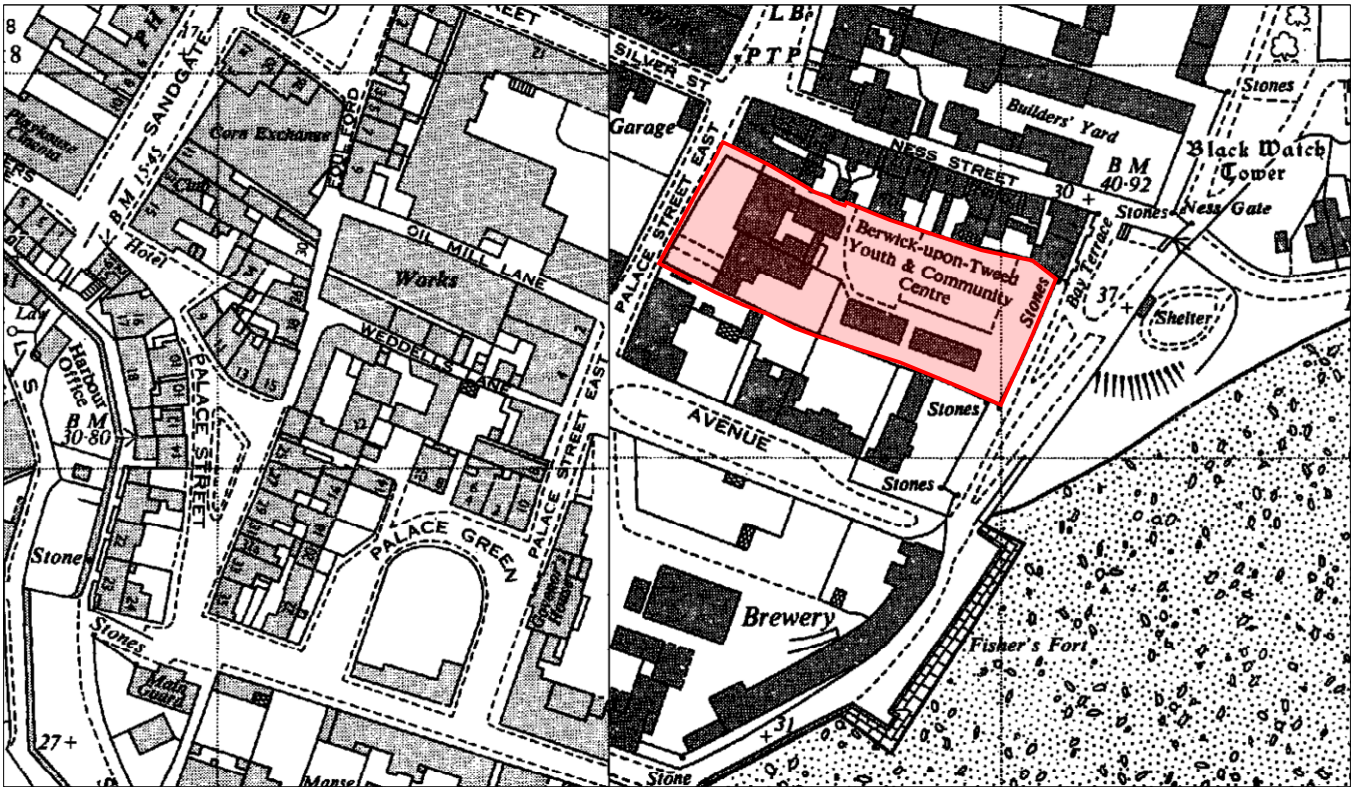
*Illus. 08: Extract from 1st Edition Ordnance Survey Town Plan of Berwick-Upon-Tweed c.1855 (site highlighted)*



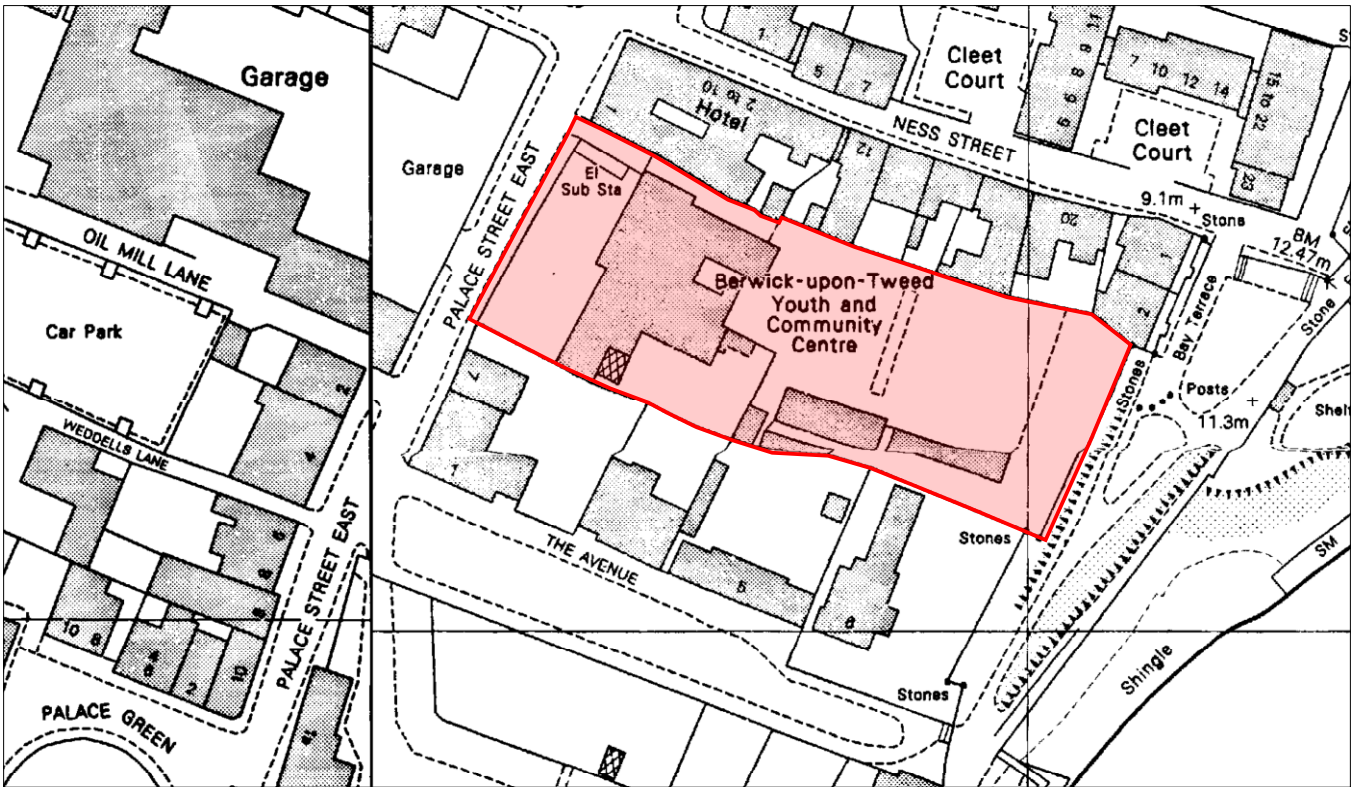
0 10 20 30 40 50 60 70 80 90 100 m

*Illus. 09 Extract from the 2nd Edition Ordnance Survey Plan c.1898, 1:2500 series (site highlighted)*





*Illus. 10: Extract of the c.1963 Edition Ordnance Survey Plan highlighting the evaluation area.*



*Illus. 11: Extract of the c.1989 Edition Ordnance Survey Plan highlighting the evaluation area.*

## 2. BUILDING DESCRIPTION

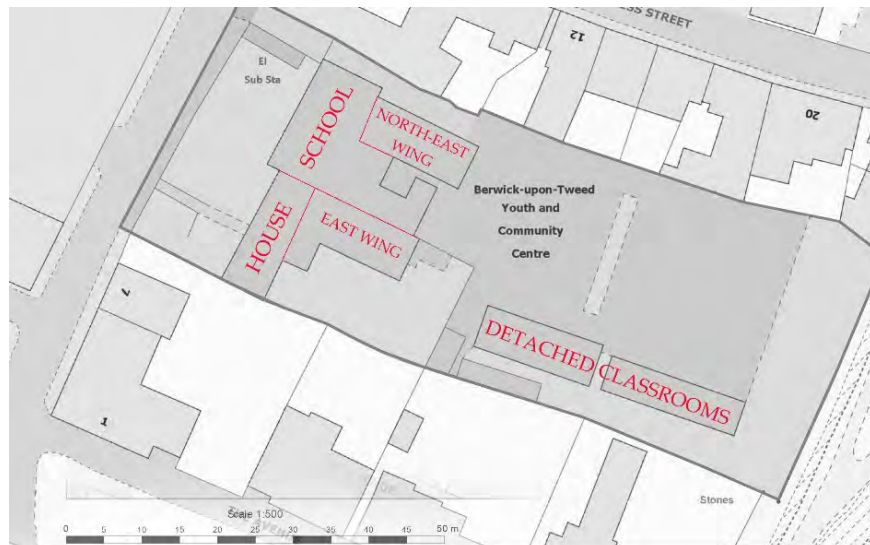
### 2.1 INTRODUCTION

This is an extensive property complex facing west onto Palace Street East, and backing onto the Town Walls. It comprises two distinct parts, on the south a tall 18th century block (sometimes termed 'The Mansion House', here simply 'The House') and on the north the mid-19th century Grammar School building. Both parts have rear wings, hereafter referred to as the East Wing (house) and North-East Wing (school). In the yard behind are further early-20th century prefabricated structures, the eastern a re-sited World War I military hut, formerly used as classrooms.

*Illus. 12: Site plan labelling buildings subject to recording*

The property has a grade II\* listing, coupled with a remarkably terse list description '1754. Three storeys, with back fillets, pilastered door-piece, 6 sash windows on upper floors'.

Historically the 1754 house (the source of the date recorded in the listing is uncertain) was extended around 1800 by the addition of a rear wing (present on Wood's 1822 map but not Fuller's map of 1799). The Grammar School was built (replacing an earlier-19<sup>th</sup> century house) in 1866, and extended to the rear in 1898. The school was relocated in 1939, after which the buildings were put to a variety of uses including adult education and a community centre, until they were abandoned in 2015, since which they have suffered decay and vandalism.



### 2.2 The House

#### 2.2.1 Exterior

The house is set back from the street, behind a front garden. The garden wall (which is listed Grade II) has a central 20th-century metal gate between squat square piers with octagonal caps, flanked by low walls with 20<sup>th</sup>-century railings, running to end piers. The taller south end pier has a raised spiral pattern or volute on its north face.

