

ianfarmer1 - 21822

REPORT ON BUILDING RECORDING & PHOTOGRAPHIC SURVEY

Carried out at

**SUNNISIDE FARM,
SUNNISIDE LANE,
CLEADON,
SOUTH TYNESIDE
NE34 8DY**

NGR: NZ 438650 563450

Prepared for

**Fitzarchitects Ltd
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EXECUTIVE SUMMARY

It is understood that it is proposed to convert a number of farm buildings at Sunniside Farm, Sunniside Lane, Cleadon, South Tyneside NE34 8DY.

A survey was carried out on behalf of Fitzarchitects using a combination of measured drawings, photography and document study.

The results indicate the origin of the present buildings to be no earlier than the second half of the 18th century.

These buildings have been significantly modified and adapted for other purposes over the last two centuries. Other buildings demolished.

The remaining structures are of little archaeological/architectural significance. There is little if anything surviving from the interior of the buildings that is of historical or architectural merit.

The recommendations are that there is no reason from an archaeological or architectural viewpoint that the conversion of the buildings for residential purposes should proceed accordingly.

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1.0 INTRODUCTION

- 1.1.1 Barns at Sunniside farm are to be converted into four dwellings. The existing garages are to be demolished and replaced by a new garage block and there is to be a new access road and parking spaces. The barns at present are being used as stables and storage etc.
- 1.1.2 On the instructions of Fitzarchitects on behalf of their client, the owner of the above property, Ian Farmer Associates carried out a documentary and photographic survey. A drawn survey was based on modified AutoCAD drawings provided by the architects.
- 1.1.3 Photography was carried out on the exterior of the buildings, interior photography was as the building are still currently in use as storage, and stables etc. The drawn survey was as detailed as possible, allowing for the current use of the site. Health and Safety considerations were in place throughout the survey
- 1.1.4 All available records were consulted and used where possible.

2.0 GENERAL STANDARDS

2.1 Compliance

- 2.1.1 All work is carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA) and follows the IFA Standards for an archaeological desk-based assessment and building survey.

2.2 Definition

- 2.2.1 *'The definition of archaeological building investigation and recording (ABIR) is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, inter-tidal zone or underwater.'*

2.3 Purpose

- 2.3.1 *'The purpose of ABIR is to examine a specified building, structure or complex, and its setting, in order to inform:*
 - *the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting*

or

- *to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.'*

2.4 Third Parties

- 2.4.1 This report has been prepared for the sole use of the Client for the purpose described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.
- 2.4.2 It is recommended that a copy of this report be submitted to the relevant authorities to enable them to carry out their own site assessment if necessary and provide any comments.
- 2.4.3 The comments given in this report and the opinions expressed herein are based on the information obtained initially from the desk study and site reconnaissance/survey, and subsequently the desk-based assessment and walkover survey. No intrusive investigation has been carried out to confirm the actual ground or environmental conditions.
- 2.4.4 Any risks, if any, identified in this report are perceived risks based on information reviewed. Actual risks can only be assessed following a physical investigation of the site by appropriate experts.
- 2.4.5 This report has been based, in part, on information supplied by others. The report has been prepared on the basis of that information being accurate.
- 2.4.6 The conclusions presented in this report are based on the guidance available at the time of preparation of the report. No liability can be accepted for the retrospective effects of any changes or amendments to legislation or guidance.

2.5 Site Archive

- 2.5.1 The site archive comprising of this report, the building survey drawings and the photographic archive will be deposited in the appropriate local museum within six months of completion of the report.
- 2.5.2 Tyne and Wear Specialist Conservation Team will require confirmation that the archive has been submitted in a satisfactory form to the relevant museum before recommending to the local planning authority that the condition should be fully discharged.

3.0 SITE

3.1 Site Location

- 3.1.1 The site is known as Sunniside Farm, Sunniside Lane, Cleadon, South Tyneside, NE34 8DY and may be located by National Grid Reference NZ 438650 563450.
- 3.1.2 Sunniside farm lies within the Cleadon Hills conservation area and is within a designated area of potential archaeological interest (UDP policy ENV8/3). Several casual finds of archaeological interest have been found in the surrounding but not immediate area of the farm.
- 3.1.3 The farm is situated to the west of Cleadon Waterworks which is listed (HER 2480) and Cleadon Windmill (HER 1587) which is also listed.
- 3.1.4 The only previous archaeological work in the area of the farm is a geophysical survey carried out on the east side of Sunniside Lane in 2004.
- 3.1.5 Site location plans are included in Appendix 1, Figures A1.1 and A1.2 and A1.3. Aerial photographs may be found in Appendix 3

3.2 Geological & Topographic Setting

- 3.2.1 Details of the geology underlying the site have been obtained from the British Geological Survey map, Sheet No. 21, 'Sunderland', solid and drift edition, 1:50,000 scale, published 1978.
- 3.2.2 The geological map indicates the farm to be built on a solid outcrop of Upper Permian magnesian limestone. There are no superficial deposits in the immediate vicinity of the farm. However, surrounding the site the magnesian limestone is capped by undifferentiated boulder clay and drift. The superficial deposits are underlain by Upper Permian dolomite.
- 3.2.3 The farm lies at approximately 68m above OD. An Ordnance Survey bench mark (value = 67.32m) is located approximately 300m SE of the farm, on the west side of Sunniside Lane. The topography is undulating with the farm lying on a westward facing slope.
- 3.2.4 The site is bounded by fields to the north, west and the south; the east side of the site is marked by an unclassified road, Sunniside Lane. However the farm is being encroached on by urban residential development.

4.0 AIMS AND OBJECTIVES

- 4.1.1 As part of the assessment process and in accordance with standard practice, an archaeological record (drawn and photographic) needs to be made of the above ground elements of the buildings to provide an archive record and to advise the planning process. The finished report will include recommendations for any further recording required.

5.0 METHODOLOGY

- 5.1.1 The photographic survey was undertaken May/June 2007. This was followed by document study and the drawing up of plans and elevation drawings.
- 5.1.2 The photographic survey included colour print, Black & White print, colour slide and digital. The farm is currently occupied both for residential purposes and as a business. There was therefore some restrictions on accessibility for interior recording and some exterior working
- 5.1.3 Accurate drawings were provided by the architects, these were subsequently amended for the purposes of this survey, e.g. details such as blocked doors and windows etc. Cross-sections and elevations were drawn where access was possible.
- 5.1.4 Scale drawings recording the form and location of other significant structural detail and drawings to show the form/profile of any architectural decoration were prepared.
- 5.1.5 A photographic record to show the buildings appearance and also to record the evidence on which the analysis of its historic development is based was made. The photographic record is an appendix to this report.
- 5.1.6 The documentary survey involved contacting the librarians at the establishments listed in the specification. This included South Shields local studies, Durham University special collections library and Newcastle City library local studies section. Other sources contacted included Durham Record Office and Tyne & Wear Archives. Once the appropriate sources had been located this involved visiting, examination and where possible copying appropriate documents and maps. Where allowed, sources have been copied for this report.
- 5.1.7 Ian Farmer Associates purchased and used copies of all available historical Ordnance Survey maps of the area. Copies of which have been used in the survey. See below.
- 5.1.8 The results of currently all available information have been consulted for the survey. Other deeds and records relating to the house will be made available at a subsequent date.

6.0 DESCRIPTION AND INTERPRETATION

6.1 Introduction

6.1.1 The text should be read in conjunction should be read in conjunction with Appendix 2 (measured survey) and Appendix 3 (photographs). Only a sample of digital photographs is represented here. The complete photographic record is located in a separate file.

6.1.2 Each building is numbered from 1 to 8 and is briefly described and discussed in numerical order. Throughout the text there will be references to the appropriate figure and photograph. An overview and recommendations follows the results of the desk based study. (See section xx).

6.2 House and Conservatory (1 & 2)

6.2.1 The House and conservatory (1 & 2) was not subject to this survey and will not be described further. They were numbered in Figure A2.1 for reasons of clarity.

6.3 Offices (3) (A2.1,A2.2,A2.3, A3.1,A3.2,A.5,A3.6)

6.3.1 Description: The former farm buildings which form part of the east range and are aligned N-S. These have been converted to offices and are currently in use as such. Only the shell and the roof (much repaired) of the agricultural buildings survive. The walls are of random coursed Permian magnesian limestone with the occasional boulder of Triassic (?) New Red Sandstone (NRS). The roof is of welsh slate. The rear wall of the offices shows no evidence of blocked doors or windows. (A3.5)

6.3.2 Interpretation: From the aerial photograph of circa.1983 depicting the semi derelict farm buildings (A3.1) it can be observed that practically the entire original west facing side of this structure was later removed when it was converted into offices. The earlier aerial photograph depicts the northern half of the frontage to be stone built and the southern half of the frontage to be brick built. There is additional evidence of two windows and a door. The former function of the structure cannot be ascertained from the early aerial photograph., however a possible equipment repair workshop cannot be discounted

6.4 Garage/Storage (4) (A2.1, A2.3 - A2.5, A3.1, A3.4, A3.17)

6.4.1 Description: This structure is currently been used as a garage/storage. It is a rectangular structure aligned E-W. On the south facing wall there are two doors and two ventilation slits. (A2.5) On the north facing wall there are a series of four windows (A2.4). Both the doors and the windows have modern frames. It could not be ascertained that they were replacing earlier door and

window frames. The ventilation slits appear contemporary with the original structure. The current entrance to the garage is located on the west end of the building and replaces an earlier smaller doorway. The walls of the structure are recently repointed randomly coursed magnesian limestone with occasional NRS boulder. The corners have been strengthened using quoins. The roof is of welsh slate

- 6.4.2 Interpretation: This structure is also one of the original farm buildings, as indicated on the earlier aerial photograph (A4.1). On the earlier aerial photograph the west end of the building has a much narrow entrance, not suitable for vehicles such as carts etc. There is some evidence for earlier windows on the north side of the structure but these cannot be clearly discerned from the photograph. The south side of the structure is hidden in the aerial photograph.
- 6.4.3 It is possible that this structure was a barn and /or an animal shelter. However it has undergone significant alteration that its original purpose cannot easily be discerned.

6.5 Stables (5) (A2.1, A2.2 - A2.5, A3.1, A3.2,A3.16)

- 6.5.1 Description: This structure, one of the original farm buildings is aligned North-South, parallel to Sunniside Lane. It abuts the offices (3) to the south. The north end of the building forms part of the north boundary to the site.. The west face looks onto the stable yard. It is currently used as stables on the ground floor with private residential accommodation above.
- 6.5.2 The stone walls are of recently repointed random coursed Permian magnesian limestone. The gabled roof is of welsh slate.
- 6.5.3 The west face of the structure, facing the stable yard is pierced at the upper floor level by five new windows associated with the residential flat above the stables. These seem to be replacements for wooden shuttered window that are depicted in the early aerial photograph of the building.
- 6.5.4 Interpretation: The stable entrances on the ground floor below the windows, at least in three instances are replacing archway entrances for what would have been accommodation for farm traffic/carts etc. The new stone blocking infill and wooden doors of the stables can clearly be seen on the recent aerial photograph. On the original aerial photograph there only three entrances and it can be observed that new stable and their associated entrances have been inserted on either side of the older archways. There has been an attempt with the new stable entrances to imitate the earlier entrances.

