

---

# CHURCH LANE WHITBURN

## ARCHAEOLOGICAL ASSESSMENT

MAY 2014

---



Prepared for: <b>FITZ</b> ARCHITECTS	By: <i>The Archaeological Practice Ltd.</i>
---	--

<i>Project code:</i> AP13/92	<i>Stage:</i> Final	<i>Compiled by:</i> RJC	<i>Control:</i> MJ	<i>Completion date:</i> 30/05/14
---------------------------------	------------------------	----------------------------	-----------------------	----------------------------------

Office: [Westmorland House, 26 Elswick East Terrace, Newcastle upon Tyne, NE47LJ](#)  
Telephone: 0191 2730777; E-mail: [info@archaeologicalpractice.co.uk](mailto:info@archaeologicalpractice.co.uk)  
Registered Company no. 4549772

CHURCH LANE,  
WHITBURN,  
TYNE & WEAR

Archaeological Assessment

*Prepared by*

The Archaeological Practice Ltd



***Frontispiece:*** Multi-phase walls forming the north-west corner of the south part of the assessment site on the east side of Whitburn Rectory.

***Grid Reference:*** NZ 4067 6160  
***Oasis Number:*** thearcha2-180298

## CONTENTS

---

### SUMMARY

1. INTRODUCTION
2. ASSESSMENT CONTEXT
3. SOURCES FOR ASSESSMENT
4. CATALOGUE
5. HISTORICAL SYNTHESIS
6. ARCHAEOLOGICAL POTENTIAL
7. CONCLUSIONS
8. RECOMMENDATIONS
9. REFERENCES

## ILLUSTRATIONS

*Cover: View from the south-east in May 2014 of partially-collapsed wall displaying oval openings running east-west across the assessment site.*

*Frontispiece: Multi-phase walls forming the north-west corner of the south part of the assessment site on the east side of Whitburn Rectory.*

*Illus. 01: The Location of Whitburn.*

*Illus. 02: Location of the assessment site in Whitburn.*

*Illus. 03: Location of the assessment site, south-east of Whitburn church, showing the assessment site (purple transparency).*

*Illus. 04: Extract from Armstrong's Map of Durham, 1769*

*Illus. 05: Detail of Whitburn village, from Armstrong's Map of Durham, 1769.*

*Illus. 06: A 'Plan of the Village of Whitburn, seat of Sir H Williamson....1817', showing the assessment site at bottom right.*

*Illus. 07: Extract from the Whitburn tithe map, 1839, showing Whitburn village.*

*Illus. 08: Enlarged plan of Whitburn village from the Whitburn tithe map, 1839, showing the assessment site at bottom right.*

*Illus. 09: Extract from the Whitburn tithe terrier, describing the tithe barn (highlighted) and other buildings around the Rector's farmyard.*

*Illus. 10: Extract from the 1st edition Ordnance Survey map, c.1860.*

*Illus. 11-16: The Assessment site shown on successive editions of the Ordnance Survey Series, 1870s - 1960s.*

*Illus. 17: The distribution of known sites of cultural heritage importance in the vicinity of the assessment area (keyed to Section 4.1).*

*Illus. 18: The distribution of known sites of cultural heritage importance within and in the immediate vicinity of the assessment area (pink fill), keyed to Section 4.1 - showing the position of the former Church Lane House and recently removed outbuilding, and overlain by data transcribed from the 1st edition Ordnance Survey Map of c.1860 (green fill), showing the distribution of structures present in the middle of the 19th century.*

*Illus. 19: Garden features associated with the former Whitburn Hall, north-east of the assessment site.*

*Illus. 20: Three of six columns in woodland formerly part of Whitburn Hall grounds, in the north part of the assessment site*

*Illus. 21: View from the south side of the assessment site towards bowling greens in the municipal park.*

*Illus. 22: The surviving north wall of Whitburn Tithe Barn (left), forming an east-west dividing wall within the assessment site with possibly-contemporary east site boundary wall to right of view.*

*Illus. 23: The surviving north wall of Whitburn Tithe Barn viewed from the north side.*

*Illus. 24: Vents in the surviving north wall of Whitburn Tithe Barn, south-facing elevation.*

*Illus. 25: Blocked door at the east end of the north wall of the former tithe barn.*

*Illus. 26: View from the south of a blocked doorway at the east end of the tithe barn north wall.*

*Illus. 27: Part of the east wall of the assessment site (note former roof line in central section).*

*Illus. 28: Blocked door at the east end of the north wall of the former tithe barn.*

*Illus. 29: West part of the east-west wall within the assessment site - showing oval openings constructed around 1900 (photographed prior to the collapse of the near-side opening).*

*Illus. 30: West part of the east-west wall showing deterioration caused by partial collapse since 2006.*

*Illus. 31: The Whitburn tithe barn, photographed c.1905.*

## SUMMARY

*The present document provides a report on a baseline cultural heritage assessment undertaken by The Archaeological Practice Ltd as part of the overall environmental impact assessment for the proposed development of a large residential property on land latterly occupied by a modern bungalow in Church Lane, Whitburn.*

*In addition to site visits, the assessment involved consultations with the local planning authority, an examination of historic maps and documentary records for the area, consultation of published local and regional histories, consideration of the results of previous archaeological investigations pertaining to the area and consultation and synthesis of data held by the County Heritage Environment Record (HER).*

*The report incorporates an audit of historical components and presents a synthesis of the overall chronology of the defined area. Conclusions are provided regarding the extent and significance of the archaeological remains in the development area, and an outline provided of the consequent cultural heritage impact of the scheme. Finally, the report identifies areas where further investigative evaluation is considered necessary in order to clarify areas of uncertainty regarding the nature and significance of the archaeological resource, and makes recommendations regarding the work required to mitigate the impact of the proposed scheme.*

*The main findings of the assessment are that while prehistoric, Roman and early medieval settlement sites are well attested in the vicinity, particularly along the coast, there is no specific evidence for such within or in the immediate vicinity of the present assessment site. The first record of Whitburn dates from the 12<sup>th</sup> century, while the origins of the church, north-west of the assessment site, appears from structural evidence to be 13<sup>th</sup> century, but could be rather earlier.*

*The present assessment site is part of church land, occupied in 1817 by the Rector's Farm Yard and Stack yard, separated from the Rectory by a large, formal garden. The Rector's Farm Yard comprised two large buildings, both aligned east-west, one of which occupies the entire length of the present north wall of the site. Notable changes in the layout of these buildings occurred over the next century or so, and by the end of the 19<sup>th</sup> century the only surviving structures in the assessment site were the eastern part of the northern building ('the tithe barn') and, possibly, a short section of the west end of the northern range. It was at this time that the north part of the assessment site, formerly part of the Rectory garden, was transferred to Whitburn Hall and a north-south wall built to separate it from the Rectory gardens; the linear arrangement of pillars probably also dates to this time. The tithe barn was demolished following a fire during a WW2 air raid in 1940, although a large part of its north wall survived as a boundary wall.*

*Recommendations based on these findings call for the recording, preservation and consolidation of a surviving tithe barn wall of possible medieval origin, and evaluation of the site by trenching to determine the character, extent, significance and state of preservation of any buried remains found to survive there, including remains of the tithe barn and associated structures. Should sub-surface remains of archaeological significance be found to survive as a result of the evaluation exercise, further investigative and recording works may be required in order to mitigate the impact of development.*

*It is also recommended that the remainder of the internal east-west wall, as well as the east and north-west walls of the south part of the site and the line of pillars in the north part of the site should be retained and conserved as part of site re-development.*

# 1. INTRODUCTION

---

## 1.1 Purpose of Assessment

This assessment, prepared by the Archaeological Practice Ltd. has been commissioned by Neilson Binnie-McKenzie Construction Consultants. Its purpose is to inform the planning process regarding the likely impact caused by the construction of a large residence on wasteland until recently occupied by a modern bungalow, the former Church Lane House, and represents the first stage in a programme of archaeological work which may subsequently include evaluation and mitigation works.

## 1.2 Planning Background

Planning Policy guideline 16 (PPG16): archaeology and planning (1990), allows planning authorities to request assessments of archaeological potential in order to ascertain the nature and extent of any remains likely to be impacted by development, and inform upon appropriate mitigation measures. PPG16 has been invoked by the planning authorities in the present case because of the likelihood that the area contains archaeological deposits relating to the medieval and later settlement of Whitburn that could be destroyed if the development proceeds.

## 1.3 Methodology of Assessment

The assessment will:

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

## 2. ASSESSMENT CONTEXT

---

### 2.1 Location and Extent of the Assessment Area (*Illus. 01 & 02*).

The assessment focuses on an area of land (centred on Grid Reference NZ 4067 6160).

The area under consideration here includes the area enclosed by the site boundary walls. In addition, the scope of the report extends beyond the immediate development area included within the footprint, to embrace a wider zone that potentially may be subject to visual impacts. Consideration of this broader zone provides contextual information regarding those individual sites or historic landscape components that might potentially be physically impacted by the proposed scheme. It also ensures that any site or landscape component that might be more indirectly (e.g. visually) affected is incorporated in the site catalogue.

### 2.2 Previous Archaeological Assessment and Investigation

An earlier version of this desk-based assessment carried out by The Archaeological Practice in 2005, was the first archaeological or cultural heritage work to be carried out within the defined site. Very few archaeological events involving sub-surface investigation have previously been recorded in Whitburn, and even fewer have provided archaeologically significant results. However, archaeological watching briefs carried out at Close Cottage and Regent's Close Rest Home (formerly the Rectory) in October 2005 (PCA 2005) have provided evidence of medieval settlement in the form of pottery retrieved from pits.

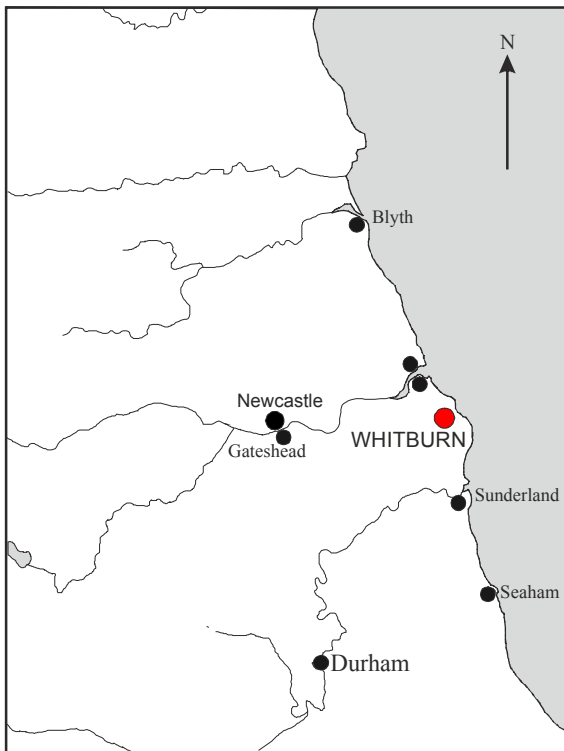
### 2.4 Nature of Proposed Developments

It is proposed to build a large residential property on or close to the site of the former Church Lane House, retaining the present site boundary walls as well as the dividing wall between north and south parts of the site, which will be rebuilt in places where it has recently fallen into decay.