The building is constructed of close-jointed squared grey /pink sandstone, with ashlar dressings; the roof of blue slates is quite steeply pitched, with swept eaves. There are rendered end stacks. The front elevation is of three storeys and six bays, with the entrance in bay 4 which has a doorcase, painted grey, with pilasters and a cornice. The door is of six panels, with beaded mouldings. The windows all have narrow raised surrounds, the heads of



those on the top floor being linked by a band just below the eaves. The ground-floor windows now have metal grilles, those above a plate-glass sashes with horns.

The north end of the house is partly covered by the attached Grammar School hall; above that the wall is rendered, and the only opening is a small window to the attics, set west-of-centre.

The south end of the house is of roughly-coursed smaller and less regular stone, and has no openings.

The rear elevation of the house is partly covered by its east wing, and a block, apparently of one build with the wing, set in the re-entrant angle between wing and main block. The main block wall south of this is rendered, and has a vertical set of three windows, the lower two grilled, the upper with a plate-glass sash.

The East Wing is of three storeys, and built of roughly-coursed stone. The lower part of its north elevation is concealed by the single-storey outbuildings infilling the yad between it and the North-East Wing. On the right, close to the main block, is a big round-arched stair window with a raised stone surround, grilled externally, but retaining its glazing bars, which intersect to form three pointed-arched lights. Further to the left (east) is a single window, with a raised stone surround, and then a stack, its upper portion rebuilt in brick, rising from the eaves. From the north-east corner of the wing a ruinous wall extends for some distance, which has a blocked doorway with an alternating-block surround.

The east end of the wing is in better-quality stone, with angle pilasters; the roof is hip-ended behind a moulded cornice, its central part stepped up/ There is a 12-pane sash set high in the wall, and below that a similar window which has been converted into a doorway, with a decayed timber covered external stair rising to it. The lower part of the wall is partly covered by ivy.

The ivy extends onto the south elevation of the wing, which is also of better-quality close-jointed stone which has grilled windows to the ground floor, and two big windows to the first floor, 12-pane sashes, with a much smaller window further to the west.

The block between wing and the main block is of the same fabric as the south and east walls of the East Wing, and has a vertical series of three 12-pane sash windows on its east side, a ground-floor doorway the south, and a hip-ended roof.

### **2.2.2 Interior**

Throughout the house there are six-panel doors set in architraves, and generally old skirting boards. The ground floor of the original house is divided into three, a cross passage in the fourth bay, with Room 1 on the south and the larger Room 2 on the north.

The cross passage has had a modern lobby divided off just inside the door. It has a good cornice with modillions and dentils and ends in a three-centred arch, springing from moulded impost, into the stair hall which occupied both the west end of the East Wing and the block in the angle of wing and house.

Room one is the showpiece of the house. It has fielded panelling with fluted pilasters that have Corinthian capitals, a simple grey marble fireplace on the south, and a spectacular plaster ceiling with a dentil and modillion cornice, and a big oval panel bordered by guilloche, enclosing a central roundel with swirling leaves, whilst four quadrant panels in the corners

have varying leaf patterns. The two windows on the south have fielded-panel reveals and recesses continued down to the floor.

The larger Room 2 to the north of the passage is plainer, and has lost its fireplace, but has an anthemion cornice and window recesses with fielded-panel reveals continued down to the floor.

The Stair Hall has been altered, but on the east is a good window, a 12-pane sash with beaded mouldings to its panelled reveals, and an architrave carried on moulded brackets. The broad and shallow dog-leg stair rises to the north, but its lower flight has been boxed in although the turned mahogany lower newel remains in position. This open-string stair (with moulded nosing) has been a very impressive one, but has sadly been subject to relatively recent vandalism, and has lost its first landing, and its balustrade. The second landing cuts across the big stair window on the north, and this retains a length of wrought-iron balustrade which presumably follows the pattern of the remainder, and has slender patterned-and-pierced balusters; this could be used as a model were the balustrade to be reinstated. The window has a broad internal splay, and is set in an archivolt with moulded impostes and a scrolled key block. The stair hall has a moulded cornice.

On the first floor there has been considerable alteration and all old fireplaces have gone, although there are old cornices. The front wall windows have old shutters, and that in the east wall of the southern room retains fielded-panel reveals and a window seat beneath. The doorway from the northern room onto the stair hall has fielded-panel reveals.

On the second floor the only old features are shutters to the windows, which again are set in full-height recesses.

The ground floor of the East Wing has been considerably altered, although the two rooms retain their cornices and the southern has a window on the south with fielded-panel reveals and a window seat beneath. A passage on the north of the southern room, linking the Stair Hall and the northern room, and gives access to a stair dropping to the cellar under the wing, and the back stair.

The cellar is reached by descending a stone stair, and extended under the whole wing, with one square room and a narrower one to the east, divided by a cross wall with an arched opening at its south end. The eastern compartment has a simple east-north-south barrel vault, and is divided into wine bins, with flagstone shelves.

The back stair has closed strings, square stop-chamfered newels and a handrail and mid-rail. It rises, at first as a dog leg and then as a narrow open well stair, to serve both upper floors of the wing, although there is now direct link with the main block except for adjacent flight of steps down to its second floor from that of the wing. This would have been the servants' stair, giving access from the ground floor service rooms to their quarters on the second floor.

The first floor of the wing is taken up by a single large high-status room (Room 4 on the plan), possibly a ballroom. It has two doorways in its west end, the northern to the stair, the southern into a lobby which formerly connected through to the main stair. There is a good grey-and-white marble fireplace in the centre of the north wall, with a raised flower at the head of each jamb, and two big windows on the south with reveals that have panels with a beaded moulding. There is a deep skirting board and a good moulded cornice.

The Back Stair continues up to a lobby, from which a door gives access to the room (Bedroom 4 on the plan) occupying the top floor of the majority of the wing. The ceiling is underdrawn, giving it an unusual section, a gable with concave sides and a rounded top; there is a single splayed window in the north end, and parts of the architrave surround of a blocked fireplace are visible in the centre of the north wall. From the lobby a flight of steps descends to the top floor of the Stair Hall in the Main Block.

## **2.3 The School**

### **2.3.1 Exterior**

Adjacent to and set a little forward from the front elevation of the house is the Hall of Grammar School, built of coursed squared stone, pecked and close-jointed, with smooth ashlar dressings, and a blue slate roof. It is in a free late-13<sup>th</sup> century Gothic style. Set centrally there is a slightly-projecting bay with two-stage paired buttresses at the angles and a window of three stepped trefoil-headed lights with three trefoiled roundels above under a two-centred arch, with a steep gable above capped by a trefoil-arched bellcote. To either side are window of three stepped trefoil-headed lights with trefoiled roundels above but no enclosing arches, under steep gablets with fleur-de-lys finials, above which there are gabled slatted vents just below the ridge of the roof. Beyond these are two-stage buttresses, then at the south end a trefoil-headed lancet with a transom at two-thirds height, and at the north a segmental-pointed moulded archway into the rear yard, under a stepped parapet. The short south return has a triangular-headed doorway with a trefoil-headed light above it.

The east side of the hall is partly concealed by the roof of the adjacent outbuildings; above this there is a single three-light Gothic window, a shortened version of the central one in the west elevation; as on the west there are two gabled roof vents.

The north gable end of the hall facing the yard entry is featureless; the lower part of its north-east angle is cut back diagonally, to ease access through the narrow gap. The gable above has an ashlar coping and a fleur-de-lys finial. To the left is a single-storey link to the North-East Wing, which has a triangular-headed chamfered doorway with a boarded door. Beyond is the 1898 wing, of two storeys and four bays, with a chamfered plinth and a broad first-floor band chamfered above and below. The windows, paired in the second bay (where the first-floor ones are taller and have a gablet above), have stop-chamfered surrounds and transoms at two-third height; the lower are walled up beneath their transoms. The roof is hipped to the west, with a big stepped-and-corniced stack at the east.

The east end of the wing has two similar windows to the ground floor; above the first-floor band there is a narrower band just above the side-wall eaves, which is continued up to frame the gable, topped by the big stack.

The south elevation of the wing repeats the north, except that its ground floor is largely concealed by the single-storey toilets and other outbuildings that infill the section of yard between the two rear wings.

### **2.3.2 Interior**

The Hall is an impressive apartment, entered by Tudor-arched doorways at either end of a cross passage at its south end, and by two further similar doorways from the school buildings to the east. Its internal walls are of brick, painted, and its windows have timber internal lintels with relieving arches above; the internal recess of the window on the east is carried down to a

sloping sill at the level of the other taller windows on the west. The most impressive feature is the roof, which has four transverse trusses (the end ones a little short of the end walls) and two set diagonally intersecting in the broad central bay. The principals rise from ashlar corbels, and have curved feet; pairs of scissor braces are bolted to their faces, and from their intersections slender posts are carried up to the apex; there is a ridge board, and three levels of purlins.

Behind the hall are a complex of single-storey rooms, including toilets; in general, these lack any features of interest. The northern of the two doorways in the east wall of the hall opens into a lobby, with a scissor-braced roof, which links the hall to the 1898 North-East Wing.

Beyond the entrance lobby and within the wing is a second smaller lobby, with on the south the foot of a dog-leg stair that has closed strings, moulded newels with ball finials, and turned balusters. Beyond are a large pair of rooms (labelled Coffee Shop and Kitchen on the plan), which have been much modernised but have some interesting old ventilators on the walls.

The stair gives access to Room 5, which has a fireplace at its east end with a cast-iron surround and glazed tiles, under a mantelpiece on moulded corbels, flanked by square-headed recesses in the wall; the ceiling is underdrawn. At the north end of the west wall is a doorway into a small room with beneath its north window a shelf carried on a Gothic patterned cast-iron bracket

## 2.4 The Detached Classrooms

In the south-east part of the rear yard are two detached sheds/outbuildings that have been used as classrooms, constructed in the early years of the 20<sup>th</sup> century.



*Illus. 13: View from the east of the detached classroom buildings in the rear yard.*

### 2.4.1 Eastern Building (labelled Rooms 7 and 8).

This was originally constructed in the early years of World War I, on a camp near Blyth, and was purchased by Berwick Education Committee in 1920 and set up on this site as temporary classroom accommodation.<sup>1</sup> The hut is about 60 ft long (18.3 m), 15 ft wide (4.5 m) and 10.3 ft high (3.1 m). Its timber exterior is likely to be original since a nationwide shortage caused by the German monopoly on the production of zinc used to rustproof the iron led to wood.