- 6.5.5 The east wall of the structure facing Sunniside lane shows evidence of blocked windows. Two different sizes can be clearly seen. The blocking comprises of random coursed magnesian limestone rubble. There is no evidence of brick infilling. (A2.2, A3.6)
- 6.5.6 At the north end of the structure, there is evidence of a blocked doorway together with the scar of an external staircase. The former would have provided access to the original granary above the cart shed. (A2.6, A3.1, A3.7)
- 6.5.7 The original use of the building is interpreted as a granary/cart shed, now currently used as residential accommodation and stables respectively.
- 6.6 Tack Room (6) (A2.1, A2.6, A2.7, A2.8, A2.10, A3.7, A3.8)**
- 6.6.1 Description: This structure is currently used as a tack room for the stables; it is also used as general storage.
- 6.6.2 The walls are of random coursed Permian magnesian limestone with occasional boulder of red sandstone. It has recently been repointed. It has a pitched roof of welsh slate. The overall style and structure is in keeping with the other farm buildings previously described. This structure forms part of a range of buildings forming the north side of the farm.
- 6.6.3 The north elevation shows a blocked up window infilled with random coursed magnesian limestone. The west elevation has two doorways. These have new frames and doors. These permit access to the tack room. It could not be ascertained whether both or only one was contemporary with the original construction of then farm buildings.
- 6.6.4 The interior of this building has been gutted for its current purpose, the roof timbers have been recently replaced (last 20 years?). The current form is similar to a 'King' post type construction (A2.10)
- 6.6.5 This building has a steel ramp which currently allows access to the upper floor of building (7).
- 6.6.6 Interpretation: It is difficult to interpret what the function of the original structure was. It may have been a shelter shed for animal and/or stable with a granary above. This remains a matter of conjecture
- 6.6.7 The upper floor of structure continues into structure (7) at upper floor level. It is separated by an archway at ground floor level. This archway (Figure A2.1, A2.6, A2.7, and A3.9) allowed access to the fields for the farm animals. Now it allows access for the horses for the current owners

6.7 Tool Room (7), (A2.1, A2.6, A2.7, A2.9, A2.10, A3.1, A3.2)

- 6.7.1 Description: This structure is currently used for tool storage, both on the ground floor and the upper floor. It forms part of the north range of the buildings and is aligned E-W.
- 6.7.2 The structure is of random coursed limestone with a pitched welsh slate roof, which is hipped at the west end.
- 6.7.3 The north elevation shows evidence of a blocked window at upper floor level. The aerial photograph from 1983 (Plate A3.1) shows the former window unblocked. Additionally there are a further three smaller windows at upper floor level. They have modern window frames, however evidence from the early aerial photograph shows the windows, they may be therefore be contemporary with the original structure.
- 6.7.4 As with building (6), this building has been gutted and the interior rebuilt. It has a recently replaced roof timber roof construction in a modified 'Crown' post style. (A2.8, A2.9)
- 6.7.5 Interpretation: The south elevation facing the courtyard, has three modern louvered windows at upper floor level and two modern sash windows lower floor level as well as a door. It was not possible to physically determine whether there had been original doors and windows that were contemporary with the original structure. The possibility exists however they were, in order to provide light and access to the structure on the courtyard side?
- 6.7.6 The west end of the north range of buildings has what may be interpreted as a pitching hole which has been adapted as a window (?)
- 6.7.7 The roof of at the west end is hipped, and not gable ended
- 6.7.8 The most likely interpretation of the original function for this structure is that it was an animal shelter on the lower floor with equipment/ grain or hay storage above.

6.8 Garages [8] (A2.1, A2.12, A2.13, A2.14, A 2.8, A3.1, A3.2,

- 6.8.1 Description: The structure is currently used as garages. It is aligned N-S and forms the west range of the farm buildings.
- 6.8.2 The walls are of randomly coursed Permian magnesian limestone with pillars of rendered brick. There is a pitched roof of welsh slate.

- 6.8.3 The side elevations show no evidence of blocked doors or windows. The pillars separating the garages are rendered brick.
- 6.8.4 Interpretation: The garages form the western range of the farm courtyard. Originally on the west side of the range, on the field side, was a timber lean-to with a corrugated iron roof. This is shown on the aerial photograph of 1983 (Plate A3.1), but is absent on the most recent aerial photograph of 1995. Also on the 1983 aerial photograph of 1983, there are three possible small windows shown immediately beneath the roof eaves on the west side of this range of buildings. These cannot be seen on the most recent aerial photograph. Close examination of the wall failed to reveal evidence of the windows. It is therefore likely that part of the wall was demolished on the west side during the refurbishment and then rebuilt?
- 6.8.5 Again it is difficult to determine what the original function of the western range was, a multiple of uses are possible, e.g. farm machinery/equipment, animal stalls etc. It is unlikely to have been hay and/or grain.

7.0 DEMOLISHED FARM BUILDINGS (A3.1, A3.2)

- 7.1.1 By comparing the two aerial photographs dating to circa 1983 and Circa 2000, A3.1, A3.2 respectively it can be seen that there although the general farm layout is the same there two significant absences.
- 7.1.2 The first of these is a large structure, was located where the present stable yard is at present. It is aligned approximately north-south and abuts the south side of structure (5), immediately east of the archway. It is not parallel to the eastern and western building ranges of the farm
- 7.1.3 The structure again appears (from the available aerial photograph) to be of random coursed magnesian limestone with a pitched roof of welsh slate at the south end. There appears to have been two rectangular windows on the lower half of the visible west side of the building and two rectangular windows in the upper half of the structure. It is likely therefore that this structure was two storeys high.
- 7.1.4 The building may have been a barn but also may have had other uses also. The demolition of the structure has occurred in the last 20 years, when the rest of the site was refurbished. This has obviously enabled the present stable courtyard to be established.
- 7.1.5 The other demolished structure, in the right hand corner of the earlier aerial photograph (Plate A3.1) appears to be two adjoining rectangular structure, it is aligned N-S.
- 7.1.6 The southernmost structure appears to be constructed of stone, possibly randomly coursed local magnesian limestone in keeping with the other farm

buildings. The roof however, unlike the other buildings; it is gabled though pantiles have been used instead of welsh slate. There is one door on the west side and possibly two blocked windows

- 7.1.7 The northern adjoining structure, again of random coursed magnesian limestone has a half gabled roof of sheet asbestos (?) There evidence of one window on the west side of the structure.
- 7.1.8 It is possible that the structure (s) is a farm workers cottage associated with the farm, however there is no evidence of a chimney,
- 7.1.9 As the structure is now demolished it is not possible to conclude anything more.
- 7.1.10 The demolition rubble of both structures is located at the west side of the western farm range, where the lean to was located on the earlier aerial photograph.

8.0 SUNNISIDE FARM IN ITS HISTORICAL CONTEXT

- 8.1.1 The emphasis of this study has been on the farm buildings which are subject to this survey. The farm house which is not subject to this survey is only briefly mentioned.
- 8.1.2 The farm, known as Sunniside is located at the foot of the Cleadon Hills. Early maps show the name as *Sunnyside*. This includes Jeffrey's map of 1769, which depicts a farm (?) north of Cleadon showing the same name. This may indicate the possibility that the some of the buildings in the survey date to the latter half of the 18th century? (A4.1)
- 8.1.3 On Greenwoods map of 1820, Sunniside is clearly indicated in the appropriate location (Fig A4.2, and on 1839 tithe map (Fig.A4.5) There are no specific plans of the farm prior to the 1839 tithe map
- 8.1.4 From 1862 onwards Sunniside Farm is depicted on Ordnance Survey maps
- 8.1.5 The 1st Edition, 1862 (1:10560) indicates Sunniside but building details are not clearly seen at this scale (A4.6)
- 8.1.6 The 1st large scale Edition, 1895 (1:2500), A4.7, also indicates Sunniside, at this scale the farm building can clearly be seen, including the now demolished structures. The present farmhouse is not depicted. The archway in the north range of farm buildings is not present, instead there is a gap in the building range; the range is also shorter at this stage. One particularly interesting circular structure is visible but is not depicted on later maps, is attached to the north side of the northern range of farm buildings. This is provisionally interpreted as a horse – engine house where machinery for the threshing of

cereals was installed. It is unclear where the actual farmhouse is on this map. The southern range of farm buildings extended further west at this time and it appears that there was another building possibly the original farm?

- 8.1.7 The 2nd Edition of 1914(1: 2500), A4.8 shows major changes to the farm at this stage; the name, Sunnyside has been modified to Sunniside. The farmhouse has been built, the hose engine house has been demolished and the northwest end of the north range of the farm buildings has been extended. The north range is now continuous with an archway where there was once a gap in the buildings. The south range of farm buildings has been reduced in length. One possible interpretation is that this structure as depicted in the previous edition was the original farmhouse. Once the new farmhouse had been built at the end of the nineteenth century at its present location the earlier farmhouse was demolished as it was surplus to requirements? An early 20th century post card of the Cleadon waterworks shows the newly built farmhouse in the foreground. (A4.9)
- 8.1.8 The 3rd and 4th edition ((1:2500) of 1942 and 1958 respectively shows only minor changes to the farm layout, A4.10, A4.11. This includes the lean to on the west side of the western building range of the farm. There are additional small structures in the farm yard area whose purpose is unknown. There also appears to be a yard with track way attached to the north-western corner of the northern range of buildings. By the time the 1958 edition was published, Sunniside is now labelled as Sunniside Farm for the first time!
- 8.1.9 Unpublished 'work in progress' Ordnance Survey maps (1:1250) of 1973-1974 indicates little change at the farm, A4.12.
- 8.1.10 The first 1: 10 000 editions, in 1987 show the absence of the large barn (where the stable yard is now for the first time, the possible farm workers cottage is still present however. By then time the second edition was published at this scale in 2000, the farm workers cottage had been demolished. The most recent map in 2006 shows little change after that date and this is the current layout of the buildings. (A4.13 – A4.15)

9.0 THE ARCHAEOLOGICAL/HISTORICAL SETTING OF SUNNISIDE FARM

- 9.1.1 The farm is possibly first indicated on Jeffrey's map of 1769 (A4.1), Sunnyside is clearly indicated, north of Cleadon. It also appears Greenwoods map of 1820 (A4.2) possibly based on Jeffrey's map. There is also a tithe map of 1839 (A4.3). After this date, from 1860 to the present day, mapping is covered by the Ordnance Survey (A4.6 to A4.15).
- 9.1.2 The present farm appears to date from the latter half of the 18th century based on the documentary evidence available. This should not preclude the possibility however that the present farm is built on the site of a predecessor
- 9.1.3 The farm is situated at the foot of the Cleadon Hills to the North of the village of Cleadon. No definite evidence of prehistoric activity has been found in the area and Romano British activity is limited to coins of the late empire. The exact location of the discoveries remains unknown. Saxon and Early medieval of activity in the area is limited to place names.
- 9.1.4 The Boldon Buke has the first reference to Cleadon and Whitburn. The book was a survey of the possessions of the Bishop of Durham at the time of King Henry II, circa 1180. There is no direct evidence for a farm at Sunnyside at this time however the possibility should not be excluded.
- 9.1.5 There has been a casual find of medieval date, south of the farm. This was a bronze belt tag and was probably lost by a traveller in the area. (HER 4614)
- 9.1.6 Post medieval activity in the area is mainly quarries. These are likely to have provided material for the building of the farm in the second half of the 18th century.
- 9.1.7 The farm has undergone various modifications and changes since the early 19th century. Buildings have been reduced or extended, others have been demolished. The present farmhouse was built in the late 19th century. The changes and modifications have continued to the present day where the buildings are used for residential purposes, stables, garages and general storage. The recent proposed modification is converting all of the farm buildings for residential purposes.