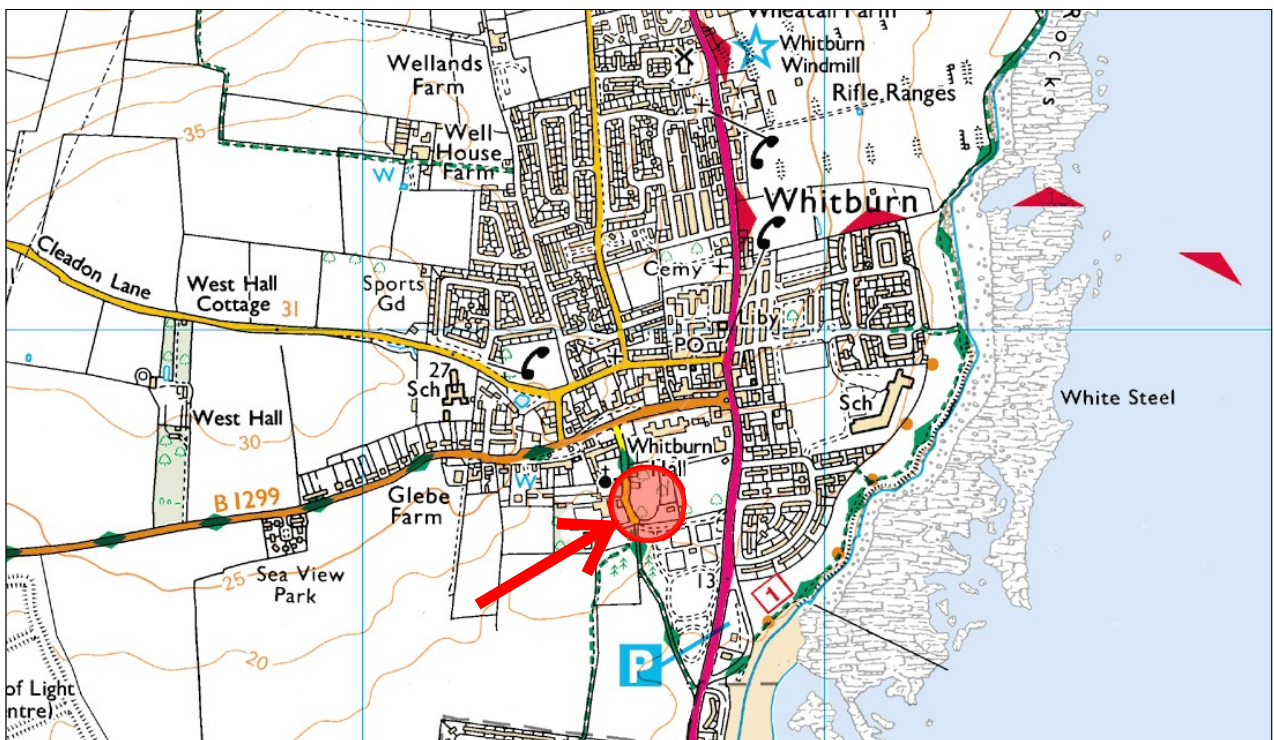
The proposed dwelling will comprise an open plan living area including a kitchen-living-dining space, a separate lounge, a study, a cinema room, a feature wine room, a utility, leisure space (including a swimming pool, gym and sauna), five en-suite bedrooms, storage space and garaging for 4 cars. The main part of the proposed house will be in the south part of the site, with the garages on the north side of the house and accessed by the route of the former driveway. The garages are single storey adjacent to the existing wall between north and south parts of the site. There is a 4 metre space between the house and the wall (larger in the wooded area)

In the north part of the site the building will float above ground level, incorporating the stone pillars of the former Whitburn Hall gardens. The axis of the pillars and the root protection areas of the trees will dictate the form of the building in the woodland of the north part of the site.

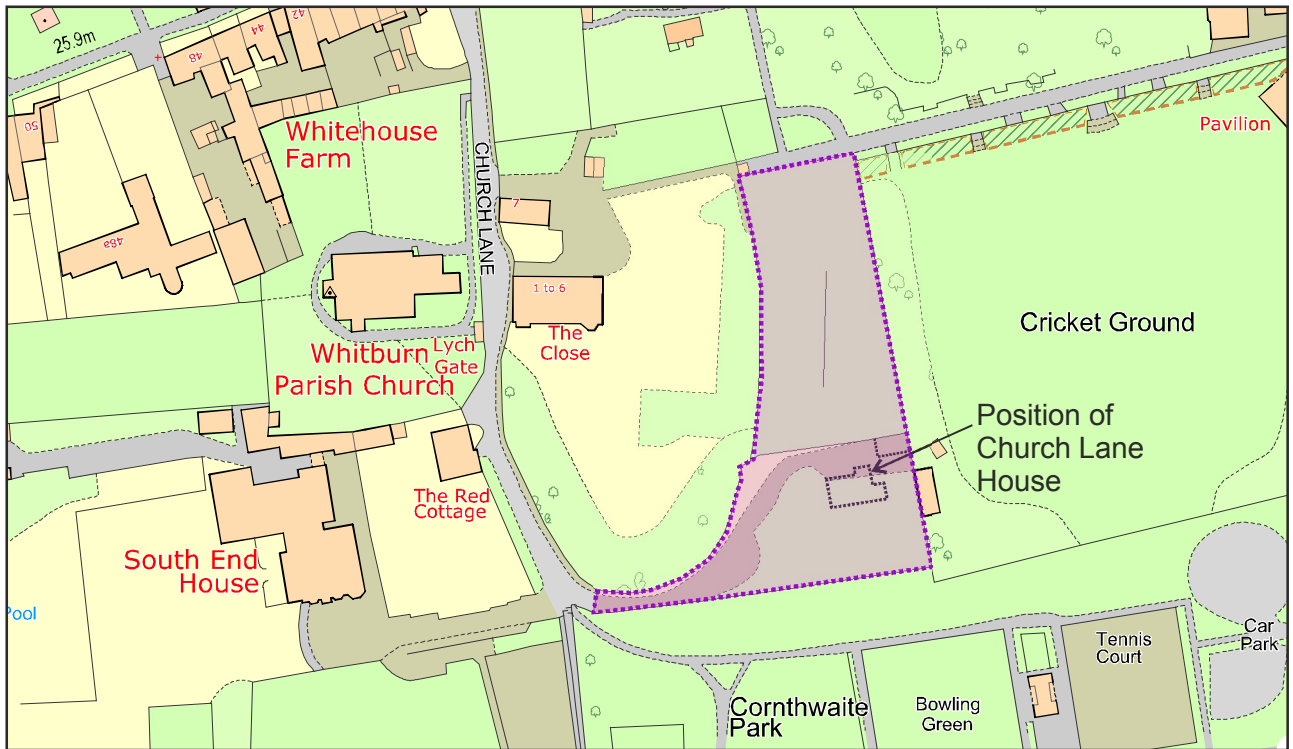




*Illus. 01: The Location of Whitburn.*



*Illus. 02: Location of the assessment site in Whitburn.*



**Illus. 03:**  
Location of the assessment site, south-east of Whitburn church, showing the assessment site (purple transparency).

### 3. SOURCES FOR ASSESSMENT

---

#### 3.1 Archival Material and Secondary Sources

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

- *County Durham Records Office, County Hall, Durham (DRO)*
- *Tyne & Wear Heritage Environment Record, Civic Centre, Newcastle (HER)*
- *Tyne & Wear Records Office at Discovery Museum (NRO)*
- *The Archaeological Practice archive (AP)*
- *Newcastle upon Tyne Central Library, Local Studies Section (NL)*
- *South Shields Library, Local Studies Section (SSL)*

#### 3.2 Types of Information

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

##### 3.2.1 SMR and Listed Buildings Records

###### ***Scheduled Ancient Monuments***

The Scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over a defined area. There are no scheduled ancient monuments within the present assessment area.

###### ***Listed Buildings***

The listing of structures by the Secretary of State denotes historical or architectural interest but does not necessarily include all buildings of significance or local importance. There are no listed buildings within the site itself, but there are several in the wider vicinity (see Section 4).

###### ***Sites Appearing on the Northumberland Heritage Environment Record (HER)***

The County HER has been accessed for entries within and in close proximity to the assessment area that may be impacted by proposed developments. Consideration of sites outside the defined area enables better evaluation of its archaeological and historical context, highlighting the nature of potential remains within the assessment area. There is **1** entry within or bordering the defined assessment area, and a further **23** sites are considered for contextual purposes in the wider vicinity.

##### 3.2.2 Primary documentary sources

Primary documentary sources examined include a terrier to the tithe map of 1839 which gives details of structures on the site, their ownership and rental (see *Illus. 09*), but the majority of other primary records pertaining to the site have been incorporated in secondary sources and were consulted in that form (see below).

### 3.2.3 Secondary and Published Information

Published works which shed general contextual light upon the assessment area or upon particular aspects of its archaeology or history were consulted, and cited where relevant in the synthesis included in the full assessment report. The most important is a brief account of the Whitburn tithe barn by Stephens (1905) and the county histories by Hutchinson (1787), Boyle (1892) and others (see References, Section 9).

### 3.2.4 Map Evidence (see *Illus. 04-16*)

The study of early maps provides invaluable evidence for the historical development of the area. The earliest clear representation of Whitburn is Armstrong's plan of 1769, but the first to give a detailed impression of the settled area is an estate map of 1817 (*Illus. 06*), following which a good sequence is provided by the 1839 tithe plan (*Illus. 07-08*) and the Ordnance Survey Series (*Figures 10-16*).