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<sup>1</sup> Further information on both these buildings can be found at <http://www.berwick-heritage.co.uk/grammarschool.html>

As reported by *The Berwick Advertiser* on 7th May, 1920 the hut at the Grammar School was brought in that year from Blyth:

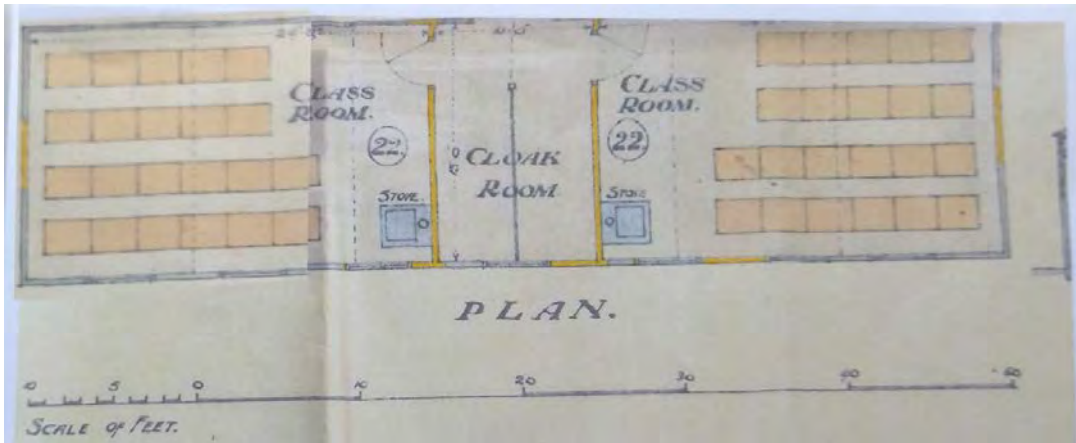
*“The Army hut which is to be erected in the playground at Berwick Grammar School to provide temporary accommodation was purchased at the Link House and Gloucester Lodge Camp dispersal sale for £62 18s. It measures 60 feet 9 in. by 15 feet 9 in.”*

On 3rd December, 1920 *The Berwick Advertiser* further reported:

*“The Army hut having been erected in Berwick Grammar School, it is being fitted up as a classroom. Messrs Henderson, Bros., Berwick, have received the contracts for the covering of the roof with ruberoid, amounting to £17 17s 6d, and for lining dado and ceiling of the classroom with match boarding, to cost £48 1s.”*

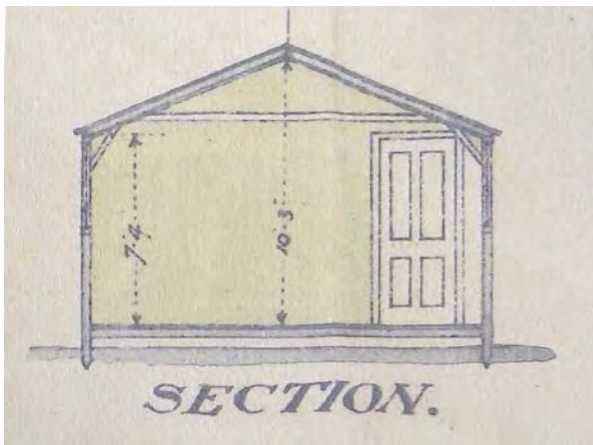
And on 8th December, 1920:

*“To Messrs Henderson Bros., Berwick, has fallen the contract to remove from Links House Camp, Blyth, the Army hut recently purchased by the Education Authority, and to re-erect it in the playground at Berwick Grammar School for use as a temporary school to accommodate 44 scholars. The equipment of the hut to serve as a class-room, is estimated to cost £230.”*



*Illus. 14: Armstrong army hut classroom plan (Berwick Archives).*

[from BERWICK HERITAGE Under threat: the last World War I hut in Berwick - <http://www.berwick-heritage.co.uk/grammarschool.html> - accessed 14/03/23]



*Illus. 15: Section drawing of the Armstrong army hut classroom (Berwick Archives).*



[from BERWICK HERITAGE Under threat: the last World War I hut in Berwick - <http://www.berwick-heritage.co.uk/grammarschool.html> - accessed 14/03/23]

This is an elongate block, with a presumed timber frame clad in horizontal timber boarding, with a low-pitched felted roof. Its front (north) elevation has a central doorway with three 6-pane (3 above 3) casements on either side; the rear elevation has a similar arrangement of windows but no door, and the end elevations are featureless except for pairs of slatted vents directly below the gable.

Inside there is a central lobby with a doorway against the north wall into each classroom. Each room has a 3-bay roof with collar-beam trusses, the principals springing from a little below the tops of the side walls, and central posts from collar to ridge, although underdrawn boarding conceals the actual purlins and ridge. Fittings – tables along the walls etc – all appear recent.

Externally this wooden building remains very much in its original condition and carries significance for local military history in addition to being part of the history of the Grammar School, being a rare survivor amongst the Armstrong army huts constructed in World War I.

#### **2.4.2 Western Building (labelled Rooms 3 and 6).**

This has a presumed timber frame, and walls and roof are externally of prefabricated corrugated iron; it has been identified as of 1908 construction, to a design by Speirs and Co. of Glasgow. The hut is approximately 52.5 ft (16 m) long - 18 ft (5.4 m) of which is a former cycle store at the east end - 19 ft (5.8 m) wide and 17.5 ft (5.3 m) high.

The main part (room 6) is a three-bay block, with a smaller section (Room 3) with a low-pitched pent roof, set against its east end. The collars of the end trusses are exposed externally in the gable ends, set back behind simple bargeboards; the 'front' (west end) in addition has three vertical studs above the collar.

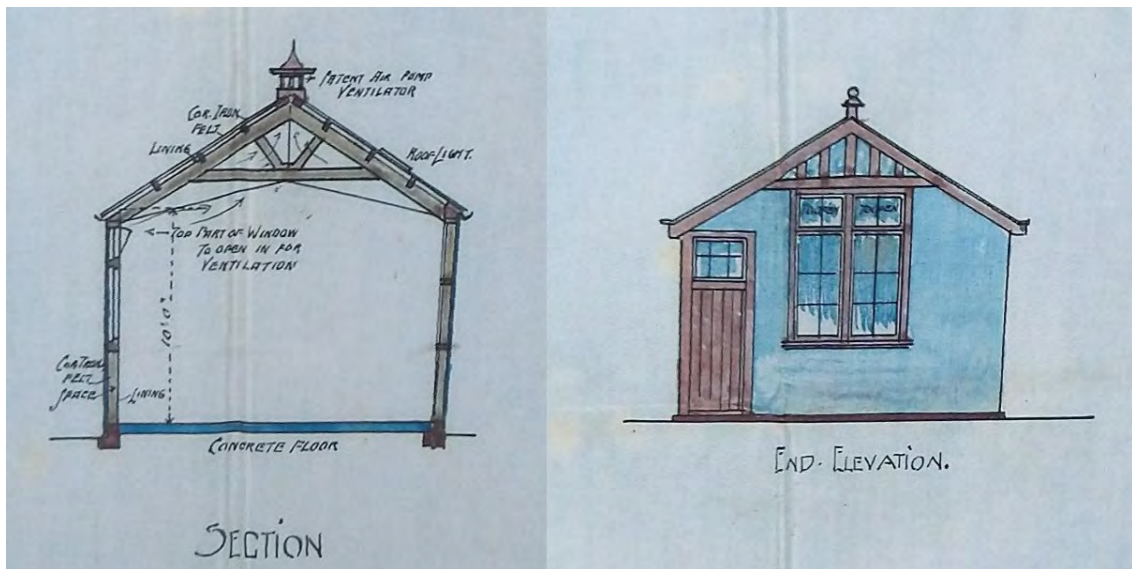
In the west end are a central pair of 8-pane casements, with a door to the north, under a 3-pane overlight, and the north wall has three paired 6-pane casements. The south elevation is featureless and the east end covered by Room 3. Internally the walls are boarded, and plastered up to a simple cornice, which may mark the position of a removed ceiling. The building is now open up to narrow boards carried on the purlins, which in turn carry the corrugated iron external roof. The three-bay roof has collar-beam trusses with solid braces beneath each principal, and a pair of raking struts diverging from a block above the centre of the collar. There are four levels of purlins, the uppermost set high so as to avert the need from a ridge piece.

Room 3 has a central door to the yard between a pair of windows now covered by protective corrugated translucent plastic; there is a range of similar windows running the length of the south side of the building.

This building was commissioned in 1908 by the Governors of the Berwick Grammar School as a technical classroom for the teaching of woodwork and metalwork, with a bike store responding to the needs of pupils increasingly traveling to school by that means.<sup>2</sup>

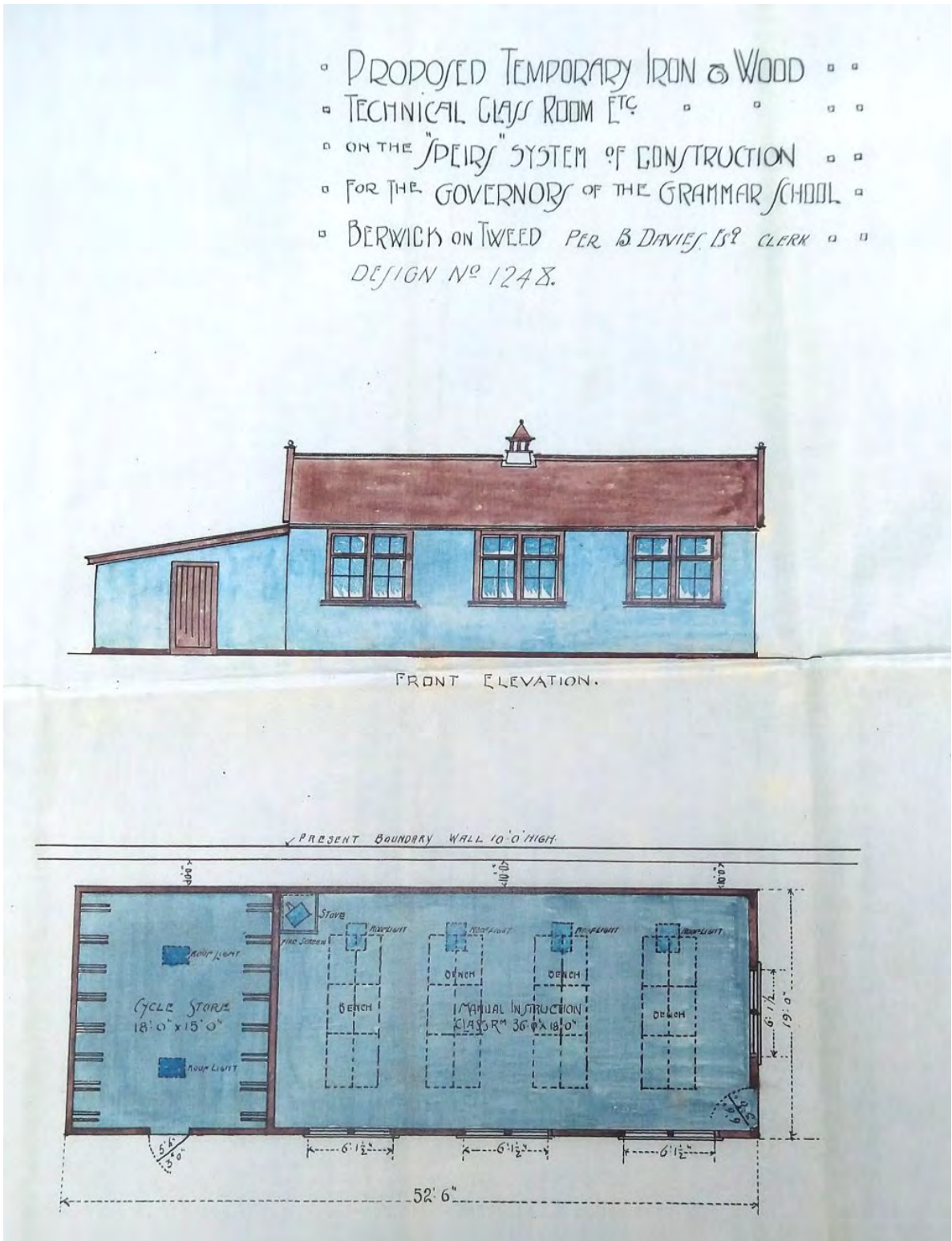
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<sup>2</sup> Original plans and elevations of the pre-fabricated structure designed by Speirs & Co. in Glasgow survive in the Berwick archives.