10.0 RECCOMENDATIONS

- 10.1.1 The buildings are of little historical and architectural significance. They have undergone significant alteration since the 19th century and as a result of these only basic shells of the original structures remains.
- 10.1.2 There are few clues to indicate what was contained in the original structures.
- 10.1.3 There is no reason both archaeologically and architecturally that the conversion of the farm buildings should not proceed with one proviso. When

the buildings are emptied prior to conversion allowance should be made to photograph the interior of the structures

11.0 OASIS

11.1.1 Ian Farmer Associates Archaeological Services support the online access to the Index of Archaeological Investigations (OASIS) Project. The overall aim of the OASIS Project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large scale developer funded fieldwork.

11.1.2 The online OASIS form has been completed and is awaiting validation by Tyne & Wear HER thus placing the information into public domain at <http://ads.ahds.ac.uk/project/oasis/>

12.0 ACKNOWLEDGEMENTS & REFERENCES

12.1 The assistance of the following are gratefully acknowledged for their assistance during this survey:

12.2 Fitzarchitects and the owners of Sunniside farm, the Tyne & Wear archaeological officer, Jennifer Morrison and the staff of all library establishments consulted

12.3 References include the following:

Brunskill, R.W., 'Traditional Farm Buildings of Britain and their conservation', 1999

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Surtees, R. 'The History and Antiquities of the County Palatine of Durham', Volume 2, 1820

Whelan, W. & Co., 'History, Topography and Directory of the County palatine of Durham, 1856

For and on behalf of Ian Farmer Associates (1998) Limited



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APPENDIX 1

LOCATION MAPS



**IAN FARMER
ASSOCIATES**

Geotechnical & Environmental Specialists

Sunniside Farm, Sunniside Lane, Cleadon, South Tyneside NE34 8DY

Contract No. 11025

Site Location Maps

REPRODUCED FROM ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE
CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE

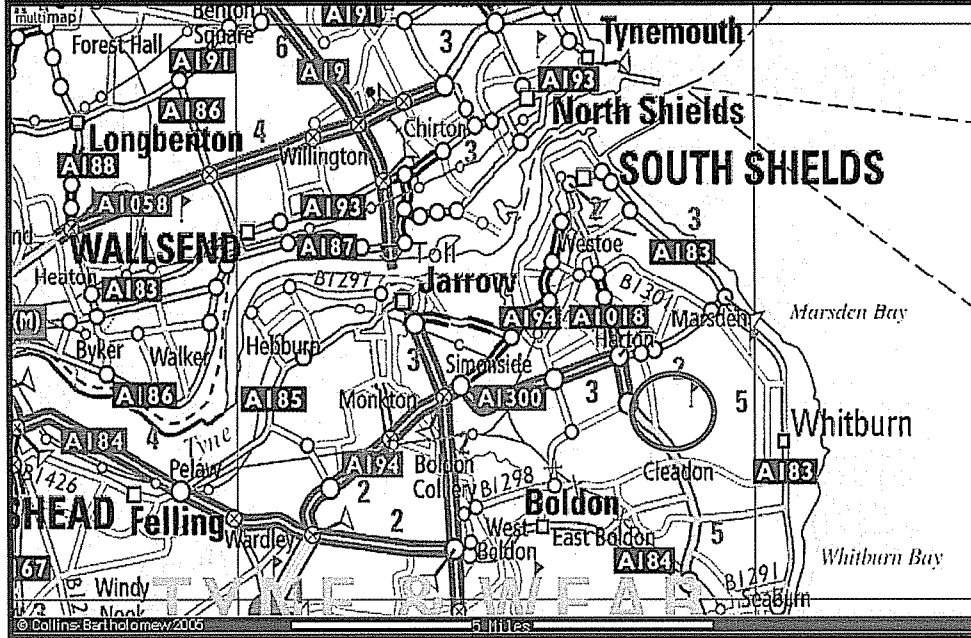


Fig.A1.1 : Location of Sunniside Farm, Cleadon, South Tyneside NE34 8DY

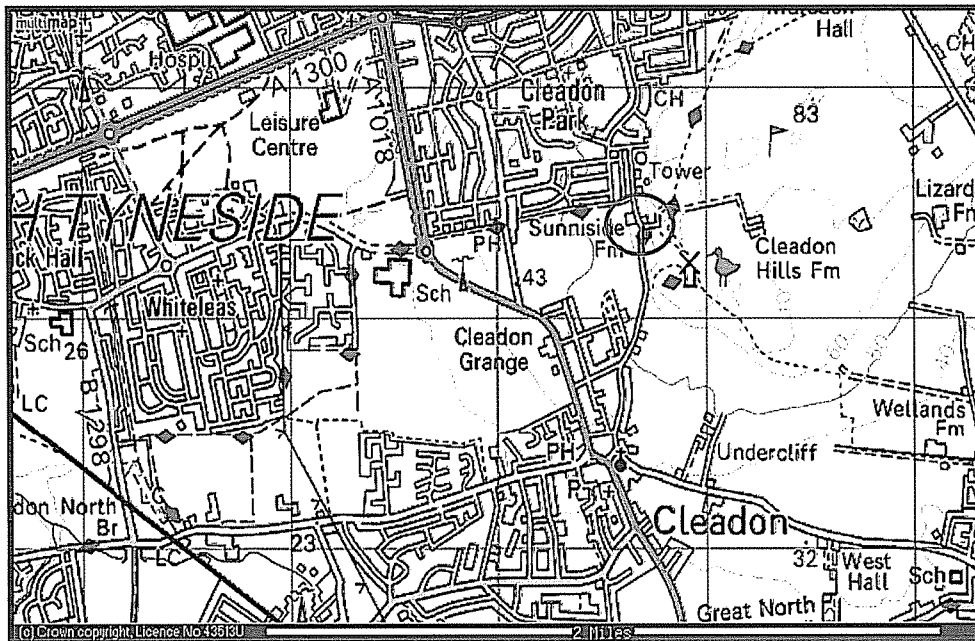
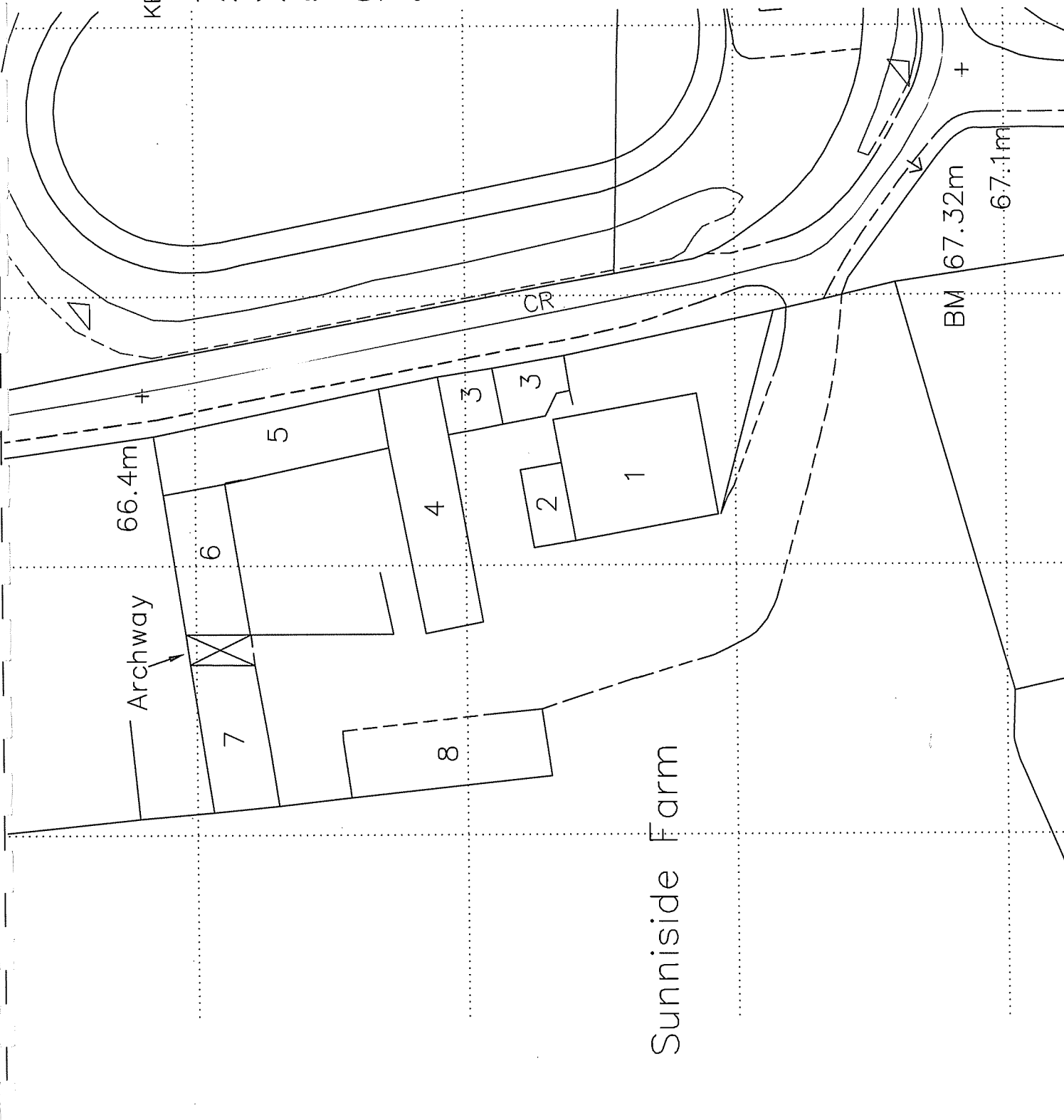


Fig. A1.2 : Sunniside Farm NZ 438650 563450

KEY:

- 1. House
- 2. Conservatory
- 3. Offices
- 4. Garage/storage
- 5. Stables(Residential flat above)
- 6. Tack room
- 7. Tool room
- 8. Garages