*(DRO) Plan of the Village of Whitburn, seat of Sir H Williamson....1817', showing the assessment area at bottom right.*

*(DRO) Whitburn Tithe map, 1839, showing Whitburn village.*

*(DRO) 1<sup>st</sup> Edition Ordnance Survey, 1865, Durham, 25" and 6" 1860*

*(DRO) 2<sup>nd</sup> Edition Ordnance Survey, 1898, Durham, 25" and 6" 1897*

*(DRO) 3<sup>rd</sup> Edition Ordnance Survey, 1920, Durham, 25" and 6" 1922*

### 3.2.4 Photographs:

A search for photographs of the defined assessment area returned a number of images of Church Lane, but only one the former tithe barn (*Illus. 31*).

### 3.2.5 Site Inspection and Local Information

Visits were made to the site during February and May 2014 in order to assess the current condition of visible remains and earthworks within and around the defined assessment area and to view the location, accessibility and current state of the site. During these visits photographic recording of the development site was carried out in order to provide a record of the site. The most significant features viewed within the assessment area during these visits were the following sections of walling (see *Illus. 18*):

- Wall 1 (W1)** Extends from the north side of the entrance along the north side of the site to north-west corner.
- Wall 2 (W2)** Short section of wall eastwards from north-west angle towards doorway.
- Wall 3 (W3)** Short section of wall including doorway near north-west angle.
- Wall 4 (W4)** Wall with (or remains of) three oval openings running for c.17M from east of the doorway
- Wall 5 (W5)** Wall with up to 15 v-shaped vents extending from east end of W3 to north-east corner, a total of c.21M, with a wide blocked opening towards the centre and a narrow doorway at its east end.
- Wall 6 (W6)** High east boundary wall, with marks (of a roofline) suggesting that an additional building once abutted it.
- Wall 7 (W7)** Low field wall, tumbled in places, marking the south boundary of the site.

In addition, a number of buildings of significance border or overlook the assessment area (see Catalogue, Section 4).

Peter Ryder, Historic buildings specialist, comments as follows on the small blocked doorway at the end of the northern boundary wall - Wall 5 (above):

*Probably not Anglo Saxon, despite its appearance, rather a utilitarian use of available slabs (possibly cross slabs). The form appears to relate to the triangular vents, like those in the remains of the barn at Ryton - they are present in several other County Durham barns as well, now generally thought to be late medieval on the basis of dendro-dating. The barn had kerb principal trusses, a typical Durham C15/16 form.*



Figure 4: Extract from Armstrong's Map of Durham, 1769.

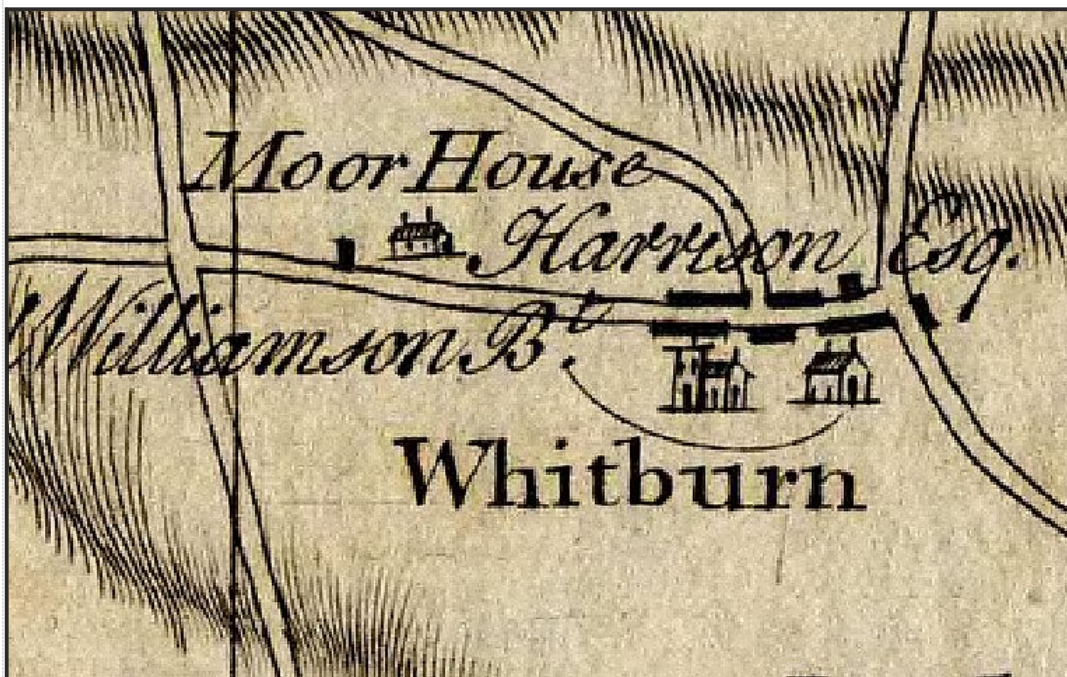
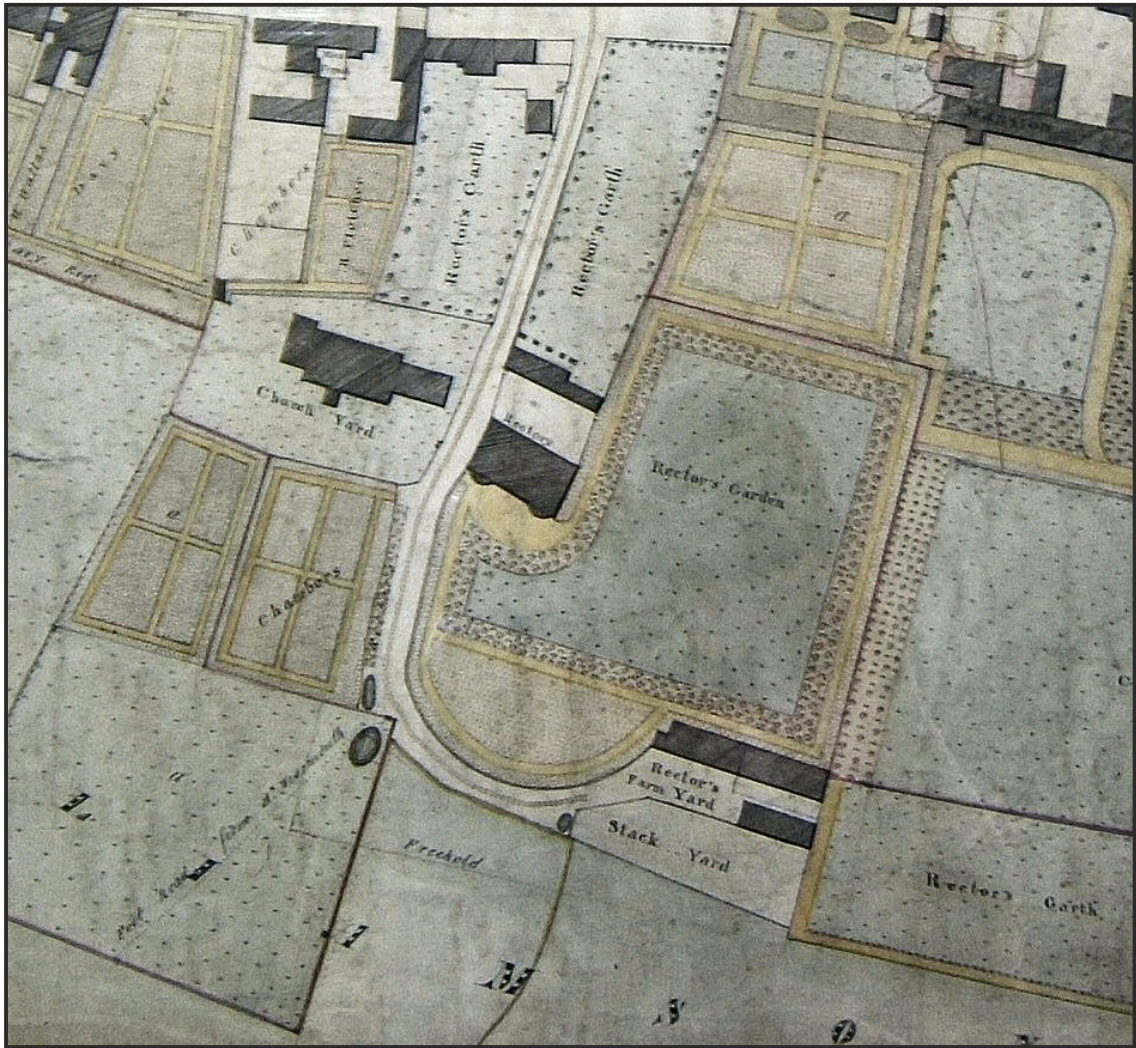
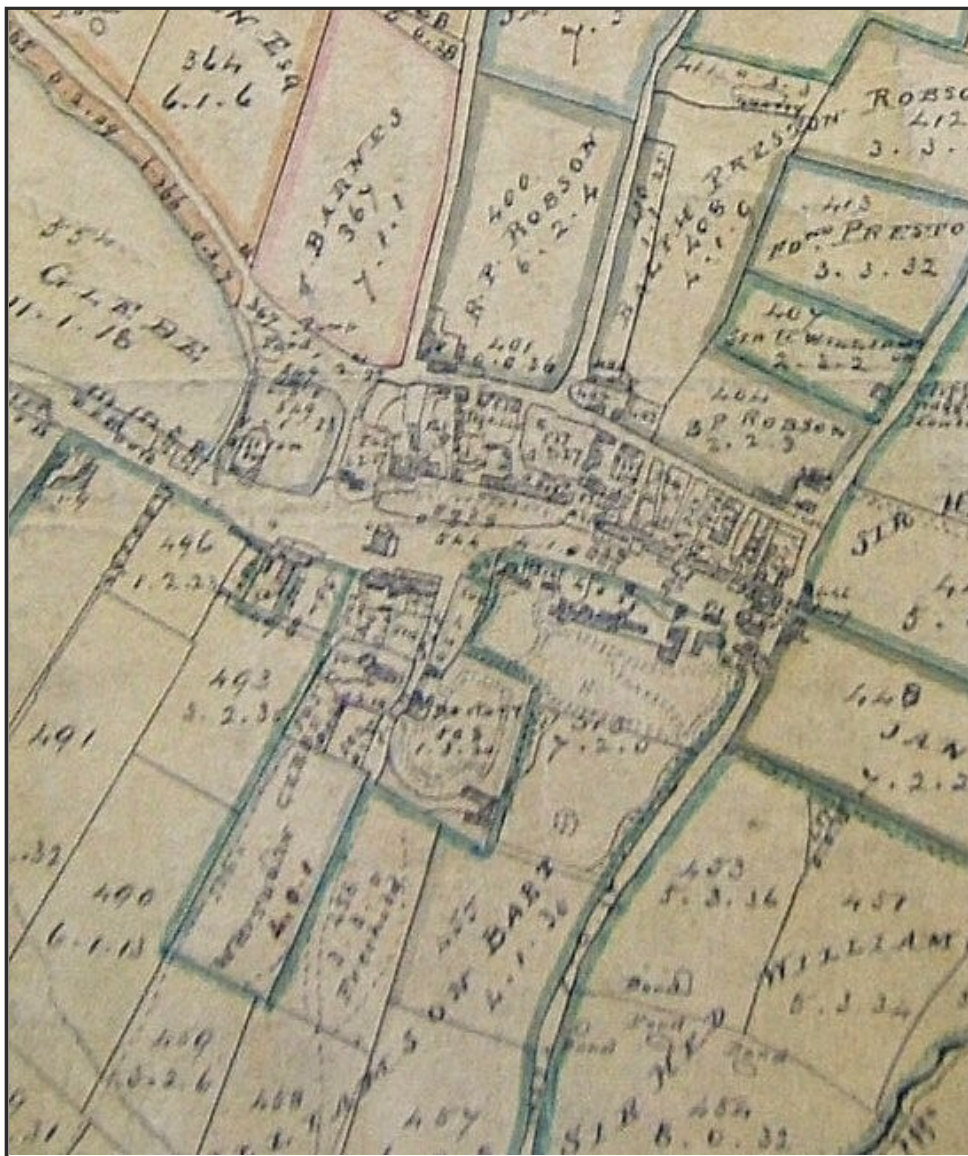