Illus. 16: Section and end elevation drawings of the Western Speirs and Co. hut, 1908 (Berwick Archives).

[from BERWICK HERITAGE Under threat: the last World War I hut in Berwick - <http://www.berwick-heritage.co.uk/grammarschool.html> - accessed 14/03/23]



Illus. 17: Plan and front elevation drawings of the Western Speirs and Co. hut, 1908 (Berwick Archives).

[from BERWICK HERITAGE Under threat: the last World War I hut in Berwick - <http://www.berwick-heritage.co.uk/grammarschool.html> - accessed 14/03/23]

### **2.4.3 Southern lean-to Building (labelled Rooms 3 and 6).**

Set against the boundary wall of the yard, behind the western outbuilding, is a pent roofed shed, of timber with corrugated iron walls and roof, featureless apart from boarded double doors at the west end of its north wall. Plans in Berwick Records Office indicate that this was constructed as a motor house in 1924, but it is now in a state of collapse.

## **2.5 Discussion**

The source of the '1754' date for the original house has not been traced, but it seems credible. Room 1 with its panelling and excellent ceiling, and the entrance passage, seem coeval with the building (if anything, stylistically; they could be a little earlier), but what remains of room 2 (cornice and shutters) looks much more of the early 19<sup>th</sup> century, the date of the stair and rear wing. This raises the question of where the stair was in the original house; Fuller's 1799 map shows it as a simple rectangle in plan but the entrance passage must have led somewhere, so it maybe that the map is schematic and omits a small rear stair projection, replaced by the present wing when the house was enlarged and aggrandised perhaps around 1810.

The lack of interior detail is a serious omission from the inadequate official list description; this needs to be rectified since Room 1, Room 4 and the stair (although shorn of most of its balustrades by recent theft) are of some architectural importance.

The school is known to be of 1866/7, replacing an early-19<sup>th</sup> century house, with its rear wing being added in 1898 and the detached classrooms in the rear yard sometime in the first two decades of the 20<sup>th</sup> century.

The early pre-fabricated buildings in the rear yard, currently under threat of demolition, are of historic interest in their own right with respect to their associations with the former school and, in the case of the eastern building, with World War I.

*Peter F Ryder 9 3 2023*

### 3. CONCLUSIONS

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This extensive property facing west onto Palace Street East, and backing onto the Town Walls comprises two distinct parts, both with rear wings, the southern part being a tall 18th century block (sometimes termed 'The Mansion House'), which was extended around 1800 by the addition of its rear wing. The northern part is a mid-19th century Grammar School building which replaced an earlier-19<sup>th</sup> century house in 1866/7, and was extended to the rear in 1898. In the yard behind are further early-20th century prefabricated structures, the eastern a re-sited World War I military hut, formerly used as classrooms.

The interior of the building, whilst damaged through its institutional use before and after the school was relocated in 1939 contains, notably in Rooms 1, 4 and the stair, features of some architectural importance which belie the brevity of its Listing description. The lack of interior detail is a serious omission from the inadequate official list description; this needs to be rectified. The lack of interior detail provided in the inadequate official Listing description is a serious omission which needs to be rectified.

The source of the '1754' date for the original house has not been traced, but it seems credible. Room 1 with its panelling and excellent ceiling, and the entrance passage, seem coeval with the building (if anything, stylistically; they could be a little earlier), but what remains of room 2 (cornice and shutters) looks much more of the early 19<sup>th</sup> century, the date of the stair and rear wing. This raises the question of where the stair was in the original house; Fuller's 1799 map shows it as a simple rectangle in plan but the entrance passage must have led somewhere, so it maybe that the map is schematic and omits a small rear stair projection, replaced by the present wing when the house was enlarged and aggrandised perhaps around 1810.

In addition to the extended 18<sup>th</sup>-century house and the 19<sup>th</sup>-century Grammar School extension to the north, the two detached early pre-fabricated buildings in the south-east part of the rear yard, formerly used as classrooms, are of some significance in their own right. The Eastern Building was originally constructed on a camp near Blyth in the early years of World War I, then purchased by Berwick Education Committee in 1920 and set up on this site, while the Western Building has been identified as of 1908 construction, to a design by Speirs and Co. These early pre-fabricated buildings, constructed on the site in the early years of the 20<sup>th</sup> century, are of historic interest with respect to their associations with the former school and, in the case of the eastern building, with World War I.



### 3. REFERENCES

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**APPENDIX 01: The Photographic Record.**

Record photographs are shown in the following sequence (see *Illus. 18-22*):

<i>Photo number</i>	<i>Internal/ External</i>	<i>Description</i>
01-39	External	External house and school elevations.
40-95	Internal	Internal Ground Floor house and school elevations.
96-100	Internal	Internal cellar views.
101-128	Internal	First floor house and school elevations and detail
129-147	Internal	Second floor internal house and school elevations and detail
148-154	External	Western shed in the rear yard
155-163	Internal	Western shed in the rear yard
164-173	External	Eastern shed in the rear yard
174-186	Internal	Eastern shed in the rear yard
187	External	Garage structure against the southern property boundary wall south of the rear yard sheds.

01	Vertical aerial view of the entire buildings complex.
02	Vertical aerial view of the former schoolhouse and school.
03	View of schoolhouse and hall main NW frontages from the west
04	Gatepost at west corner of property boundary on Palace Street.
05	Elevated view of the main NW frontage
06	Elevated view of the main NW house frontage
07	Street level view of the main NW house frontage
08	Close-up street level view of the main NW house frontage, SW & central parts
09	Close-up street level view of the main NW house frontage, NE part
10	Detail of NE windows at first floor (F1) level.
11	Projecting SW face of 19 <sup>th</sup> century school wing with entrance to its main hall.
12	North-west (nominally 'West') elevation of the school.
13	West elevation of the school.
14	West elevation of the school, north end.
15	West elevation of arched portal attached to the north end of the front west façade of the school, giving access to the rear yard via a side alley.
16	Elevated oblique view of the house and school complex from the north.
17	Rear (east) elevation of arched portal attached to the north end of the front west façade of the school.

18	View eastwards along the alley along the north side of the School and its north-east wing, towards the rear (east) elevation of arched portal attached to the north end of the front west façade of the school.
19	North-east corner of the School seen in the alley giving access to the rear yard.
20	Door at the west end of the north-east wing of the School.
21	Oblique view from the north-west of the north elevation of the north-east wing of the School.
22	Blocked windows in the north elevation of the north-east wing of the School.
23	Oblique view from the east of the north elevation of the north-east wing of the School.
24	View of the rear (east) elevations of the North-East Wing and East Wing of the 19 <sup>th</sup> century School complex from the rear yard.
25	East elevation of the North-East Wing.
26	Oblique view of the west and south elevations of the North-East Wing
27	View west from the rear yard to the east elevation of the School (south part) and lean-to structures against it.
28	The upper part of the centre and west parts of the south elevation of the North-East Wing.
29	The lower part of the centre and west parts of the south elevation of the North-East Wing.
30	View west from the rear yard to the east elevation of the School (south part).
31	The west part of the north elevation of the East Wing at F1 level.
32	Oblique view from the east of the East Wing of the former School (attached to the rear of the converted 18 <sup>th</sup> century house) with attached wall extending into the rear yard.
33	North elevation of the wall attached to the north-east corner of the East Wing.
34	The east elevation of the East Wing seen from the rear car park.
35	Oblique view from the south-west of the East Wing of the former School (attached to the rear of the converted 18 <sup>th</sup> century house) with wooden stairway structure attached to the south side of the wall extending into the rear yard.
36	The south elevation of the East Wing.
37	East elevation of the house (left) and projection at the west end of the East Wing.
38	Oblique view from the south of the East elevation of the house (left) and projection at the west end of the East Wing.
39	Main west entrance to the house.
40	Vertical view of entrance lobby ceiling.
41	View ESE into main House entrance hall.
42	Ceiling of House GF entrance hall.
43	View SE to entrance hall south door into Room 1.

44	GF Room 1, west (front) elevation.
45	Room 1, south elevation with fireplace..
46	Room 1, east elevation.
47	Room 1, north (entrance) elevation.
48	Corinthian capital atop fluted pilaster on west side of doorway to Room 1.
49	Room 1 ceiling (wide view).
50	Room 1 ceiling.
51	Oblique view across Room 1 ceiling from the south.
52	Detail of Room 1 coving.
53	Ceiling plasterwork at NW corner of Room 1.
54	Ceiling plasterwork at NW corner of Room 1.
55	Ceiling plasterwork at SE corner of Room 1.
56	Ceiling plasterwork at NE corner of Room 1S
57	GF Room 2, west elevation
58	Room 2, looking SSW to S elevation
59	Room 2 coving in SE corner.
60	Room 2 coving detail in SE corner.
61	Room 2, doorway at north end of east wall (original 18 <sup>th</sup> century external house wall).
62	Window in east wall of GF stair hall.
63	View NNE to stair.
64	View NNE beside the stair.
65	View WNW from east side of GF office in East Wing extension to original 18 <sup>th</sup> century house, towards back stair panelled casement.
66	South window in GF office.
67	View NE from SW corner of GF Room 3 in East Wing extension to original 18 <sup>th</sup> century house.
68	View to South window in GF Room 3.
69	View WNW into GF corridor running along the north side of the East Wing extension to original 18 <sup>th</sup> century house.
70	View ESE to eastern entrance door to corridor running along the north side of the East Wing extension to original 18 <sup>th</sup> century house.