IAN FARMER ASSOCIATES
Geotechnical & Environmental Specialists

PROJECT TITLE
Sunnyside Farm, Cleaton

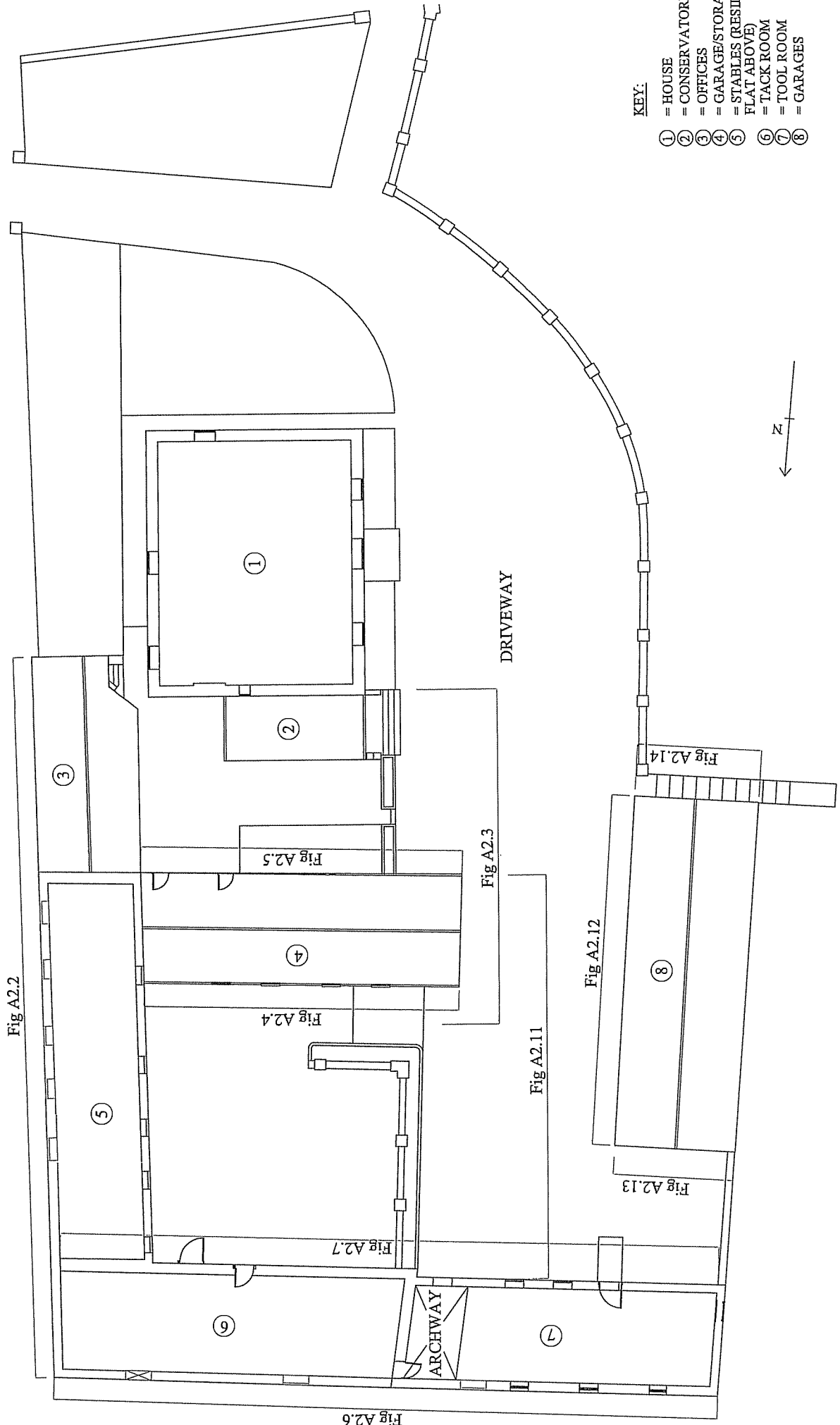
CLIENT
Fitzarchitects

ENGINEER
Archaeological Services

SCALE	1:500	DRAWN BY	OS	JOB NO	11025
DATE	23.05.07	REV	01.06.07	DRAWING NO	Fig A1.3

APPENDIX 2

BUILDING SURVEY



KEY:

- ① = HOUSE
- ② = CONSERVATORY
- ③ = OFFICES
- ④ = GARAGE/STORAGE
- ⑤ = STABLES (RESIDENTIAL FLAT ABOVE)
- ⑥ = TACK ROOM
- ⑦ = TOOL ROOM
- ⑧ = GARAGES

CONTRACT NAME / No. SUNNYSIDE FARM / 11025
 DRAWING No. / SCALE: FIG A2.1 / 1:200
 TITLE: LOCATION PLAN WITH FIGURE REFERENCES

NOTES:
 [Symbol] = BLOCKED UP WINDOW
 [Symbol] = BLOCKED UP DOOR

DRAWN BY / DATE: C.M. / 10/05/07
 CHECKED BY / DATE: I.J.S 01/06/07
 DEPT. ARCHAEOLOGICAL SERVICES:

if IAN FARMER ASSOCIATES
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Fig A2.2

Fig A2.6

Fig A2.5

Fig A2.4

Fig A2.7

Fig A2.3

Fig A2.11

Fig A2.12

Fig A2.13

Fig A2.14

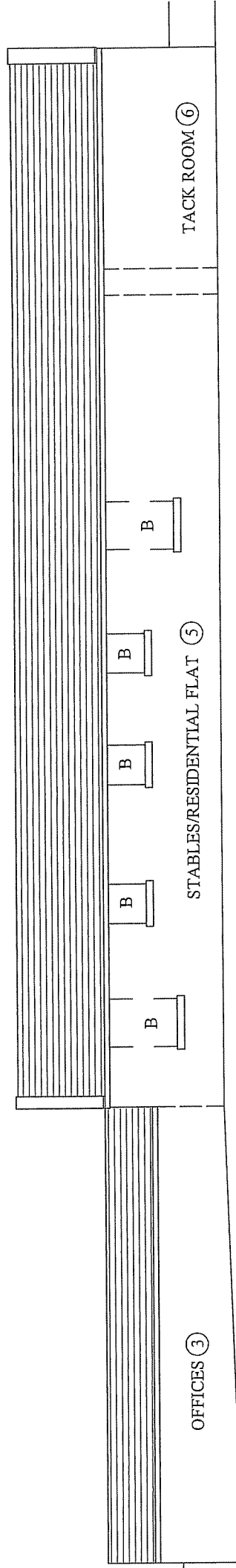


FIG A2.2
EAST ELEVATION OF EAST RANGE

CONTRACT NAME / No. SUNNYSIDE FARM / 11025
 DRAWING No. / SCALE: FIG A2.2 / 1:100
 TITLE: EAST ELEVATION OF EAST RANGE (FIG A2.2)

NOTES:
 1. WELSH SLATE ROOF THROUGHOUT
 2. RANDOM COURSED MAGNESIAN LIMESTONE WALLS THROUGHOUT
 B = BLOCKED WINDOWS

DRAWN BY / DATE: C.M. 10/05/07
 CHECKED BY / DATE: I.J.S 01/06/07
 DEPT. ARCHAEOLOGICAL SERVICES:

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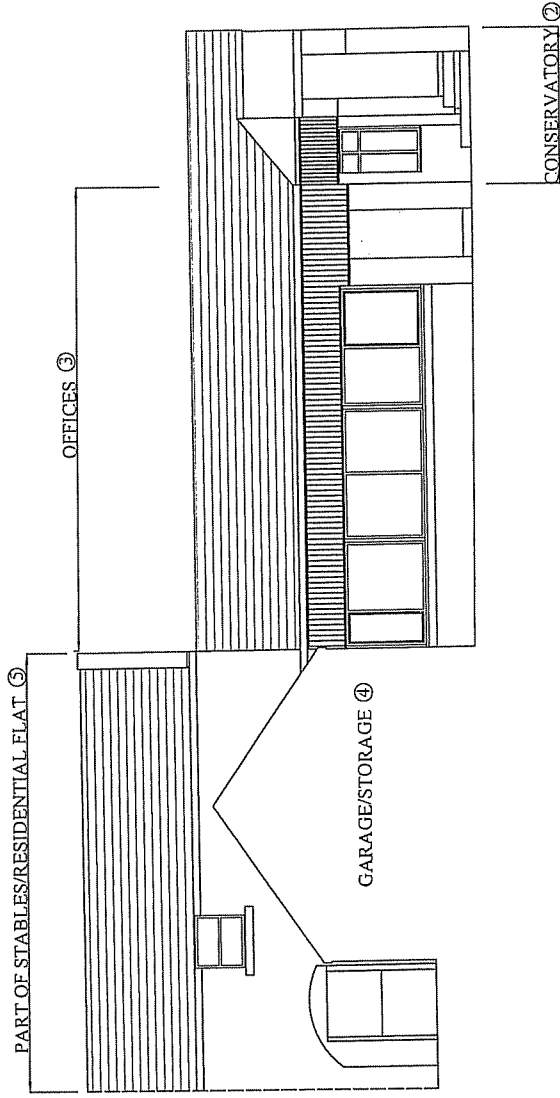


FIG A2.3
PART OF WEST ELEVATION OF EAST RANGE

CONTRACT NAME / No. SUNNISIDE FARM/ 1 1025
 DRAWING No. / SCALE: FIG A2.3/ 1:100
 TITLE: PART OF WEST ELEVATION OF EAST RANGE (FIG A2.3)

NOTES:
 1. WELSH SLATE ROOF THROUGHOUT
 2. RANDOM COURSED MAGNESIAN LIMESTONE WALLS THROUGHOUT
 3. QUOINS AT BUILDING CORNERS

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 CHECKED BY / DATE: I.J.S. 01/06/07
 DEPT. ARCHAEOLOGICAL SERVICES:

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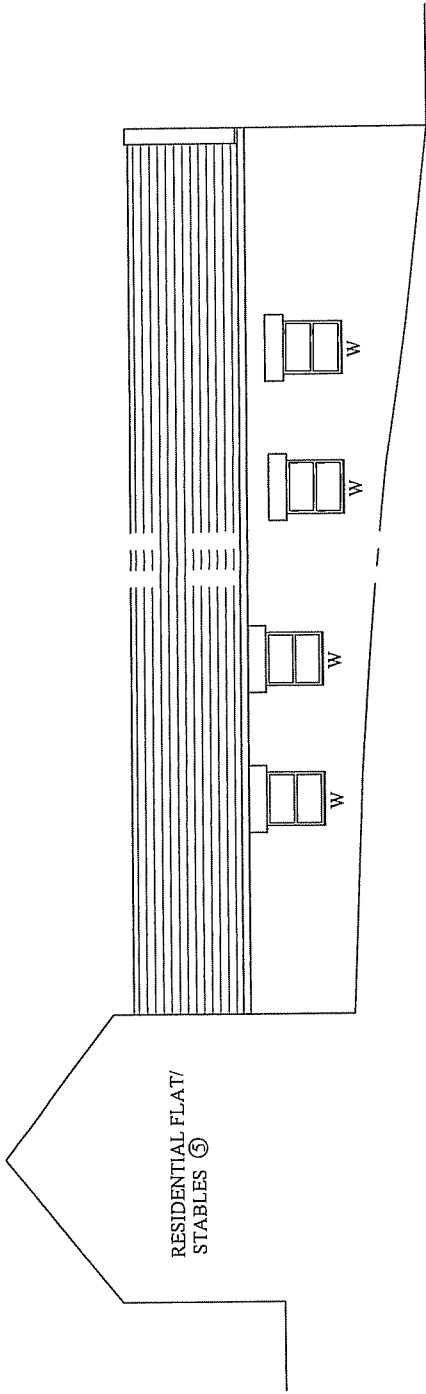