Figure 5: Detail of Whitburn village, from Armstrong's Map of Durham, 1769.

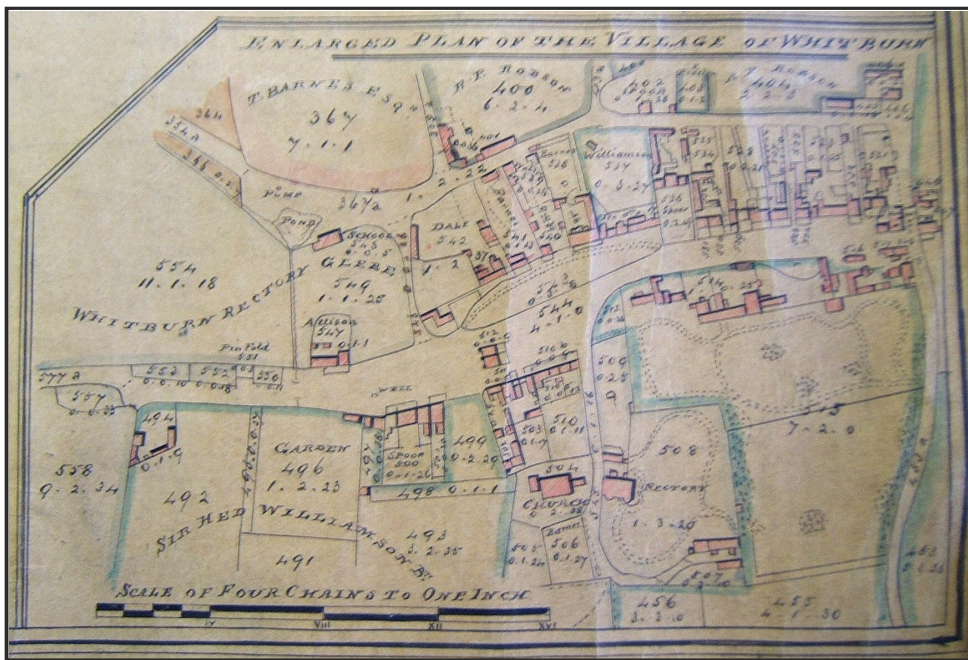


**Illus. 06:** A 'Plan of the Village of Whitburn, seat of Sir H Williamson....1817', showing the assessment site at bottom right.



*Illus. 07: Extract from the Whitburn tithe map, 1839, showing Whitburn village.*





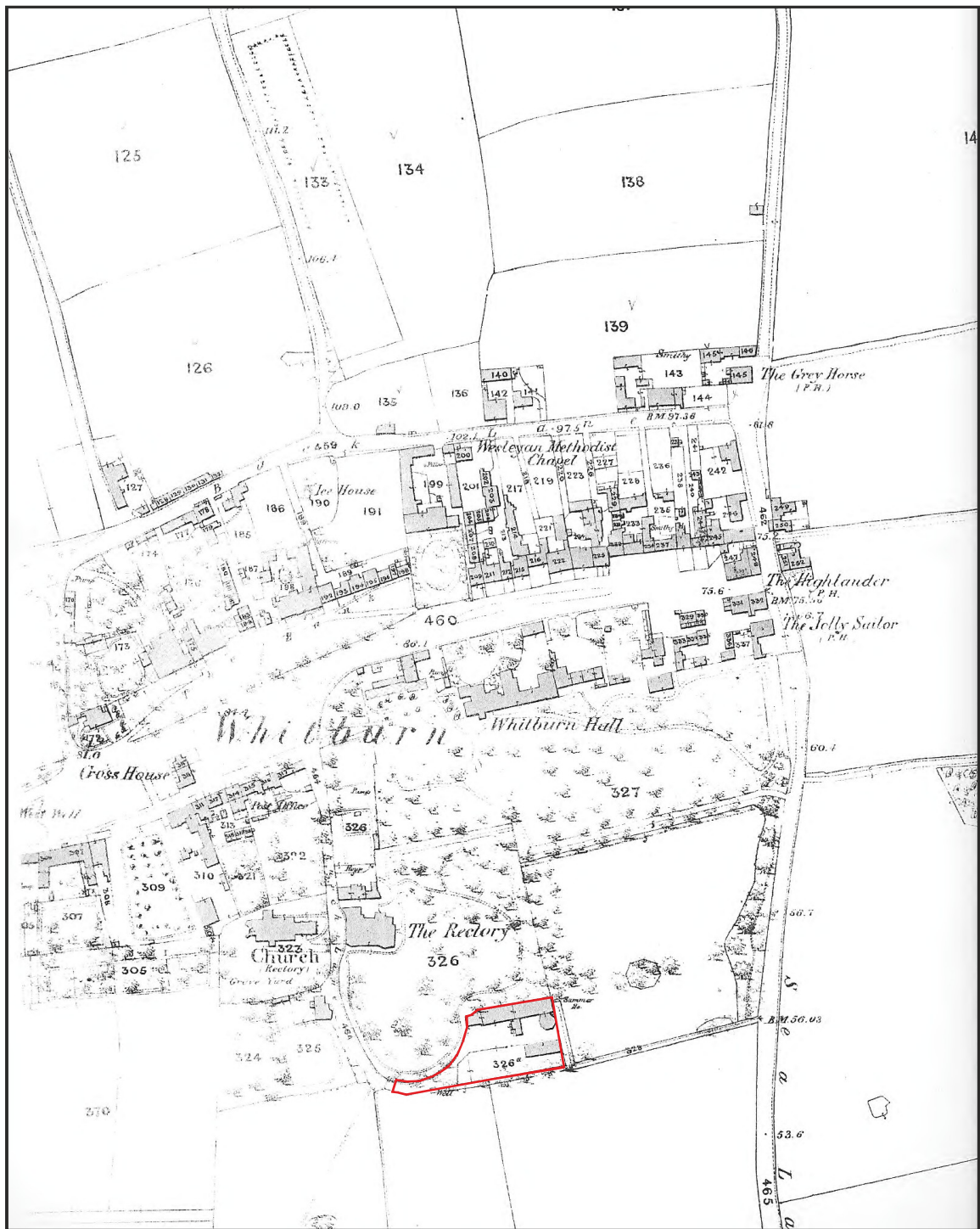
Illus. 08: Enlarged plan of Whitburn village from the Whitburn tithe map, 1839, showing the assessment site at bottom right.

Item. A Farm House for the tenant of the Glebe situated in the farm yard adjoining to the Rector's garden by measurement from East to West  $10\frac{1}{2}$  yards built with stone and covered with tiles.

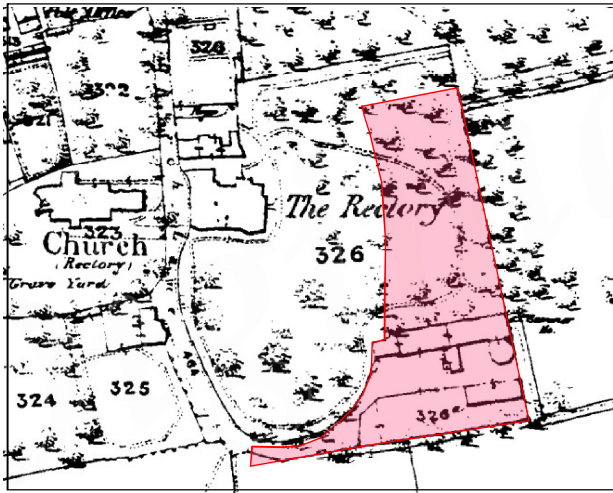
Item. A large Barn adjoining to the East called the **Tithe Barn** 22 yards in length from east to west built also of stone and covered in part with slate and part tiled a byer and small stable in the End adjoining.

Item. Belonging to the Farm a Range of building on the West side of the Farm Yard running from North to South built of stone and covered with tiles containing a small barn, cowhouse and two stables, and on the South side of the same yard, a Cart House built and covered with like materials.

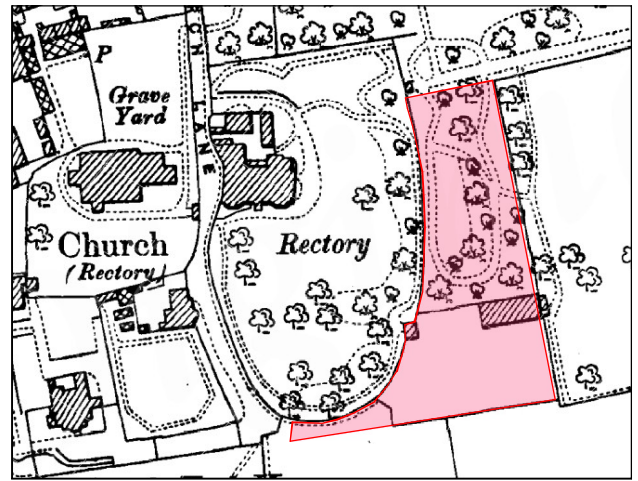
Illus. 09: Extract from the Whitburn tithe terrier, describing the tithe barn (highlighted) and other buildings around the Rector's farmyard.