71	WC window in former School east extension.
72	Storage in former School east extension.
73	Back stair off corridor running along the north side of the East Wing extension to original 18 <sup>th</sup> century house (casement seen in Photo. 65).
74	Cellar doorway seen from NNW in East Wing corridor.
75	Doorway from East Wing corridor to house into a corridor running along the south side of the former School and its eastern extensions.
76	View to SE of a doorway in south side of the East Wing corridor into the GF stair hall.
77	View westwards along a corridor running along the south side of the former School and its eastern extensions.
78	View eastwards along a corridor running along the south side of the former School and its eastern extensions.
79	View NE in GF switch room at the east end of corridor running along the south side of the former School and its eastern extensions.
80	View NE across the former GF School hall.
81	View east (ESE) to the south end of the internal east elevation of the School hall.
82	View east (ESE) to the central part of the internal east elevation of the School hall.
83	View east (ESE) to the north end of the internal east elevation of the School hall.
84	The north (NNE) end of the hall.
85	Vertical view of the hall roof construction.
86	View west (WNW) to the north end of the internal west elevation of the School hall.
87	View west (WNW) to the centre and south end of the internal west elevation of the School hall.
88	The south (SSW) end of the School hall.
89	View NNE from the south end of a corridor running along the east side of the School hall.
90	View from the east to entrance doorway into the north end of the east wall of the hall.
91	View from the east to west wall of entrance lobby and doorway into the north end of the east wall of the hall.
92	View from the east to north (NNE) wall of entrance lobby into the north end of the east wall of the hall, showing north external door.
93	View SSE to back stair & rear cupboard in the North-East Wing of the School.
94	NE View from SE corner across former coffee shop in the rear North-East Wing of the School.
95	SW View from NE corner across former coffee shop in the GF rear North-East Wing of the School.
96	View SW across the main west compartment of the cellar.
97	View to back of stone cellar steps.
98	ESE view to the west elevation of the main compartment of the cellar and door to barrel vaulted storage area divided into wine bins, with flagstone shelves.
99	View from north end of barrel-vaulted storage area in the cellar.
100	View into wine bin with flagstone shelving within the vaulted eastern compartment of the cellar.



101	NE view to stair window at the west end of the north wall of the East Wing of the former house, later School (portrait view).
102	NE view to stair window at the west end of the north wall of the East Wing of the former house, later School (landscape view).
103	Stair window at the west end of the north wall of the East Wing of the former house, later School (see also Photos. 101 & 102).
104	View ESE from stair landing at the west end of the north wall of the East Wing of the former house, later School.
105	View NW over First Floor (F1) Room 4 in the East Wing of the former house, showing fireplace in the north (NNE) wall.
106	Fireplace in the north wall of the First Floor (F1) Room 4 in the East Wing of the former house.
107	The east (ESE) elevation of the First Floor (F1) Room 4 in the East Wing of the former house.
108	The south elevation of the First Floor (F1) Room 4 in the East Wing of the former house.
109	The west elevation of the First Floor (F1) Room 4 in the East Wing of the former house.
110	Southern of a pair of doors in the west wall of First Floor (F1) Room 4, this one leading into a storage area (see below).
111	West wall of storage area accessed by the southern of a pair of doors in the west wall of First Floor (F1) Room 4, showing a blocked door as a recess, formerly connecting through to the main stair
112	View of stair in stair lobby at the west end of F1 Room 4.
113	View NE from the landing of the main stair on the east side of the former house.
114	Main stair window on F1 landing.
115	Oblique view from the west of main stair window on F1 landing.
116	View from main house stair window to F1 landing.
117	View SSW from F1 dining room into a corridor behind the kitchen.
118	View south to door from a corridor behind the F1 kitchen into the stair landing area.
119	View to east elevation of lounge at south end of F1 house.
120	SW view to south elevation of lounge at south end of F1 house, including fireplace.
121	View to west elevation of lounge at south end of F1 house.
122	Plaster-work coving in the south corner of lounge at south end of F1 house.
123	Detail of plaster-work coving in the south corner of lounge at south end of F1 house.
124	View to west elevation of the former kitchen, centre F1 room of the original house.
125	View to north elevation of the F1 kitchen, centre F1 room of the original house.
126	View to east elevation of the former dining room, north F1 room of the original house.
127	View to west elevation of the former dining room, north F1 room of the original house.
128	View to south elevation of the former dining room, north F1 room of the original house.
129	Main stair window on F1 landing seen from Second Floor (F2) landing.
130	F2 WC window viewed obliquely from NW.

131	F2 passage by WC to front bedrooms,
132	View SW along passage between F2 WC and central bedroom.
133	View ESE to the east elevation of the southern F2 bedroom.
134	View WNW to the west elevation of the southern F2 bedroom.
135	View WNW to the west elevation of the middle F2 bedroom.
136	View ESE to the east elevation of the middle F2 bedroom.
137	View NE towards the F2 northern bedroom along passage between WC and central bedroom.
138	View WNW to the west elevation of the northern F2 bedroom.
139	View SSE to the east elevation of the northern F2 bedroom and doorway at east end of the south elevation.
140	Plaster-work coving in the NE corner of the northern F2 bedroom.
141	View up short stairway to east room of the second floor (F2).
142	View (ESE) to the east elevation of the eastern F2 room.
143	View to the north elevation of the eastern F2 room.
144	View to the west elevation of the eastern F2 room.
145	View from the eastern F2 room to top of back stair.
146	View into the roof space from back stair landing adjacent to the eastern F2 room.
147	Aerial view of the rear yard sheds, with the two main buildings at east and west (the western with an eastern bike-shed extension), a third shed built against the southern boundary parallel with the western shed and a small garage structure also built against the southern boundary, its east side extending northwards and projecting just beyond the southern extent of the main sheds.
148	Oblique view from the NNW of the WNW (nominally West-) elevation of the Western shed and North (actually NNE) elevation of the detached garage to its south-west.
149	West elevation of the Western former classroom shed.
150	North elevation of the Western former classroom shed.
151	West part of the north elevation of the Western former classroom shed.
152	East part of the north elevation of the Western former classroom shed, including bike-shed addition to its original east end.
153	Oblique view from ENE of the north and east elevations of the Western former classroom shed.
154	Oblique view from SE of the south elevation of the Western former classroom shed and east elevation of the rear, pent-roofed lean-to structure against the boundary wall.
155	Internal east-facing elevation of the Western former classroom shed, west wall.
156	Internal south-facing elevation of the Western former classroom shed, west end of the north wall.
157	Internal south-facing elevation of the Western former classroom shed, east end of the north wall of the original building.
158	Internal west-facing elevation of the Western former classroom shed, east end wall of the original structure.
159	Oblique view from the east of the internal north-facing elevation of the Western former

	classroom shed, south wall.
160	Internal east-facing elevation of the Western former classroom shed, west wall.
161	View from the west of the roof structure of the Western former classroom shed.
162	Internal east-facing elevation of the bike shed addition to the Western Shed, west wall (i.e. external east wall of original shed).
163	Internal north-facing elevation of the bike shed addition to the Western Shed.
164	Oblique view from the north-west of the Eastern shed, north and west external elevations.
165	External north elevation of the Eastern former classroom shed.
166	External west part of the north elevation of the Eastern former classroom shed.
167	External east part of the north elevation of the Eastern former classroom shed.
168	Window at the east end of the north elevation of the Eastern former classroom shed.
169	Oblique view from ENE of the north and east elevations of the Eastern former classroom shed.
170	Oblique view from SW of the south elevation of the Eastern former classroom shed.
171	West end of the south elevation of the Eastern former classroom shed.
172	Oblique view WNW from south-east of the south-east corner of the Eastern shed towards the east and south elevations of the Western shed, with the east elevation of the rear, pent-roofed lean-to structure also visible against the southern site boundary wall.
173	Oblique view from the south-east corner of the western compartment of the Eastern shed towards the internal south elevation of its north wall.
174	Internal face of the central window of the western compartment of the Eastern shed.
175	The internal east-facing elevation of the west end of the Eastern former classroom shed.
176	Oblique view from NE of the internal north-face of the south wall of the Eastern shed.
177	West end of the internal north-face of the south wall of the Eastern shed.
178	The internal west-facing elevation of the east end of the Eastern former classroom shed.
179	View ESE to and through doorway from a lobby between the Western and Eastern components of the Eastern shed into its eastern component.
180	Oblique view from WSE of the south elevation of the north wall of the Eastern shed, eastern component.
181	The east end of the south elevation of the north wall of the Eastern shed, eastern component.
182	The west-facing elevation of the east wall of the Eastern shed, eastern component.
183	Oblique view from ENE of the north elevation of the south wall of the Eastern shed, eastern component.
184	Internal face of the western window in the south wall of the eastern compartment of the Eastern shed.
185	The east-facing elevation of the west wall of the eastern component of the Eastern shed, with door on the north into entrance lobby.
186	View looking east of the roof structure of the eastern component of the Eastern shed.
187	View from NNW of the remains of a lean-to corrugated iron shed built against the southern site boundary wall.



*Photo 01.*



*Photo 02.*



*Photo 03.*



*Photo 04.*





*Photo 05.*



*Photo 06.*



*Photo 07.*



*Photo 08.*





Photo 09.



Photo 10.



Photo 11.



Photo 12.





Photo 13.



Photo 14.



Photo 15.



Photo 16.





Photo 17.



Photo 19.

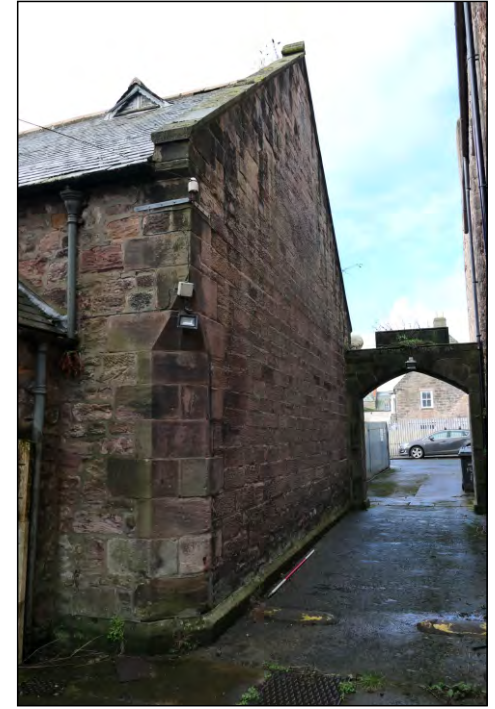


Photo 18.



Photo 20.





Photo 21.



Photo 22.



Photo 23.



Photo 24.





Photo 25.



Photo 26.



Photo 27.



Photo 28.





*Photo 29.*



*Photo 30.*



*Photo 31.*



*Photo 32.*





*Photo 33.*



*Photo 34.*



*Photo 35.*



*Photo 36.*





*Photo 37.*



*Photo 38.*



*Photo 39.*



*Photo 40.*





*Photo 41.*



*Photo 42.*



*Photo 43.*



*Photo 44.*





Photo 45.



Photo 46.



Photo 47.