Fig A2.4
GARAGE/STORAGE 4
NORTH ELEVATION

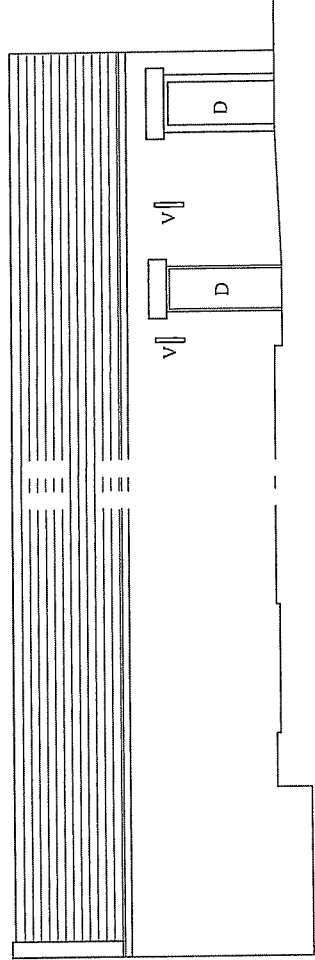


Fig A2.5
GARAGE/STORAGE 4
SOUTH ELEVATION

KEY: D = DOORWAY
V = VENTILATION SLITS
W = WINDOW

CONTRACT NAME / No.	SUNNYSIDE FARM / 11025
DRAWING No. / SCALE:	FIG A2.4 & A2.5 / 1:100
TITLE:	NORTH ELEVATION OF GARAGE 4 (FIG A2.4) SOUTH ELEVATION OF GARAGE 4 (FIG A2.5)

NOTES:

1. WELSH SLATE ROOF THROUGHOUT
2. RANDOM COURSED MAGNESIAN LIMESTONE WALLS THROUGHOUT
3. QUOINS AT BUILDING CORNERS

DRAWN BY / DATE:	C.M. 10/05/07
CHECKED BY / DATE:	L.J.S 01/ /
DEPT. ARCHAEOLOGICAL SERVICES:	

IAN FARMER ASSOCIATES
Geotechnical & Environmental Specialists

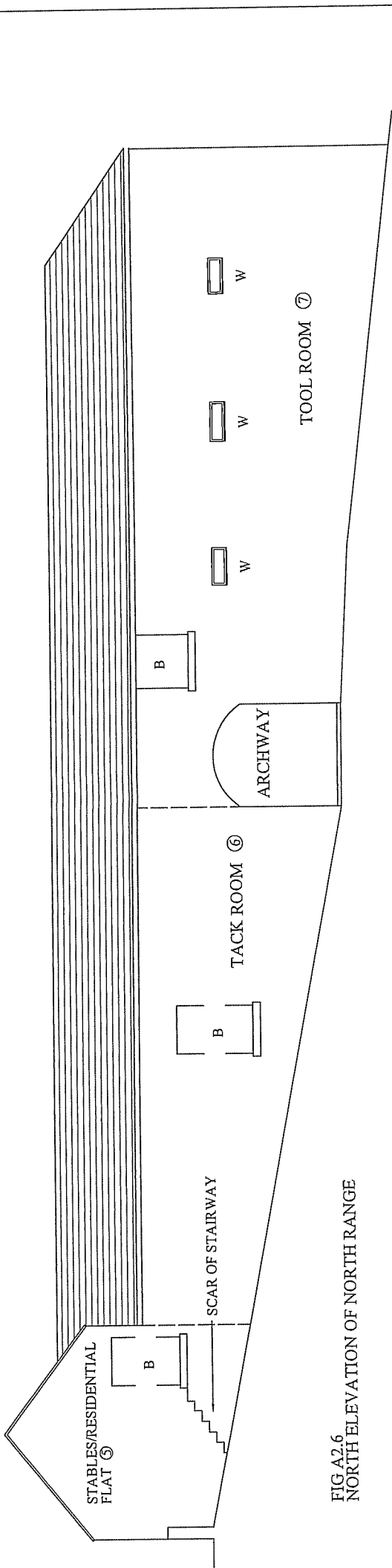


FIG A2.6
NORTH ELEVATION OF NORTH RANGE

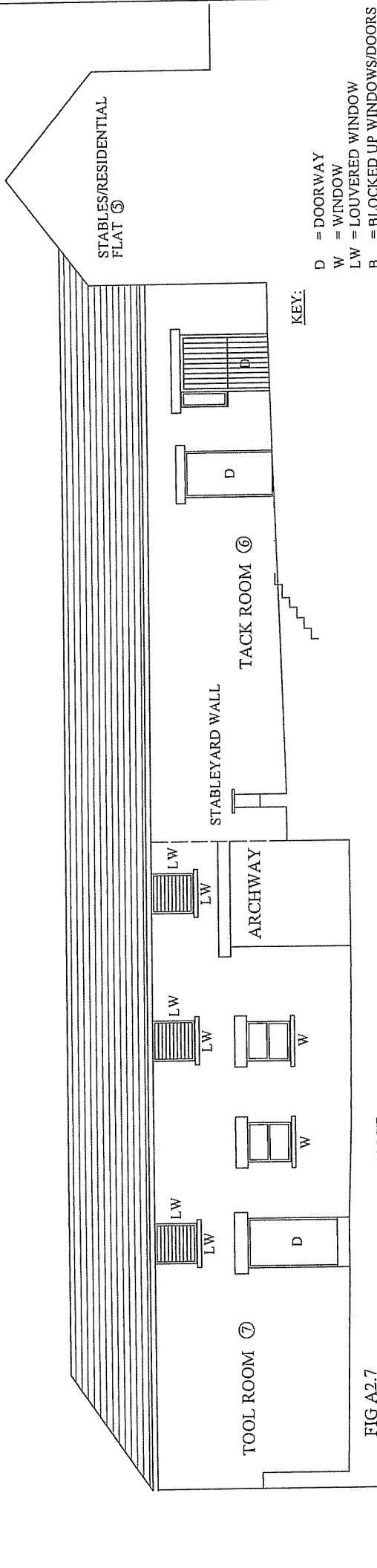



FIG A2.7
SOUTH ELEVATION OF NORTH RANGE

KEY:
 D = DOORWAY
 W = WINDOW
 LW = LOUVERED WINDOW
 B = BLOCKED UP WINDOWS/DOORS

 Geotechnical & Environmental Specialists	NOTES: 1. WELSH SLATE ROOF THROUGHOUT 2. RANDOM COURSED MAGNESIAN LIMESTONE THROUGHOUT WITH OCCASIONAL RED SANDSTONE BOULDER 3. QUOINS AT BUILDING CORNERS	CONTRACT NAME / No. SUNNYSIDE FARM / 11025 DRAWING No. / SCALE: FIG A2.6 & A2.7 / 1:100 TITLE: NORTH ELEVATION OF NORTH RANGE Fig (A2.6) SOUTH ELEVATION OF NORTH RANGE Fig (A2.7)
	DRAWN BY / DATE: C.M. 10/05/07 CHECKED BY / DATE: I.J.S 01/06/07 DEPT. ARCHAEOLOGICAL SERVICES:	

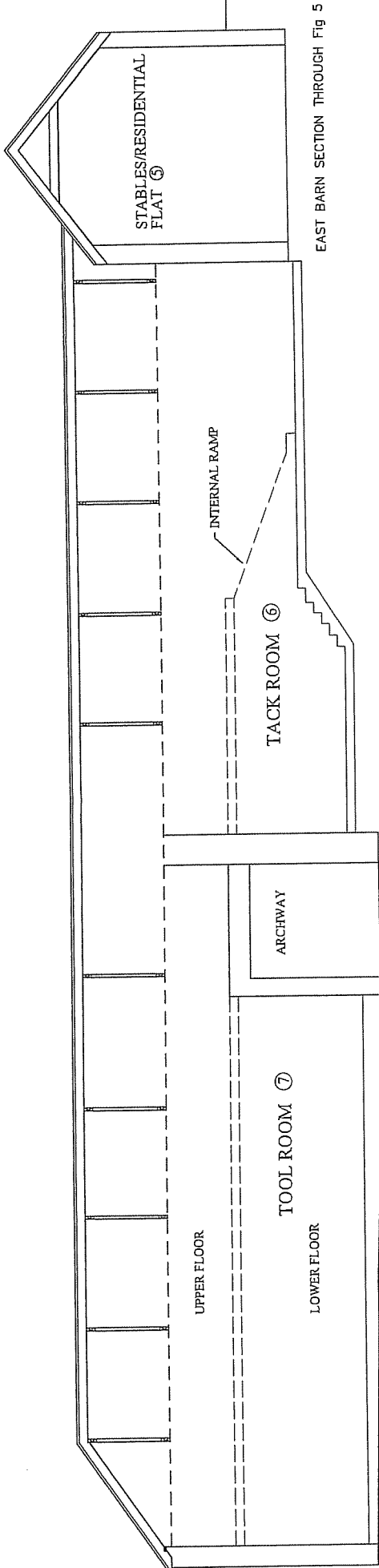


FIG 2.8
INTERNAL SECTION E-W THROUGH NORTH RANGE

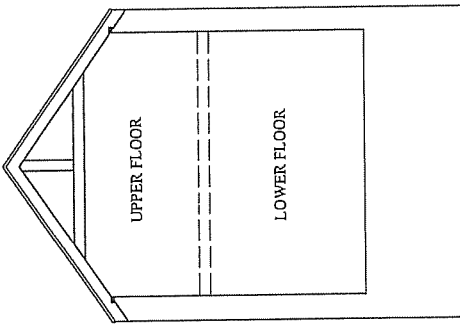


FIG 2.9
SECTION N-S THROUGH TOOL ROOM 7

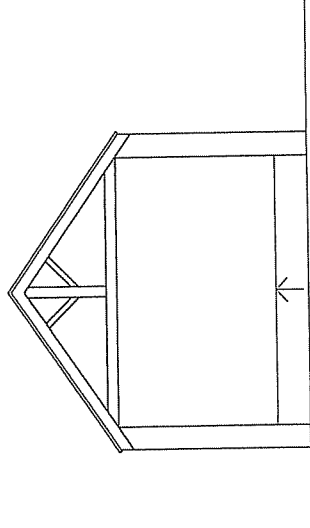


FIG 2.10
SECTION N-S THROUGH TACK ROOM 6

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CHECKED BY / DATE:	I.J.S 01/06/07
DEPT. ARCHAEOLOGICAL SERVICES:	