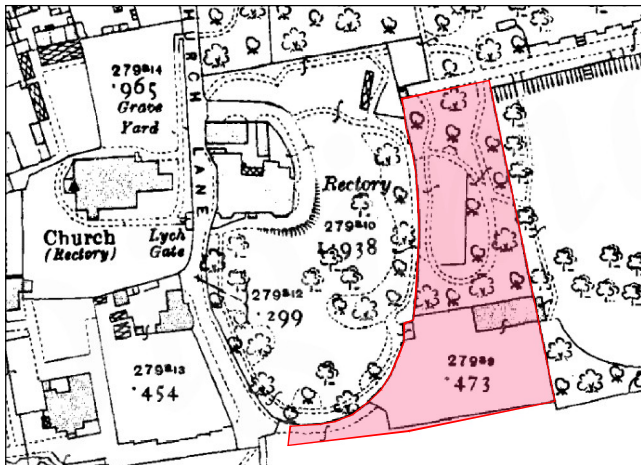
Illus. 10: Extract from the 1st edition Ordnance Survey map, c.1860.



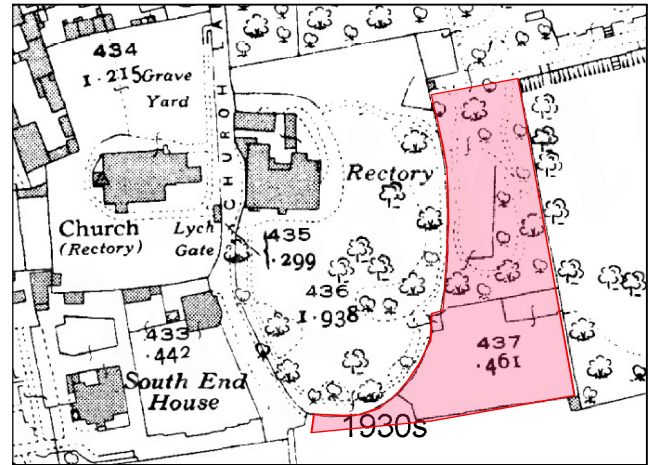
1870s



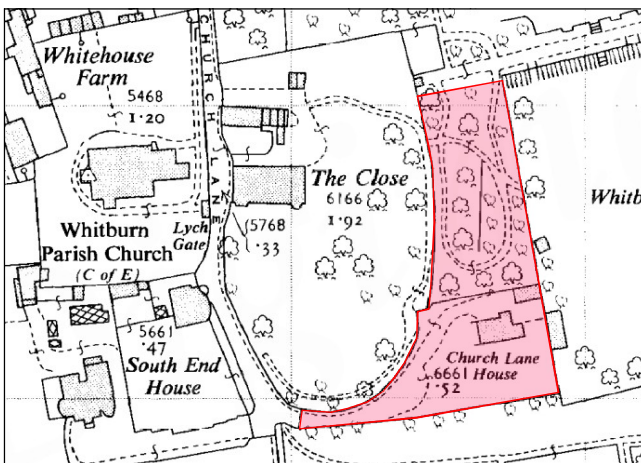
1890s



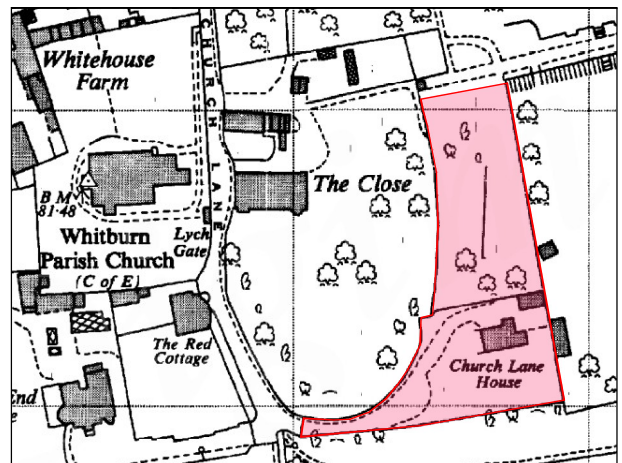
1910s



1930s



1950s



1960s

Illus. 11-16:  
The Assessment site shown on successive editions of the Ordnance Survey Series, 1870s - 1960s

## 4. CATALOGUE

Archaeological assessment requires consideration both of the area likely to be materially affected by developments and sites in the immediate vicinity which may be visually affected. The course of investigation outlined above identified a single site of known cultural heritage significance within or bordering the defined assessment area. In addition, a much larger number of sites of known importance in the vicinity of the site were identified, principally from HER records. It is a notable feature of the sites identified in the wider vicinity that they occupy a wide and even chronological spread, from early prehistoric to modern. The catalogue numbers of sites catalogued below are keyed to *Illus. 17 & 18*.

### 4.1 Monuments and features within and directly bordering the assessment area.

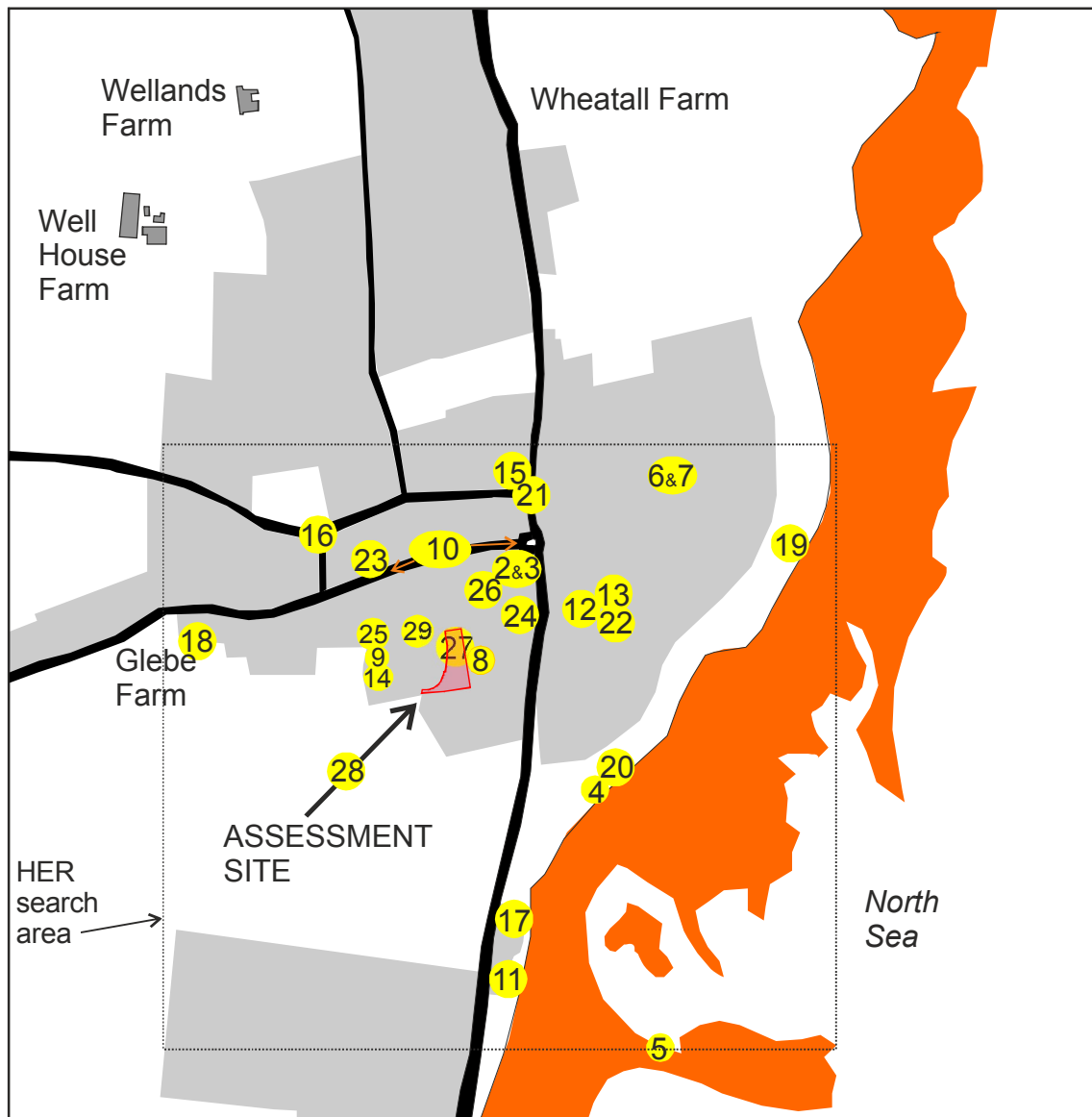
Site visits and consultation of the Tyne & Wear Historic Environment Record (HER) and Listed Building record (LB) revealed **one** known site of importance, Whitburn tithe barn [Site no. 8], within (or bordering) the development area, and a further 45 [Site nos. (some amalgamated) 1-7, 9-27 & 29] in the wider vicinity, within a rectangle of land extending from NGR 4020 6100 in the SW to NGR 4150 6200 in the NE. Two additional sites [Site nos. 27 & 28] have been added following site visits and research. Included amongst the latter is The Rector's Farmyard, occupying the area of the current assessment site, which includes a number features described separately above and under *Figure 16*.