Photo 48.





Photo 49.



Photo 50.



Photo 51.



Photo 52.





Photo 53.



Photo 54.



Photo 55.



Photo 56.





Photo 57.



Photo 58.



Photo 59.



Photo 60.





Photo 61.



Photo 62.

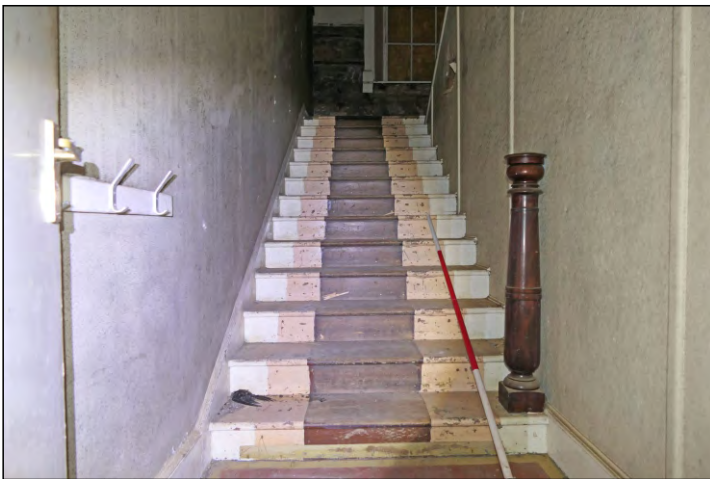


Photo 63.



Photo 64.



Photo 65.



Photo 66.



Photo 67.



Photo 68.





Photo 69.



Photo 70.



Photo 71.



Photo 72.





Photo 73.



Photo 74.



Photo 75.

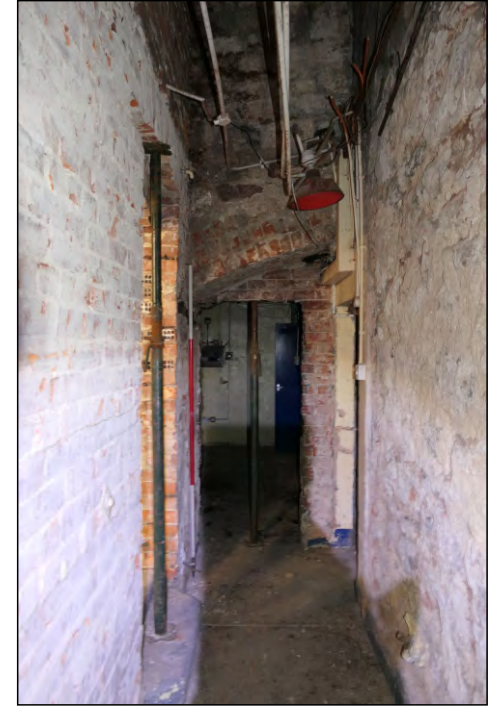


Photo 76.





*Photo 77.*



*Photo 78.*



*Photo 79.*



*Photo 80.*





Photo 81.



Photo 82.



Photo 83.



Photo 84.



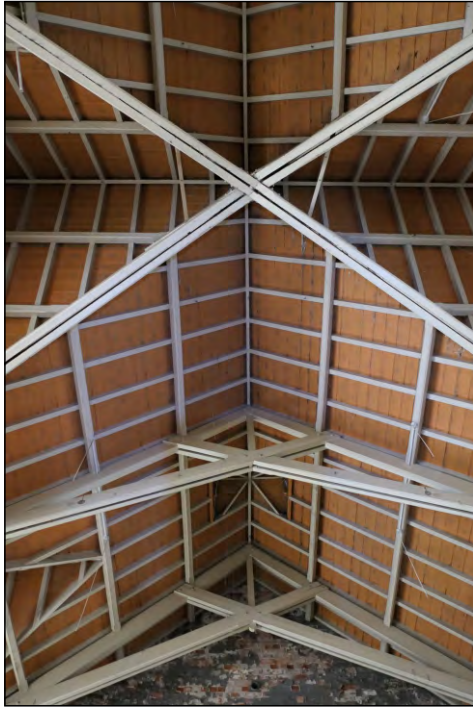


Photo 85.



Photo 86.



Photo 87.



Photo 88.





Photo 89.



Photo 90.



Photo 91.



Photo 92.



Photo 93.



Photo 94.



Photo 95.



Photo 96.



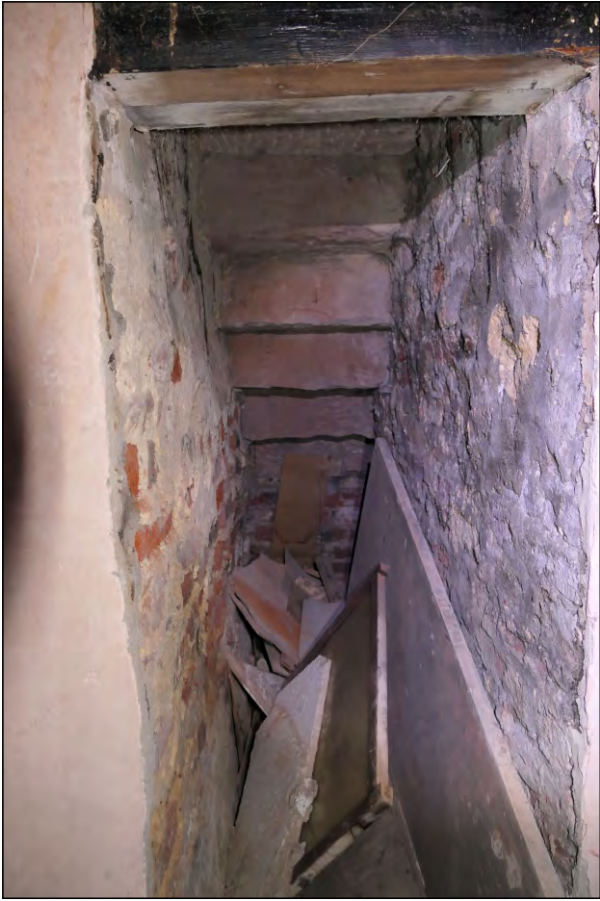


Photo 97.



Photo 98.



Photo 99.



Photo 100.



Photo 101.



Photo 102.



Photo 103.



Photo 104.





Photo 105.



Photo 106.



Photo 107.



Photo 108.





Photo 109.



Photo 110.



Photo 111.



Photo 112.





Photo 113.



Photo 114.



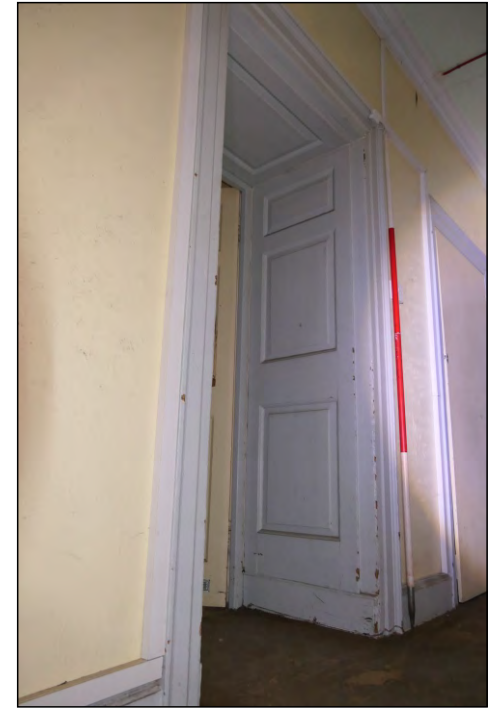
Photo 115.



Photo 116.



*Photo 117.*



*Photo 118.*



*Photo 119.*



*Photo 120.*





Photo 121.



Photo 122.



Photo 123.



Photo 124.



Photo 125.



Photo 126.



Photo 127.



Photo 128.





*Photo 129.*



*Photo 130.*



*Photo 131.*



*Photo 132.*



Photo 133.



Photo 134.



Photo 135.



Photo 136.





*Photo 137.*



*Photo 138.*



*Photo 139.*



*Photo 140.*



*Photo 141.*



*Photo 142.*



*Photo 143.*



*Photo 144.*





Photo 145.



Photo 146.



Photo 147.



Photo 148.





Photo 149.



Photo 150.



Photo 151.



Photo 152.





Photo 153.



Photo 154.



Photo 155.



Photo 156.





Photo 157.



Photo 158.



Photo 159.



Photo 160.





Photo 161.



Photo 162.



Photo 163.



Photo 164.





Photo 165.



Photo 166.



Photo 167.



Photo 168.





*Photo 169.*



*Photo 170.*



*Photo 171.*



*Photo 172.*





Photo 173.



Photo 174.



Photo 175.



Photo 176.





Photo 177.



Photo 178.



Photo 179.



Photo 180.





Photo 181.



Photo 182.



Photo 183.



Photo 184.





Photo 185.