NOTES:
 NOT POSSIBLE FOR DETAILED PHOTOGRAPHIC SURVEY AS BUILDING IS STILL IN USE

CONTRACT NAME / No.	SUNNYSIDE FARM / 11025
DRAWING No. / SCALE:	FIG A2.8 & A2.9 & 2.10 / 1:100
TITLE:	SECTION N-S THROUGH TOOL ROOM 7 (FIG 2.9) SECTION N-S THROUGH TACK ROOM 6 (FIG 2.10) INTERNAL SECTION E-W THROUGH NORTH RANGE (FIG 2.8)

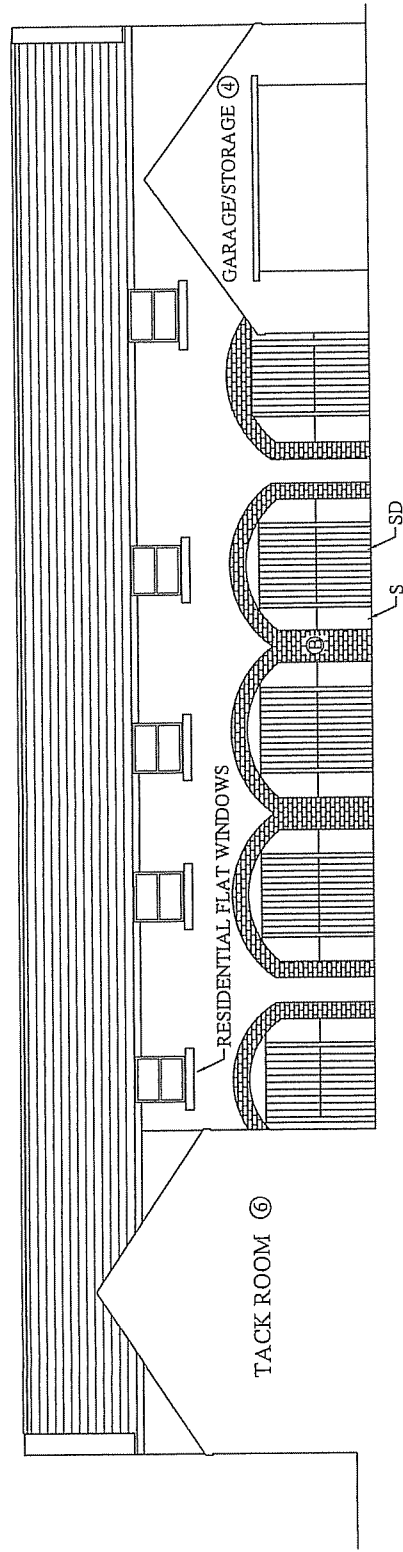


FIG A2.11
BUILDING 6: STABLES/ RESIDENTIAL FLAT

IAN FARMER ASSOCIATES Geotechnical & Environmental Specialists	DRAWN BY / DATE: C.M. 10/05/07	NOTES: 1. WELSH SLATE ROOF THROUGHOUT 2. RANDOM COURSED MAGNESIAN LIMESTONE THROUGHOUT WITH OCCASIONAL RED SANDSTONE BOULDER SD = SHUTTERED STABLE DOOR S = STONE INFILL B = BRICK INFILL	CONTRACT NAME / No. SUNNYSIDE FARM/ 11025
	CHECKED BY / DATE: I.J.S 01/06/07		DRAWING No. / SCALE: FIG A2.11/ 1:100
	DEPT. ARCHAEOLOGICAL SERVICES:		TITLE: WEST ELEVATION OF EAST RANGE (FIG A2.11)

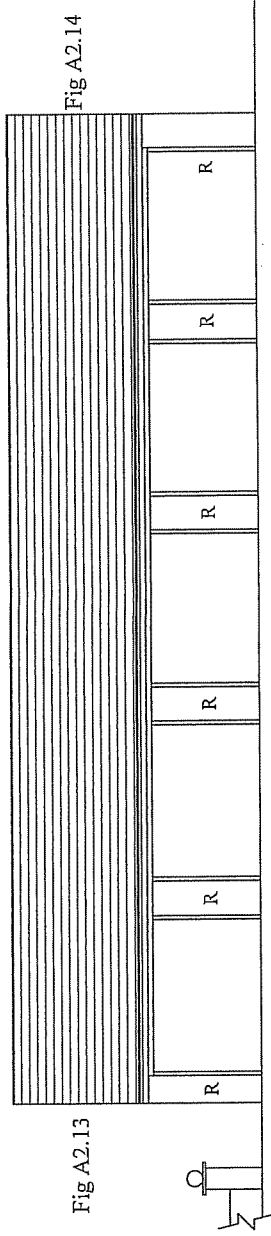


Fig A2.13
EAST ELEVATION OF GARAGES ⑧

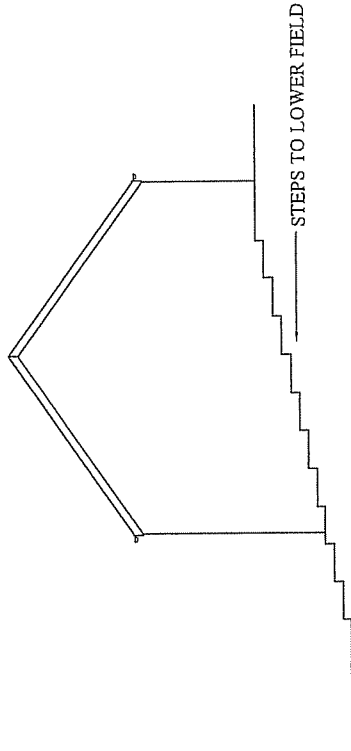


Fig A2.12
SOUTH ELEVATION OF GARAGES ⑧

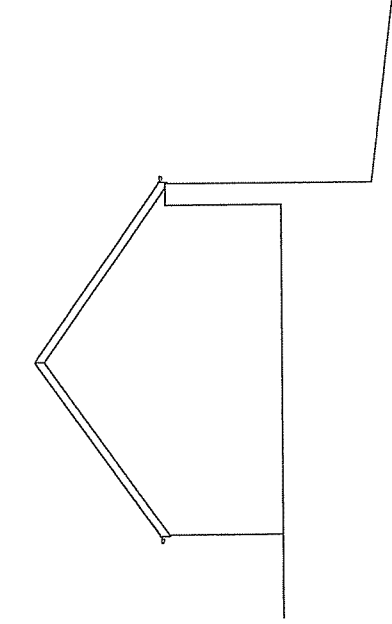


Fig A2.14
NORTH ELEVATION OF GARAGES ⑧

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Geotechnical & Environmental Specialists

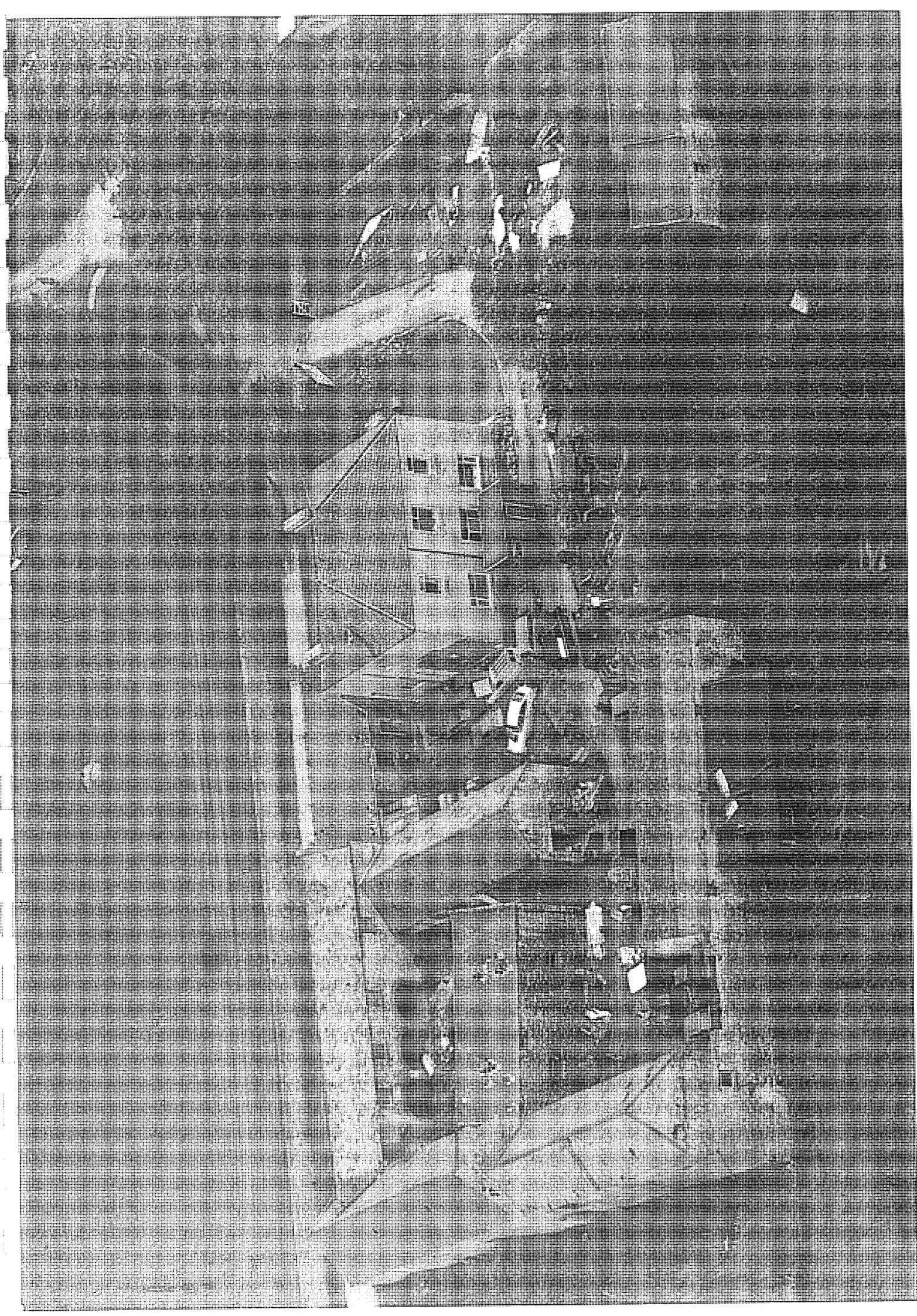
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 CHECKED BY / DATE: I.J.S. 01/06/07
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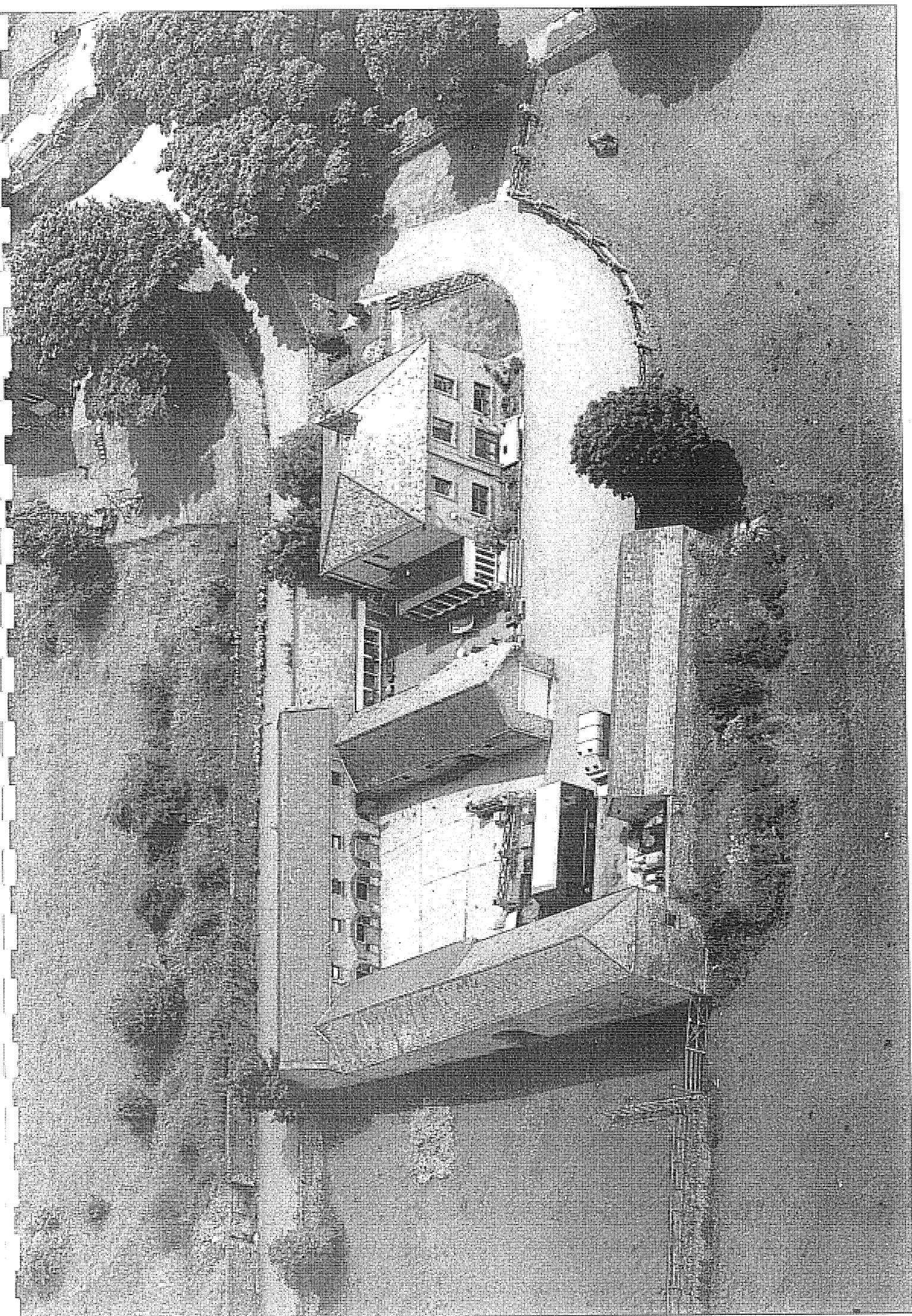
NOTES:
 1. WELSH SLATE ROOF THROUGHOUT
 2. RANDOM COURSED MAGNESIAN LIMESTONE THROUGHOUT WITH OCCASIONAL RED SANDSTONE BOULDER
 R = RENDERED BRICK PILLARS