Site no.	HER no.	Site name	Grid ref.	Period
Site no: 1;	HER no:108	<b><i>Whitburn Medieval Village:</i></b>  The earliest reference to Whitburn is in 1183. In c.1382 seven residents were described as free tenants, 31 as holding demesne land, 5 as cottagers and 19 as holding exchequer lands (this is not a total number of tenants as there was overlapping between the categories). A total of 30 separate holdings were listed, along with a windmill and a pound. In layout it was probably originally a 2-row green village, of average size. The green does not extend through the eastern half of the settlement, where the onetime hall garth projected north to reduce the width of Front Street. The early street pattern, with the parish church behind the south row of houses, appears to survive although the houses have been much rebuilt. The Hall was demolished in 1980 and the site built over.	NZ 4060 6180	Medieval
Site no: 2;	HER no:1833;	<b><i>Pillbox</i></b>	NZ 4080 6180	Modern
Site no: 3;	HER no:1793;	<b><i>Pillbox</i></b>	NZ 4080 6180	Modern
Site no: 4;	HER no:841;	<b><i>Flint scatter</i></b>	NZ 4100 6140	Prehistoric

Site no: 5;	HER no:851;	<b>Antler harpoon-head</b>	NZ 4100 6100	Prehistoric
Site no: 6;	HER no:858;	<b>Flint flake</b>	NZ 4100 6200	Prehistoric
Site no: 7;	HER no:871;	<b>Roman coins</b>	NZ 4100 6200	Roman
Site no: 8;	HER no:881;	<p><b>Tithe barn:</b></p> <p>A published photograph shows a view of "Whitburn Tithe Barn" taken in 1905 from the south-west (see <i>Plate 1</i>). It shows a long stone building with pantiled roof, and high, wide, centrally placed double doors. There is a window on one side of the door, and a double row of holes across the front of the building, the lower row very close to the ground. The original purpose of the barn would have been to receive and store crops and other goods (there are records of fishing tithes being received in kind in the 17<sup>th</sup> century) which the villagers paid as a form of tax or rental to the Bishop of Durham, who owned most of the land in this area. In his account of Whitburn Church, Hutchinson in 1933 claimed that the barn gave Whitburn its name, derived from the Anglo-Saxon <i>Kwit-berne</i>, although other suggestions (e.g. from White burn) appear more plausible. The HER description of this building states that the visible gable end looks (from the 1905 photograph) partly rendered, or has possibly had another building against it. However, an alternative view is that the gable end has been largely built, or rebuilt in brick, suggesting the possibility that the building as it appeared c.1905 was a truncated version of the original. The barn was badly damaged by a bomb in 1940 and its remains pulled down. However, its north wall, forming the present northern site boundary wall, appears to have survived.</p>	NZ 4068 6161	Medieval/ Post Medieval
Site no: 9;	HER no:882; LB NZ46SE 4/35	<p><b>Whitburn Parish Church:</b></p> <p>Parish church on the south side of the village, behind the main street. Generally agreed that most of the medieval fabric is early 13th century, suggesting that the chancel was built later than the nave, with the upper part of the tower being added in the 15th century.</p>	NZ 4055 6168	Medieval
Site no: 10;	<p>HER no:1584 LB NZ36SE 3/30 LB NZ46SE 4/32 LB NZ46SE 4/33 LB NZ46SE 4/34 LB NZ46SE 4/35 LB NZ46SE 4/36 LB NZ46SE 4/37 LB NZ46SE 4/38 LB NZ46SE 4/39</p>	<p><b>18-19<sup>th</sup> Century Listed Buildings on Front St:</b></p> <p><i>Icehouse in garden of 27 Front Street.</i> <i>No. 37, 18<sup>th</sup> century house</i> <i>Nos 41-45, large 19<sup>th</sup> century house</i> <i>Ice House at no. 45, 18<sup>th</sup> century.</i> <i>No. 47, Whitburn House</i> <i>Wall N of no. 47, re-erected in 19<sup>th</sup> century.</i> <i>No 49, The lodge, 19<sup>th</sup> century house</i> <i>No. 51, 19<sup>th</sup> century (rectory from the 1930s)</i> <i>No 53, Hill Crest, 19<sup>th</sup> century house</i> <i>No 55, Hill House, 19<sup>th</sup> century house</i></p>	NZ 4070 6180	Early Modern/ Modern

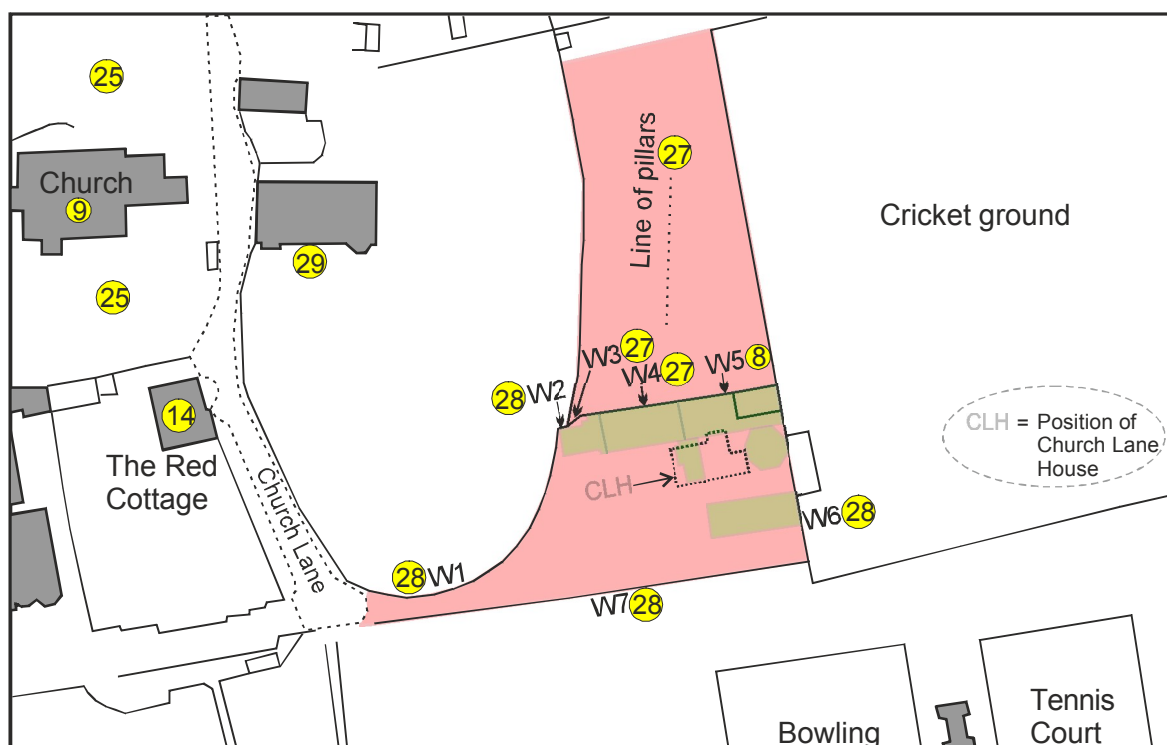
	LB NZ46SE 4/40 LB NZ46SE 4/43 LB NZ46SE 4/44 LB NZ46SE 4/45 LB NZ46SE 4/46 LB NZ46SE 4/47 LB NZ46SE 4/48	Steps, walls etc., S of no. 55. No. 44, 18 <sup>th</sup> century house Nos 46-46A, late 18 <sup>th</sup> century house No 48, White House Farm, 18 <sup>th</sup> century house Wall west of no. 48. No. 52, Olde House, 18 <sup>th</sup> century house No. 54, 18 <sup>th</sup> century house.		
Site no: 11;	HER no:1785;	<b>Whitburn Bents Road, Gun Emplacement</b>	NZ 4080 6110	Modern
Site no: 12;	HER no:1793;	<b>Pillbox</b>	NZ 4080 6180	Modern
Site no: 13;	HER no:1833;	<b>Pillbox</b>	NZ 4080 6180	Modern
Site no: 14;	LB NZ 46 SW 4/5 & 4/6	<b>Red Cottage &amp; E-W Wall adjoining to South.</b>  A house and attached garden wall built in 1842 by Benjamin Green for the brickworks owner, Thomas Barnes, who incorporated into the structure every type of fancy brickwork that his firm could produce.	NZ 4050 6155	19 <sup>th</sup> century
Site no: 15;	HER no:2329;	<b>Smithy</b>	NZ 4072 6197	Early Modern
Site no: 16;	HER no:2330;	<b>Front Street, Ice House</b>	NZ 4055 6191	Post Medieval
Site no: 17;	HER no:2575;	<b>Lifeboat House</b>	NZ 4080 6125	Early Modern
Site no: 18;	HER no:4613;	<b>Glebe Farm, Medieval metal artefacts:</b>  A number of medieval metal items found at Glebe Farm, Moor Lane, Whitburn by a resident of Whitburn were inspected by Tyne and Wear Museums personnel in 1992. A silver finger ring was found 250 yards south of the main farm building, where the land had been ploughed to a depth of 1 foot. Other items found at the farm include a rectangular buckle, 2 bronze studs, a bronze disc, bronze plaque, and a bronze belt buckle. All date from the period between the 12th and 14th centuries.	NZ 4020 6165	Medieval
Site no: 19;	HER no:5352;	<b>WW2 Pillbox</b>	NZ 4130 6190	Modern
Site no: 20;	HER no:5353;	<b>WW2 Pillbox</b>	NZ 4100 6150	Modern
Site no: 21;	HER no:5847;	<b>WW2 Roadblock</b>	NZ 4080 6200	Modern
Site no: 22;	HER no:5848;	<b>WW2 Roadblock</b>	NZ 4080 6180	Modern
Site no: 23;	HER no:5849;	<b>WW2 Roadblock</b>	NZ 4050 6190	Modern
Site no: 24;	HER no:6801;	<b>Roman harness fittings:</b>  Roman metallic harness fittings were found at	NZ 4070 6170	Roman

		"Whitburn Pony Field", between the Coast Road and Whitburn Hall before landscaping into a recreational space.		
Site no: 25;	HER no:6810;	<p><b>Churchyard:</b></p> <p>Prior to its extension in 1868 the churchyard was roughly rectangular, with the church set close to the centre of the north side. The 1868 extension was to the north of the church. The oldest monuments lie on the south side of the church - mostly 19th century headstones and tombstones, but a few 18th century stones, some broken or badly decayed. In the eastern half of the 1868 extension there are late 19th century and 20th century gravestones. The western side is as yet unused and ridge and furrow earthworks survive here.</p>	NZ 4055 6168	Post Medieval
Site no: 26;	LB NZ46SW 4/41 LB NZ46SW 4/42	<p><b>Whitburn Hall and associated Garden Features and Seed House:</b></p> <p>Former grand residence believed to have been built before 1600 (see McKenzie &amp; Ross 1834, 64) but later much altered and demolished in 1980 after a fire. Parts of its terraced gardens, including balustrades and gateways, etc. survive south of the hall along with a seed house.</p>		
Site no: 27;		<p><b>Whitburn Hall extended gardens:</b></p> <p>Features associated with the landscaped annexe to Whitburn Hall gardens, created when the land was annexed from the Rector's garden in the second half of the 19th century. Includes a line of six c.5m high ashlar pillars made from local stone, running N-S from c.10m north of the tithe barn remains. Wall 4 on the north side of the assessment site (the former Rector's farmyard) probably also dates from this period.</p>		19 <sup>th</sup> century
Site no: 28;		<p><b>The Rector's farmyard:</b></p> <p>The Rector's farmyard, includes Walls 1-7 (see Section 3.2.5 &amp; Figure 16), of which walls 1-2 &amp; 5-7 are probably original, at least early 19<sup>th</sup> century in origin, some or all quite possibly rather earlier.</p>		Medieval?
Site no: 29;	LB NZ46SW 4/4	<p><b>The Close, Church Lane (Whitburn Rectory):</b></p> <p>A house of 1818, by Stokoe of Newcastle. Built on the site of the original rectory and used as such until the 1930s.</p>		19 <sup>th</sup> century