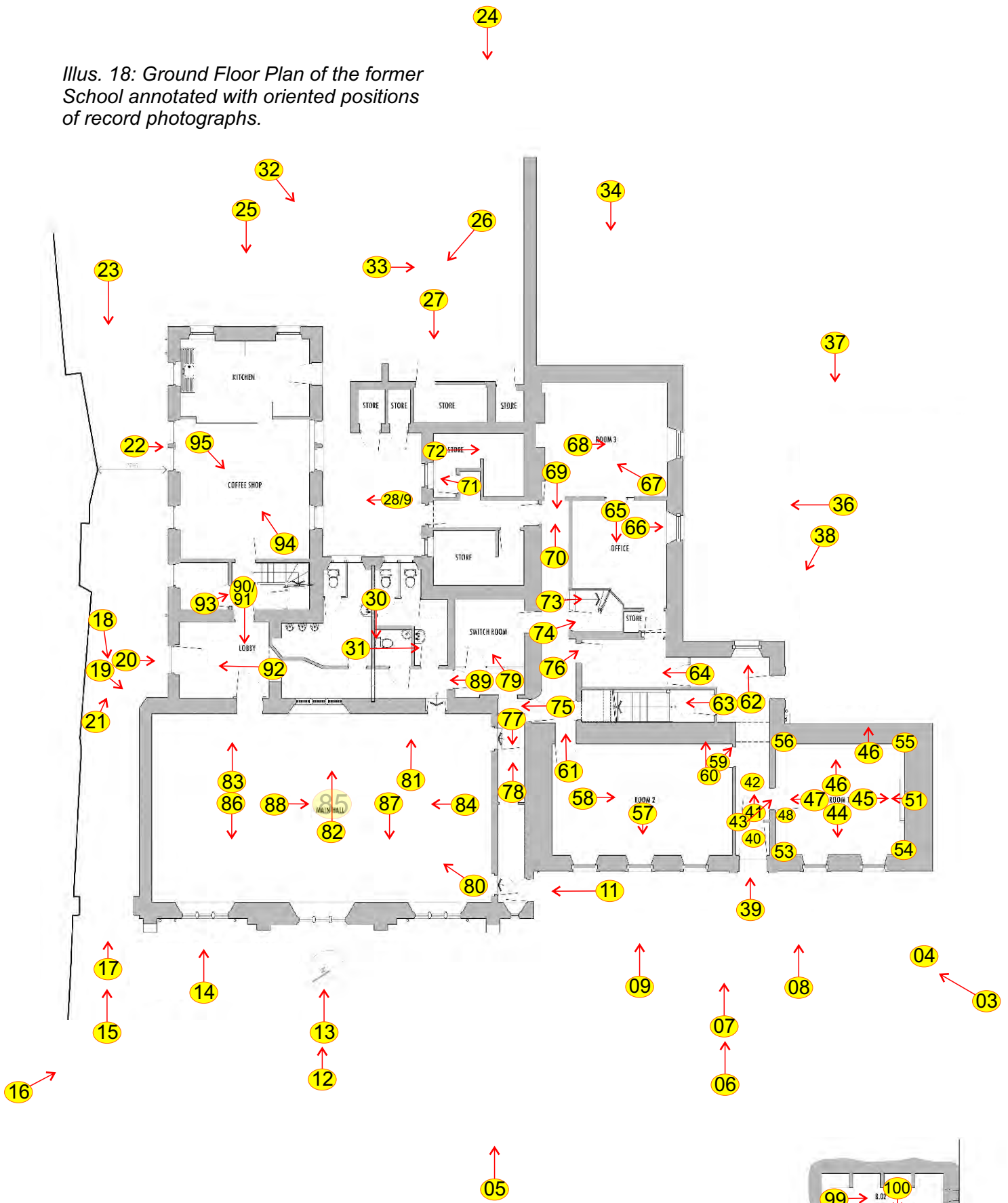


Photo 186.

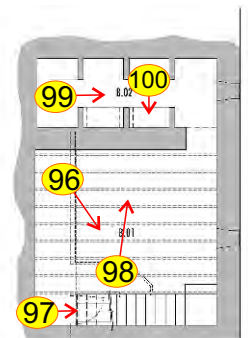


Photo 187.

Illus. 18: Ground Floor Plan of the former School annotated with oriented positions of record photographs.

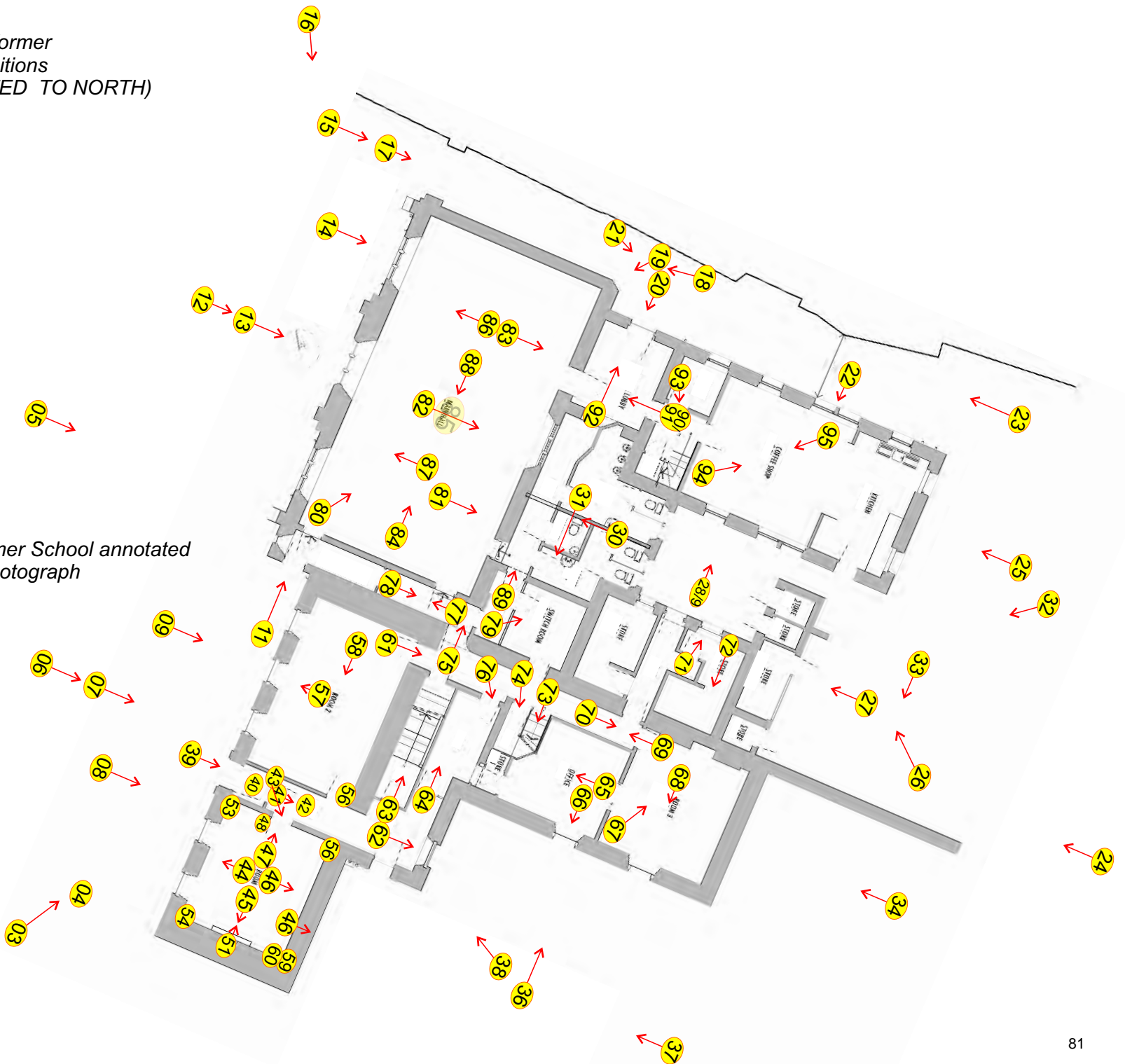


Illus. 19: Basement Plan of the former School annotated with oriented positions of record photographs.

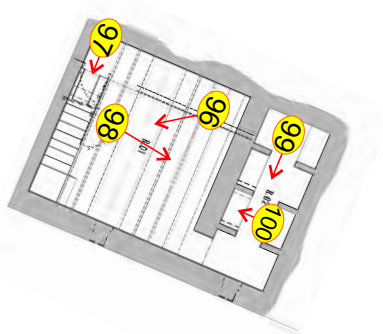




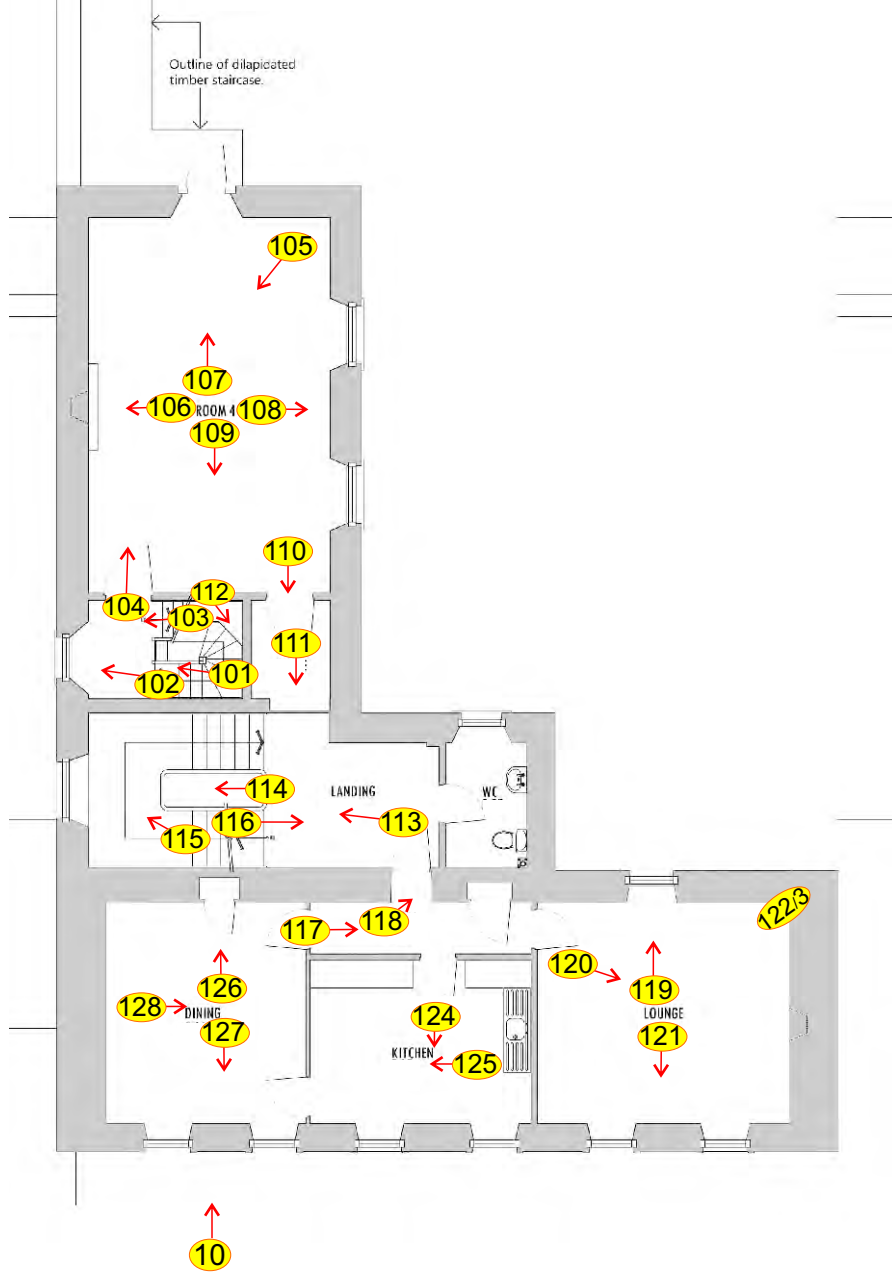
Illus. 18: Ground Floor Plan of the former School annotated with oriented positions of record photographs (REORIENTED TO NORTH)