CONTRACT NAME / No. SUNNYSIDE FARM/ 11025
 DRAWING No. / SCALE: FIG A2.12 & A2.13 & A2.14/ 1:100
 TITLE: EAST ELEVATION OF GARAGES (Fig A2.12)
 SOUTH ELEVATION OF GARAGES (Fig A2.13)
 NORTH ELEVATION OF GARAGES (Fig A2.14)

APPENDIX 3

PHOTOGRAPHS



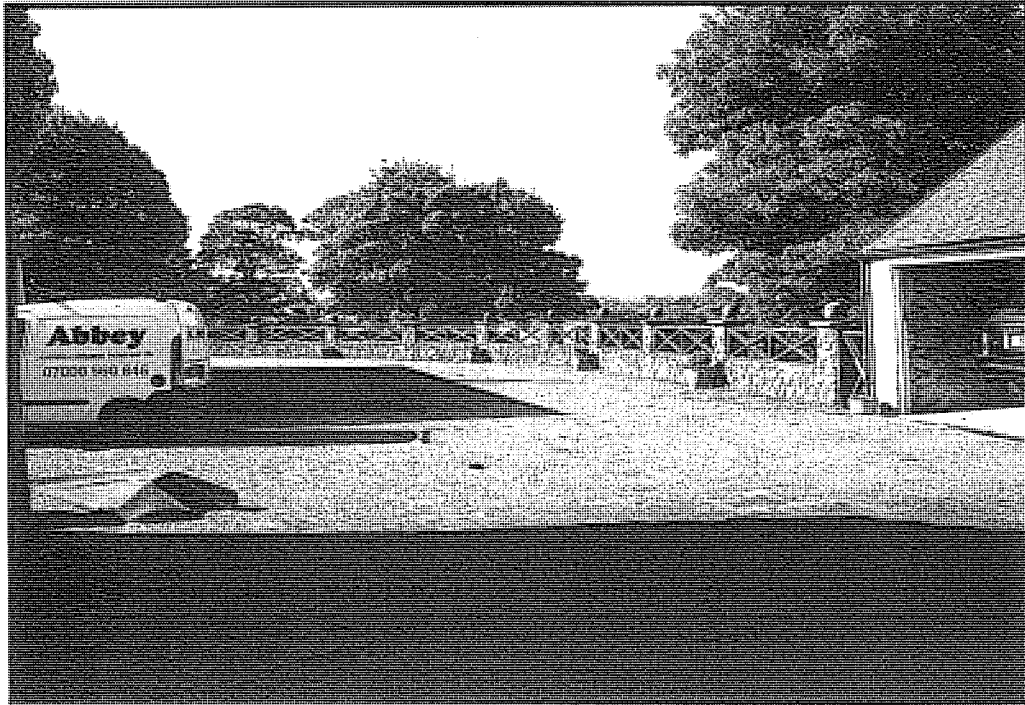




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Sunniside Farm, Sunniside Lane, Cleadon
South Tyneside NE34 8DY
Contract No. 11025
Photographic Record



A3.3 : View South towards driveway of Sunniside farm



A3.4 : View North to Sunniside farm stable yard



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South Tyneside NE 34 8DY
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Photograph record



A3.5 : View NNW of east elevation of east range of farm (Scale 3m)



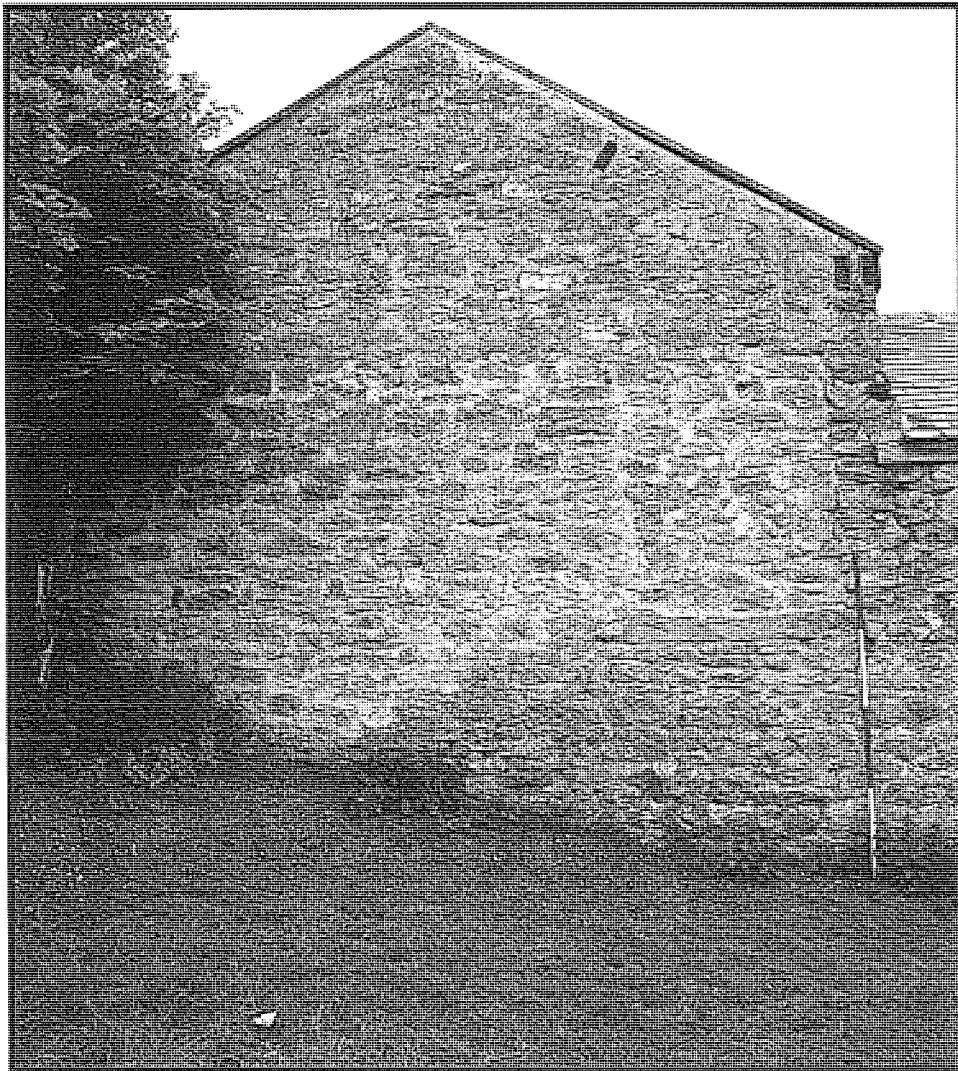
A3.6 : View SSW of east elevation of east range of farm (Scale 3m)



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South Tyneside
Contract No. 11025
Photographic Record