*Illus. 17: The distribution of known sites of cultural heritage importance in the vicinity of the assessment area (keyed to Section 4.1).*





**Illus. 18:** *The distribution of known sites of cultural heritage importance within and in the immediate vicinity of the assessment area (pink fill), keyed to Section 4.1 - showing the position of the former Church Lane House and recently removed outbuilding, and overlain by data transcribed from the 1st edition Ordnance Survey Map of c.1860 (green fill), showing the distribution of structures present in the middle of the 19th century.*

**Wall 1 (W1)** Extends from the north side of the entrance along the north side of the site to north-west angle. Appears on all maps from early 19th century onwards.

**Wall 2 (W2)** Short section of wall eastwards from north-west angle towards doorway. Perhaps the south wall of a small annexe to the main east-west barn, the west half of which was removed in the second half of the 19th century.

**Wall 3 (W3)** Short section of wall including doorway near north-west angle. This short section was constructed in order to accommodate the doorway in the period between 1922 and 1942.

**Wall 4 (W4)** Wall with three large oval openings running for c.17M eastwards from the doorway. This decorative boundary wall probably dates to the second half of the 19th century, following the annexation of part of the rectory gardens to Whitburn Hall and the construction of a landscaped garden there.

**Wall 5 (W5)** Wall with up to 15 v-shaped vents extending from east end of W4 to the north-east corner, a total of c.21M, incorporating a wide blocked opening towards the centre and a narrow doorway at its east end. This is the north wall of the tithe barn. The central opening may be contemporary, but the east end doorway, although medieval in appearance, is probably a later insert.

**Wall 6 (W6)** High east boundary wall, partly obscured (at north end) by surviving remains of a building and with marks (of a roofline) suggesting that an additional building once abutted. Appears on early 19th century maps.

**Wall 7 (W7)** Low field wall, tumbled in places, marking the south boundary of the site. Appears early 19th century maps.

## 5. SYNTHESIS

---

### 5.1 Prehistoric and Roman periods

The exact nature and density of landholding in and around Whitburn during prehistoric and Roman times is unknown. The earliest recorded evidence of human activity at Whitburn is from a Mesolithic harpoon head (HER 851), and from Mesolithic flints with an associated structure (HER 1998) found in 1989 in a cliff face at Potter's Hole. Finds from later periods include Neolithic and Bronze Age flints (HER 841-846 and 857), and cist inhumation burials with associated artefacts (HER 847-850).

The evidence for Roman military and civilian presence in the north of England is well known and includes Hadrian's Wall and its associated structures and infrastructure, including the important supply base at South Shields. At Whitburn there are records of Roman coins found on the coast (e.g. HER 871) and of Roman metallic harness fittings (HER ref. 6801) found at a location between the Coast Road and Whitburn Hall.

### 5.2 The Medieval Period

There is no direct documentary evidence for pre-conquest settlement within the development area, although it has been suggested that the name *Hwitberne*, recorded in 1190, may have been derived from the old English words *Hwira* and *Byrgen*, or 'Hwita's Burial Ground/Mound', and Boyle has claimed that the tithe barn gave Whitburn its name, derived from the Anglo-Saxon *Kwit-berne*. However, other suggestions, such as a derivation from 'White burn' (it is listed in the Boldon Book of 1183 as *Whitberne*) appear more plausible, although the location of the eponymous burn is disputed.

The first documentary references to medieval Whitburn village (HER 108) date from the 1183 listing in the Boldon Buke, at which time it was a small agricultural community paying its feudal dues to the church. Bishop Hatfield's survey in the late 14<sup>th</sup> century provides a longer list of named inhabitants – including the Hedworth family into which the Williamsons later married – with thirty separate holdings listed, along with a windmill (possible sites include HER 1029 & 962) and a pound, suggesting that the village had grown, despite the impact of periodic Scottish raids. It was probably a 2-row village with a central green, but the green does not appear to have extended through the eastern half of the settlement, where the onetime hall garth projected north to reduce the width of Front Street. The parish church (HER 882), dating originally to the early 13<sup>th</sup> century, but much altered in the 15<sup>th</sup> and 19<sup>th</sup> centuries, lies behind the south row. The Hall, also on the south side, was probably built at the end of the medieval period, but its origins may have been earlier – it was demolished in 1980. Medieval artefacts including a silver ring, belt buckle and bronze plaque have been found at Glebe Farm (HER 4613).

Whitburn tithe barn (HER 881) may have medieval or early post-medieval origins (HER 881). The first date given in an unbroken list of rectors of Whitburn, each of whom gained a living from the tithes, is 1245, although the first in the sequence must have been earlier. The date at which a tithe barn was first provided is unknown, but the building most recently popularly known as the tithe barn appears to have been in existence since at least the early 19<sup>th</sup> century, when historic maps show it, and its position close to the historic rectory on land owned by and closely associated with the church suggests that this may well have been its original position.

Certainly, there is no reason to suggest any alternative location, although it is quite possible that it may have been subject to episodes of rebuilding.

### 5.3 Post Medieval and Modern Periods

The medieval feudal way of life survived undisturbed at Whitburn until 1718 when it was enclosed and split into farms. In 1719 Sir William Williamson, the 4<sup>th</sup> baronet of a line originating in Nottinghamshire, bought Whitburn Hall and by 1735 had taken up residence, having married into the Hedworth family, owners of some small freehold at Whitburn. At that time it is recorded that there were farmers weavers, blacksmiths, watchmakers and millers at Whitburn, but the greater part of the population was engaged in fishing and boat-building. The Williamson family gradually increased their holdings in the village and by 1834 most of the land around the church and rectory had come into their hands.

Early nineteenth century plans of Whitburn (*Illus. 07-09*) provide good evidence with which to comment on the village form, how it reflects the medieval layout and on changes which have occurred to the site and its vicinity in the intervening period. It is clear from these maps that the basic structure of what is assumed to be the medieval village layout survives, notably in the form of the wide village street (or green), around which are the (still-surviving) church, rectory and 18th century houses in the west half of the south side of the village, and 19th century houses on the north side.

The present assessment site is part of church land, occupied in 1817 by the Rector's Farm Yard and Stack yard, separated from the Rectory by a large, formal garden. The Rector's Farm Yard is most significant in the context of the present study, comprising as it does two large buildings, both aligned east-west, one of which occupies the entire length of the present north wall of the site (Walls 2-4, above, Section 3). A second, shorter building adjoins the east wall of the site and lies parallel with the longer structure. Notable changes can be seen in the layout of these buildings over the next century or so. By 1839 the longer building, which appears to be internally divided into two parts, has been enhanced by two small additions on the south side, one of which, on the 1<sup>st</sup> edition Ordnance Survey map of 1860, is clearly represented as the housing of a horse-driven threshing machine, or gin-gang. By the end of the century, however, these appendages, together with the western half of the structure (except, perhaps, part of the western end of the north wall – see below) and all of the parallel structure to the south had been removed. This appears to indicate the transfer of the property into the hands of the Williamson family.

The only surviving structures within and bordering the assessment site at the end of the 19<sup>th</sup> century are the eastern part of the northern building (the building later popularly known 'the tithe barn') and, possibly, a short section of the west end of the former long building, where a small building is shown on the OS map of 1898 and thereafter. It is also apparent from the 1898 map that the north part of the assessment site, formerly part of the Rectory garden, had been transferred from the church to the Williamsons of Whitburn Hall and a north-south wall built to separate it from the Rectory gardens (presumably the east-west boundary wall with its unusual oval openings (see *Cover photograph* and *Illus. 29-30*) also dates from this period), and had been subsumed into the extensive gardens of Whitburn Hal (exactly when the curious linear arrangement of pillars (see *Illus. 20*) appeared there is unclear from the map evidence, although they were certainly there by 1919 and are probably earlier). Subsequent to that there are no major changes within the assessment site, although it is apparent from its representation on the 1942 Ordnance Survey map that the surviving building is roofless. Most

of it had been demolished following a fire during a WW2 air raid in 1940, although it is now apparent that a large part of its north wall survived as a boundary wall.

In the modern period, the industrial development of Whitburn, as elsewhere in the region was tied to the coal trade, although mining occurred rather later here than elsewhere due to the depths at which workable seams occur. A number of mine workings and features associated with the coal trade are recorded in the area (e.g. HER 2394-5, 2588 and 2466). Whitburn Colliery (HER 2493) was sunk in 1874 by Belgian miners for the Whitburn Coal Company and remained open until 1968, using the Marsden and Whitburn Colliery railway (HER 2466) to transport coal. A great many Limestone quarries were also exploited during (and almost certainly prior to) the 18<sup>th</sup> and 19th centuries (e.g. HER 2325-8 and 2418-24).

The coastal location of Whitburn meant that it became important in the 20th century defence of Britain. The rifle range (HER 2587) at Whitburn dates to the early 20th century and includes practice World War One trenches. A World War One command post is located there (HER 1835) along with numerous Second World War defensive sites, including pillboxes (HER 1833, 4668 and 5351-3), a gun emplacement (HER 1785), aircraft battery (HER 1795) and road block sites (HER 5847-9). It was during WW2 that the Whitburn tithe barn was substantially demolished following an air raid.

In the 1950s a new house was built in the south part of the assessment site, on the south side of (perhaps partially incorporating the walls or footings of) the south side of the former tithe barn structure. This building had been demolished by 2005, but an associated outbuilding occupying the north-east corner of the tithe barn site, survived until it was demolished in or soon after that year. Since then, there has been further damage to the west part of the east-west wall dividing the north and south parts of the site, but the rest of the potentially-significant site boundary walls, including the east part of that internal wall, the curving north-east boundary wall of the south compartment and the north-south east wall of the same, all appear to have survived substantially intact.