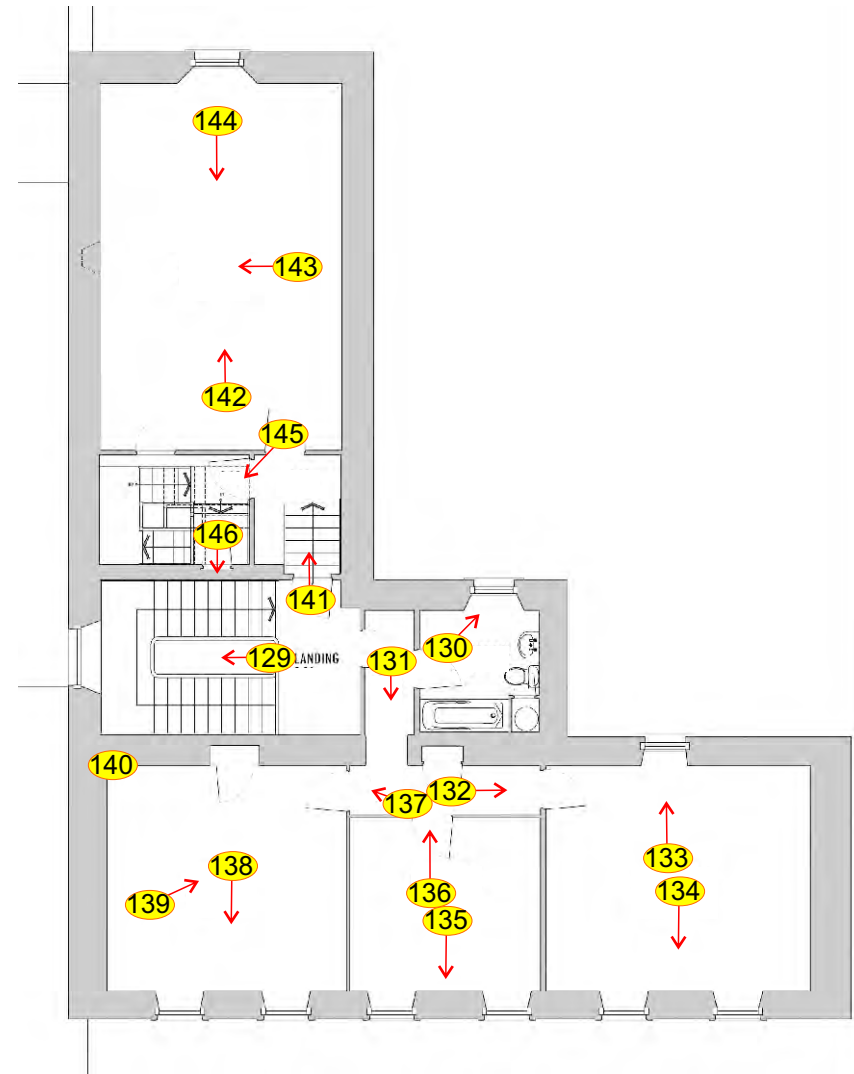
Illus. 19: Basement Plan of the former School annotated with oriented positions of record photograph (REORIENTED TO NORTH)



Illus. 20: First Floor Plan of the former School annotated with oriented positions of record photographs.



Illus. 21: Second Floor Plan of the former School annotated with oriented positions of record photographs.



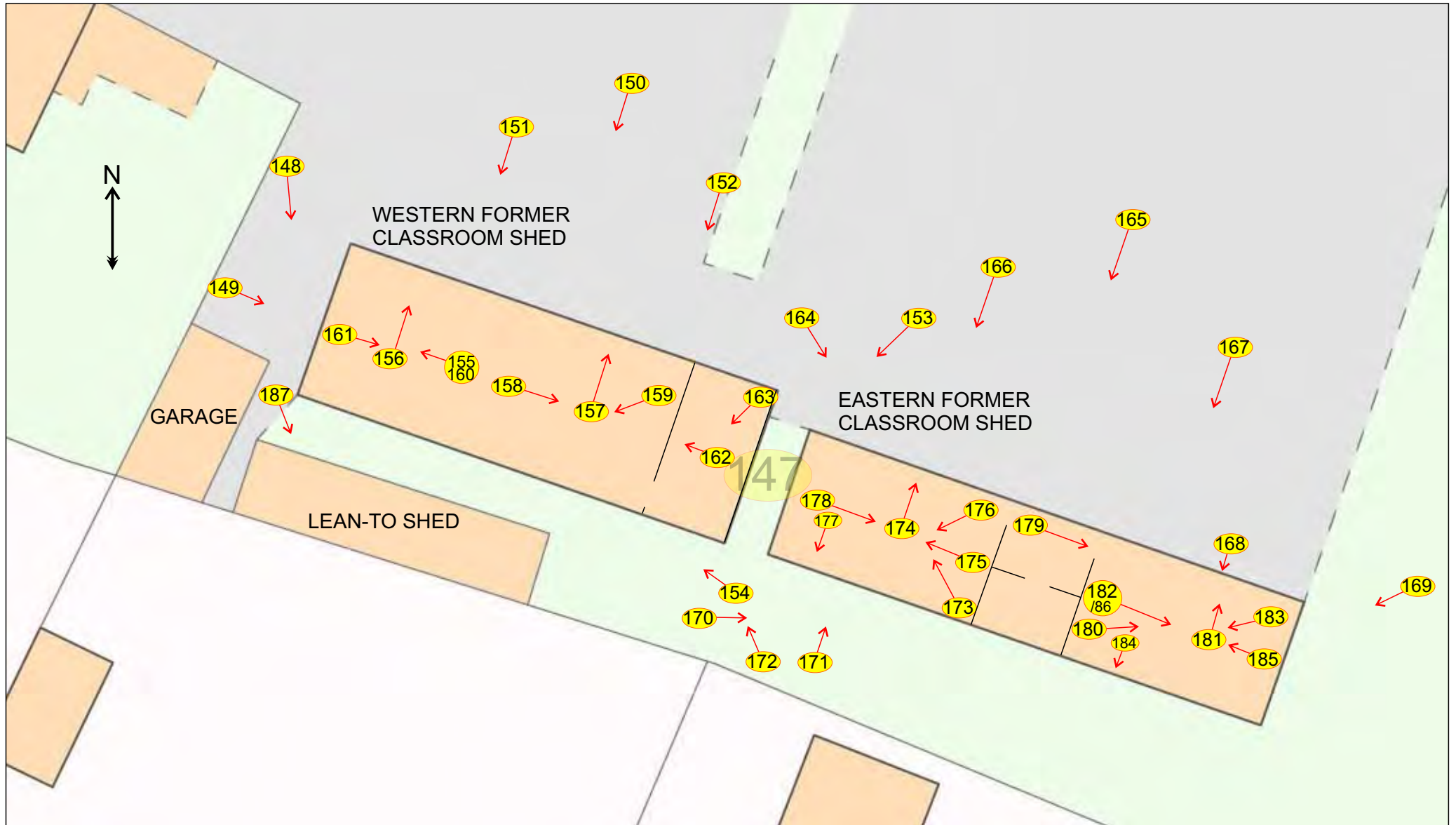


Illus. 20: First Floor Plan of the former School annotated with oriented positions of record photographs (REORIENTED TO NORTH).



Illus. 21: Second Floor Plan of the former School annotated with oriented positions of record photographs (REORIENTED TO NORTH).

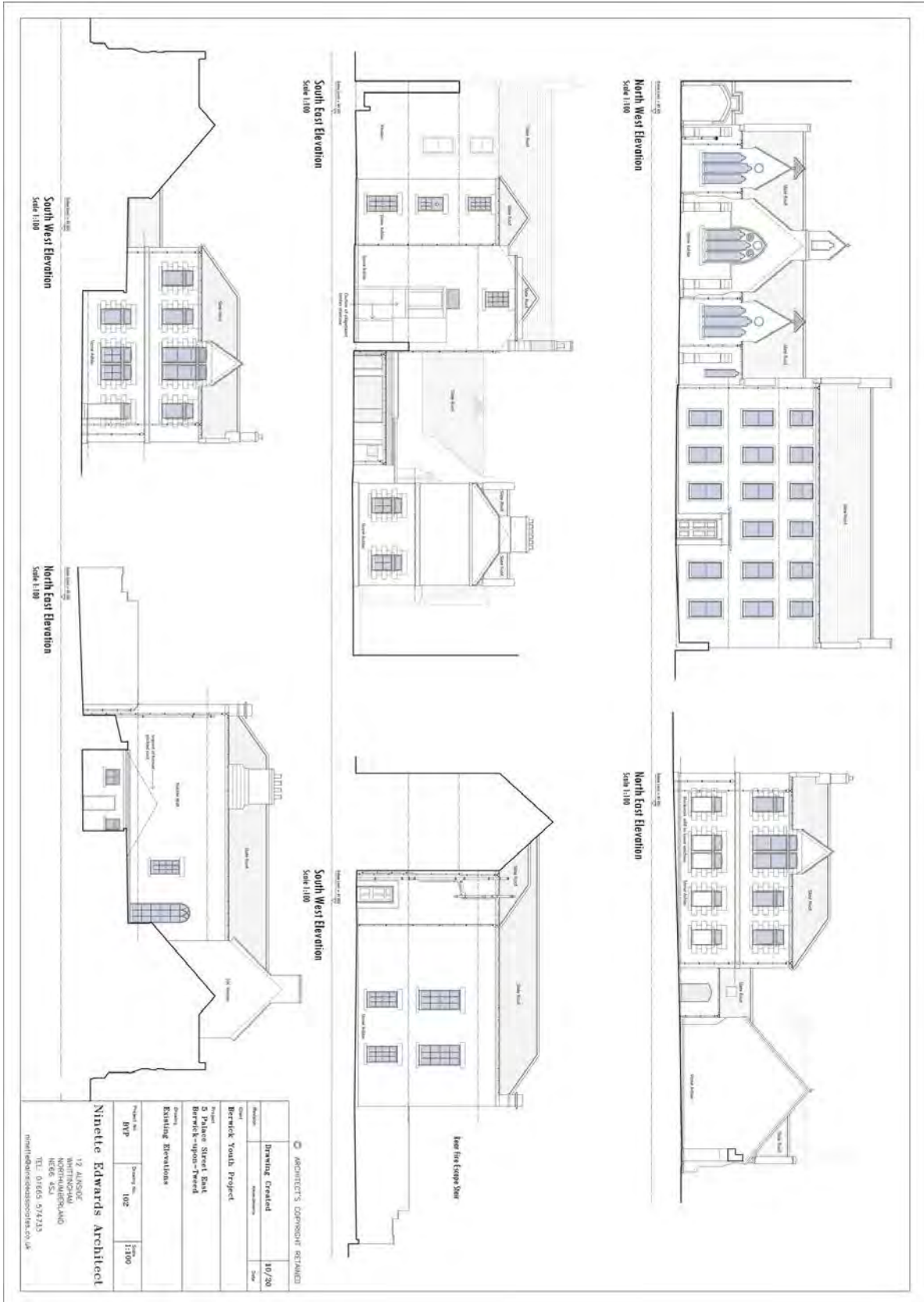
Illus. 22: Plan of wooden sheds to the rear of the former Berwick Grammar School, annotated with oriented positions of record photographs





**APPENDIX 02: Architect's Supplied plans and elevation drawings.**









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