## 6. ARCHAEOLOGICAL POTENTIAL & IMPACTS

---

### 6.1 Archaeological Potential

The archaeological potential of the proposed development site should be regarded as reasonably high due to the presence on the site of standing remains of likely late medieval origin, and probable buried remains of the same and related structures. However, the archaeological potential of the site is lowered by its position on the fringe, rather than centre, of the medieval and late village, and by the fact that the land has previously been impacted by excavations associated with the construction of a mid-20<sup>th</sup> century bungalow. However, it is impossible to determine without recourse to excavation whether any significant archaeological deposits survive within the site.

### 6.2 Impacts on the Survival of Archaeological Remains

The disturbance caused by the proposed new development is still unknown, but is likely to be considerable in the south part of the site and minimal in the north part. With regards services and drains the intention is to re-use the existing service installations, but this may not be possible in all cases. It is impossible to determine without recourse to excavation whether any significant archaeological deposits survive within the site at depths likely to be impacted by development works.

The east end of the internal boundary wall, formerly comprising the north wall of a tithe barn, is the most significant surviving structure on the site and, although construction works are not proposed within a few metres of it, it could be impacted by development works or by the proposal to 'float' part of the house structure over it into the north part of the assessment site.

### 6.3 Visual impacts

The site of the proposed development falls on the southern fringe of historic Whitburn, out of visual range of the historic core. There are no buildings or sites of major cultural heritage importance closely overlooking the site, which in any case is presently fringed by woodland. Development within the site is likely to be visible only from gardens and parkland on the north and south sides of the site. These sight lines are limited by the woodland surrounding the site, some of which is protected, but any development should take into account the present surroundings of the site and may draw inspiration from buildings previously occupying it.

## 7. CONCLUSIONS

---

### 7.1 Historical development

There is no direct evidence for human activity within the bounds of the assessment area from the prehistoric, Roman or early medieval periods.

Although an earlier settlement at Whitburn is possible, records indicate that the village originated in the 12<sup>th</sup> century.

The assessment site is known to have been occupied by a tithe barn and other buildings associated with the church. The tithe barn is likely to be of late medieval origin (15<sup>th</sup> – 16<sup>th</sup> centuries), but could be earlier and may have been rebuilt. Medieval occupation is attested in the vicinity by finds of pits containing 13<sup>th</sup>-15<sup>th</sup> century pottery at the adjacent Close Cottage and Regent's Close Rest Home.

The Rector's farm yard within which the tithe barn formerly stood was largely demolished in the second half of the 19<sup>th</sup> century, but part of the tithe barn survived as a recognisable building until the mid-20<sup>th</sup> century, when all but its north wall was removed. This structure is of great historical importance because of its function at the heart of medieval feudal society and as one of the only pieces of surviving medieval architecture in the village.

A bungalow was constructed on the site after WW2, and has itself now been removed.

### 7.2 Significance of known or potential archaeological remains

Part of a tithe barn of possible medieval origin is visible within the assessment area, forming the east end of an internal wall in the north-east corner of the south part of the site. Further remains of this building may survive elsewhere and it is also possible that parts of the east and north-west walls of the south part of the site are contemporary with it. It is also possible that other archaeological remains of residential and commercial character associated with the tithe barn may survive elsewhere on the site. A small blocked doorway in the north wall at the north-east corner of the site appears to be a later addition, but may contain re-used cross slabs as part of its construction (*pers. com.* P Ryder).

### 7.2 The survival of potential archaeological remains

Archaeological remains within the footprint of the former Church Lane House are likely to have been disturbed by works associated with the construction of a mid-20<sup>th</sup> century building. However, this building was placed towards the centre of the site and is unlikely to have affected the entire area of the former farmyard, particularly the internal part and any surviving footings of the former tithe barn (south and west sides).

### 7.3 Visual impacts

The site of the proposed development borders the gardens of a large house, woodland, a cricket pitch and bowling greens. Although largely obscured by deciduous borders and woodland, the site is visible from the surrounding area, but there do not appear to be any serious issues in this regard.

## 8. RECOMMENDATIONS

---

A final decision on the form of any evaluation strategy will be made by the County Archaeologist, as will decisions following the evaluation phase regarding any mitigation works. The following recommendations are made:

- ❖ *The surviving remains of the tithe barn should be preserved as part of any site re-development.*
- ❖ *The remainder of the internal east-west wall, as well as the east and north-west walls of the south part of the site should be retained and conserved as part of site re-development.*
- ❖ *The line of pillars in the north part of the site should be retained and conserved as part of site re-development.*
- ❖ *Based on the preceding desk-top assessment it is recommended that a considered evaluation of the archaeological potential of the site should be made in order to develop an appropriate mitigation strategy.*
- ❖ *Given the small size of the site, it is considered that excavation by trenching within the footprint of the proposed new build provides the best means to establish the character, extent, significance and state of preservation of any surviving archaeological features and deposits. Should the footprint of the new build not be defined in advance of the formation of an evaluation strategy, sampling over a wider area within the defined assessment site may be considered appropriate.*
- ❖ *The evaluation of the tithe barn and any remains found in association with it will be enhanced by producing a record of the visible upstanding part of the building; this should be achieved by means of photography and measured sketch drawing to show significant features and phasing.*



*Illus. 19: Garden features associated with the former Whitburn Hall, north-east of the assessment site.*



*Illus. 20: Three of six columns in woodland formerly part of Whitburn Hall grounds, in the north part of the assessment site.*



*Illus. 21: View from the south side of the assessment site towards bowling greens in the municipal park.*





*Illus. 22: The surviving north wall of Whitburn Tithe Barn (left), forming an east-west dividing wall within the assessment site with possibly-contemporary east site boundary wall to right of view.*



*Illus. 23: The surviving north wall of Whitburn Tithe Barn viewed from the north side.*



*Illus. 24: Vents in the surviving north wall of Whitburn Tithe Barn, south-facing elevation.*



*Illus. 25: Blocked door at the east end of the north wall of the former tithe barn.*



*Illus. 26: View from the south of a blocked doorway at the east end of the tithe barn north wall.*



*Illus, 27: Part of the east wall of the assessment site (note former roof line in central section).*



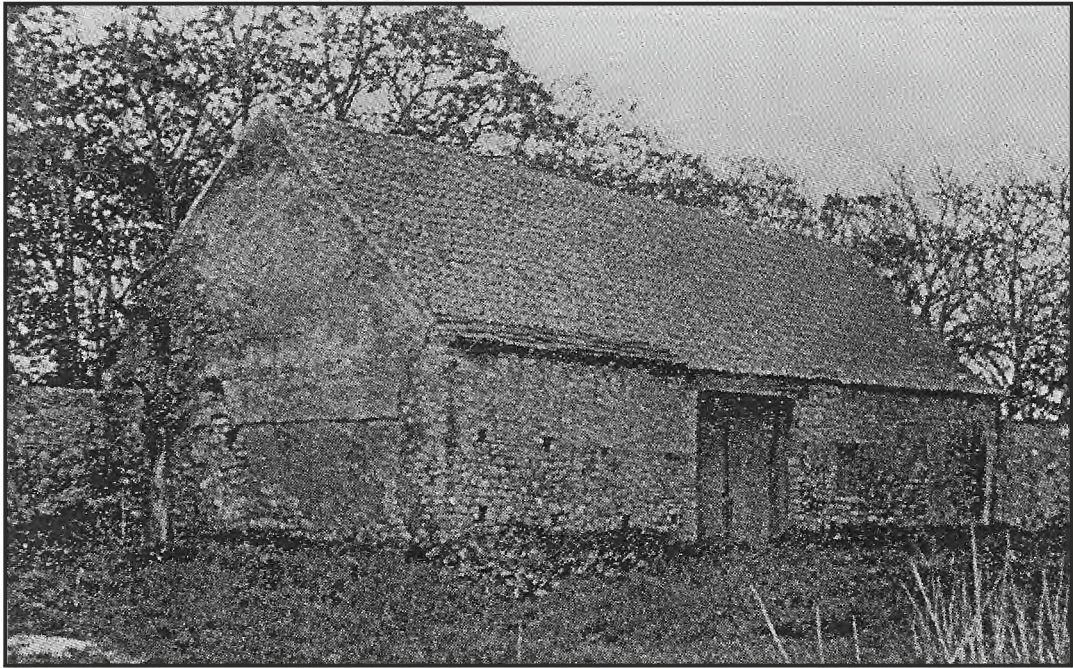
*Illus. 28: Blocked door at the east end of the north wall of the former tithe barn.*



*Illus. 29: West part of the east-west wall within the assessment site - showing oval openings constructed around 1900 (photographed prior to the collapse of the near-side opening).*



*Illus. 30: West part of the east-west wall showing deterioration caused by partial collapse since 2006.*



***Illus. 31: The Whitburn tithe barn, photographed c.1905***

## 9. REFERENCES

---

Boyle, J. R., 1892, *Durham*, 569-70

Fordyce, W., 1857, *History of...Durham*, Vol. II.

Geoquest, 1997, An archaeological desk-based assessment of a proposed development at Front Street, Whitburn, Tyne and Wear. Unpublished report for T&W HER.

Holmes, E. C., 1961, *The Story of Whitburn*.

Hutchinson, W, 1787, *History of...Durham*, II, 498-9

Hutchinson, C, 1905, Rectors of Whitburn, *Proceedings of the Society of Antiquaries of Newcastle*, 3, I (for 1903-04), 143-4

Mackenzie E, & M. Ross, 1834, *View of...Durham*, I, 61-2

PCA (Pre Construct Archaeology), 2005, *An Archaeological Watching Brief at Close Cottage and Regent's Rest Home, Church Lane, Whitburn*. Unpublished report for T&W HER.

Pevsner, N, 1983, *Co. Durham, Buildings of England*, 503.

Stephens, D.H., 1905, Whitburn Tithe Barn, *Proceedings of the Society of Antiquaries of Newcastle*, 3, I (for 1903-04), p. vii.

Surtees, R, 1820, *History of...Durham*, II, 50-53

The Archaeological Practice Ltd., 2005, Church Lane, Whitburn: Archaeological Assessment. Unpublished Report for Neilson Binnie-McKenzie Construction Consultants.