**A3.7 : North elevation of east range of farm showing blocked doorway
and stairway scar (Scale 2m)**



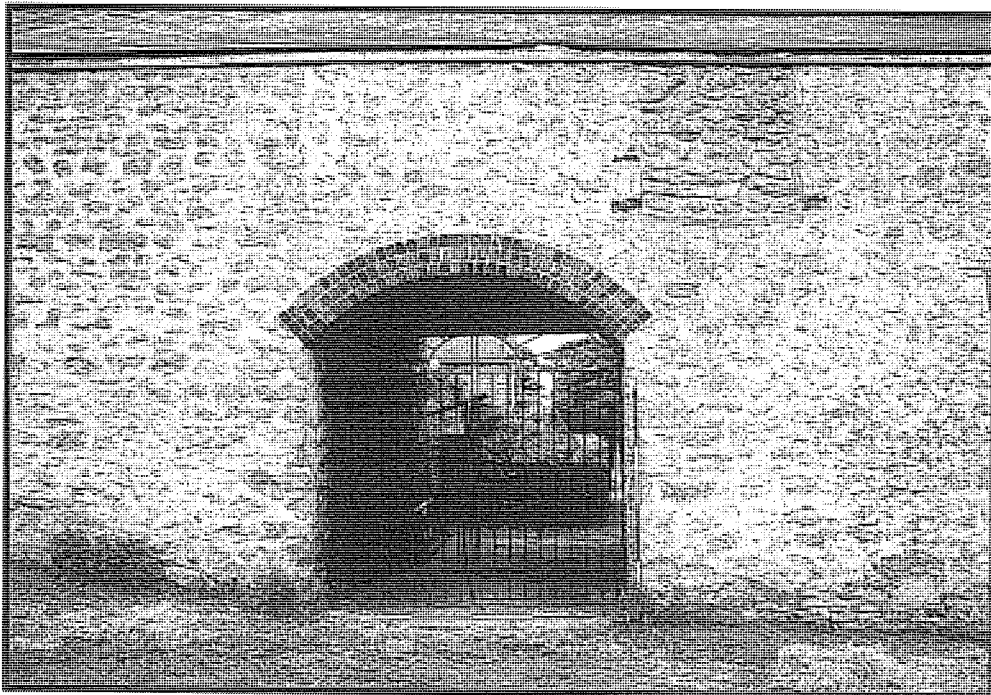
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Contract No. 11025
Photographic Record



A3.8 : North facing elevation of north range (Scales 2m)



A3.9 : Detail of archway on north facing elevation (Scales 2m)



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All Saints Parish Church
Rothbury
Contract No. 11001
Photographic Record

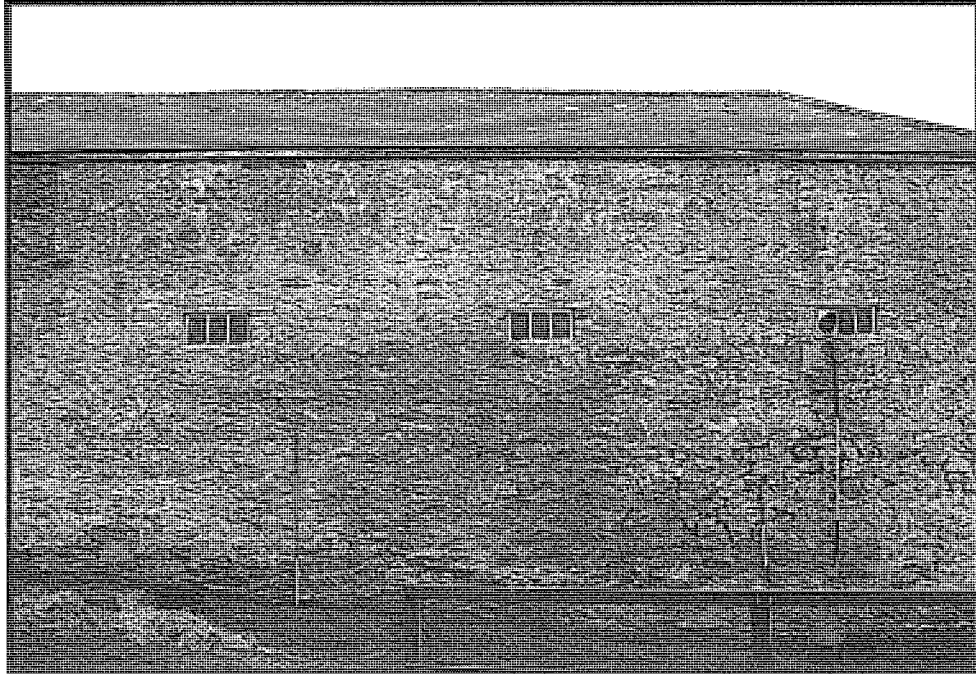
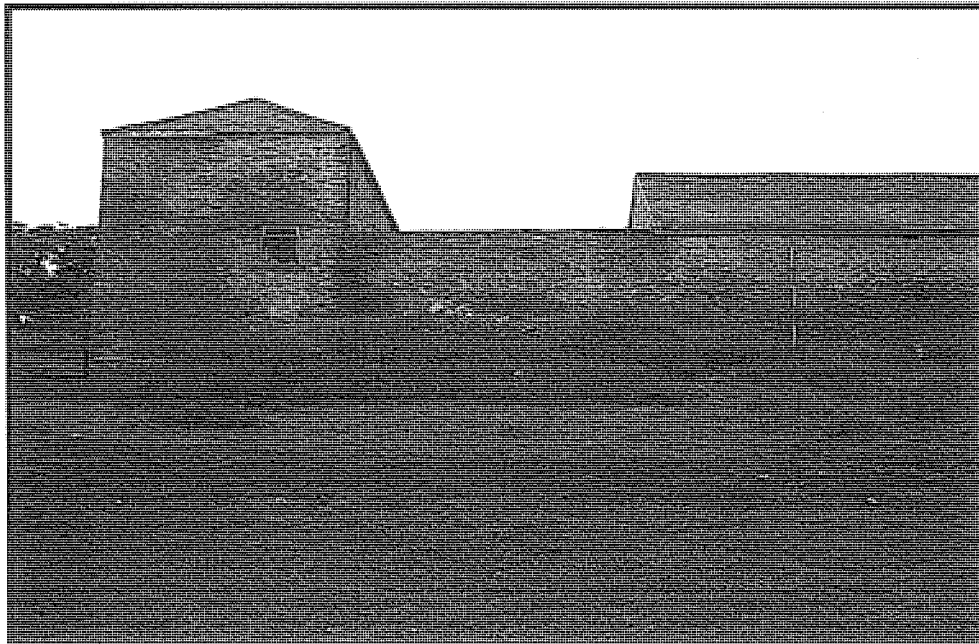


Plate 3.10 : Detail of windows on north facing elevation (Scales 2m)



A3.11 West facing elevation of west range of farm (Scale 3m)



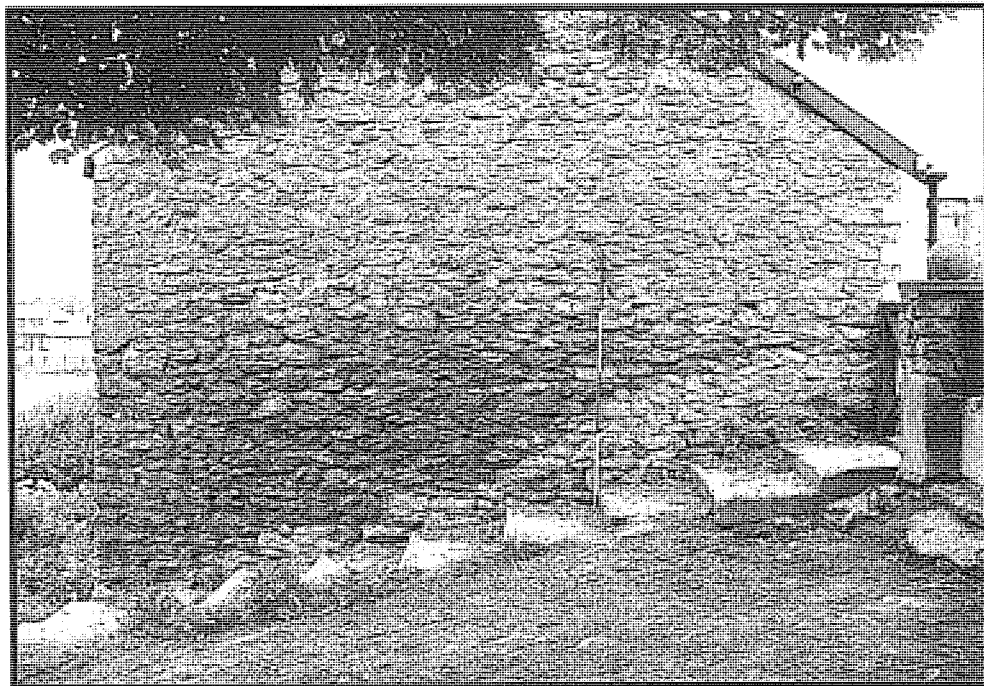
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Geotechnical & Environmental Specialists

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South Tyneside NE34 8DY
Contract No. 11025
Photographic Record



A3.12 : West elevation of west range [Garages (8)], Scale 3m



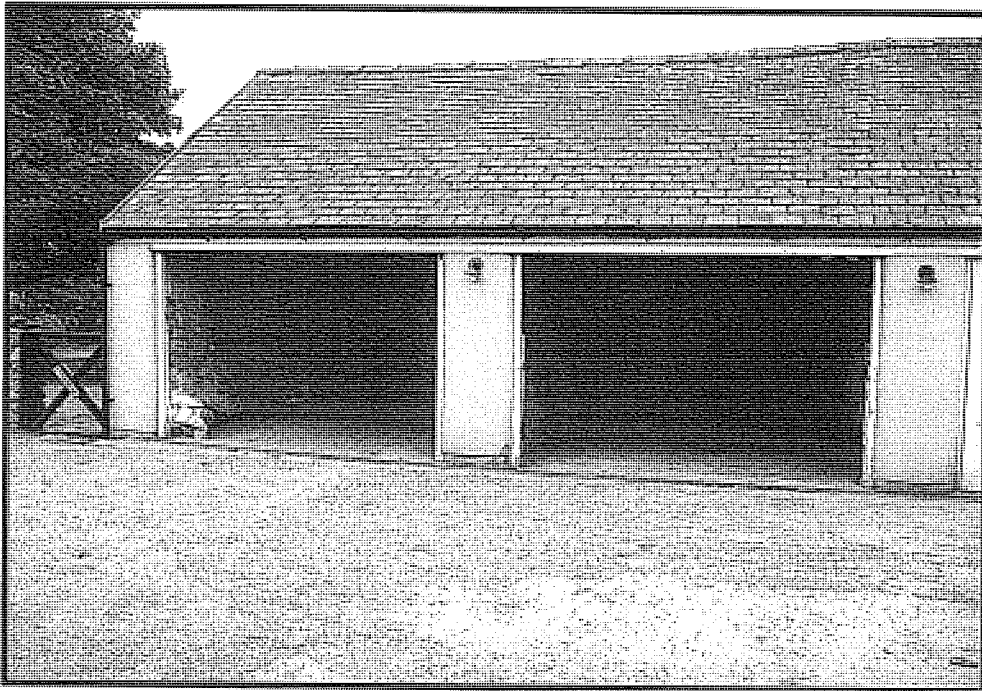
A3.13 : South elevation of west range [Garages (8)], Scale 2m



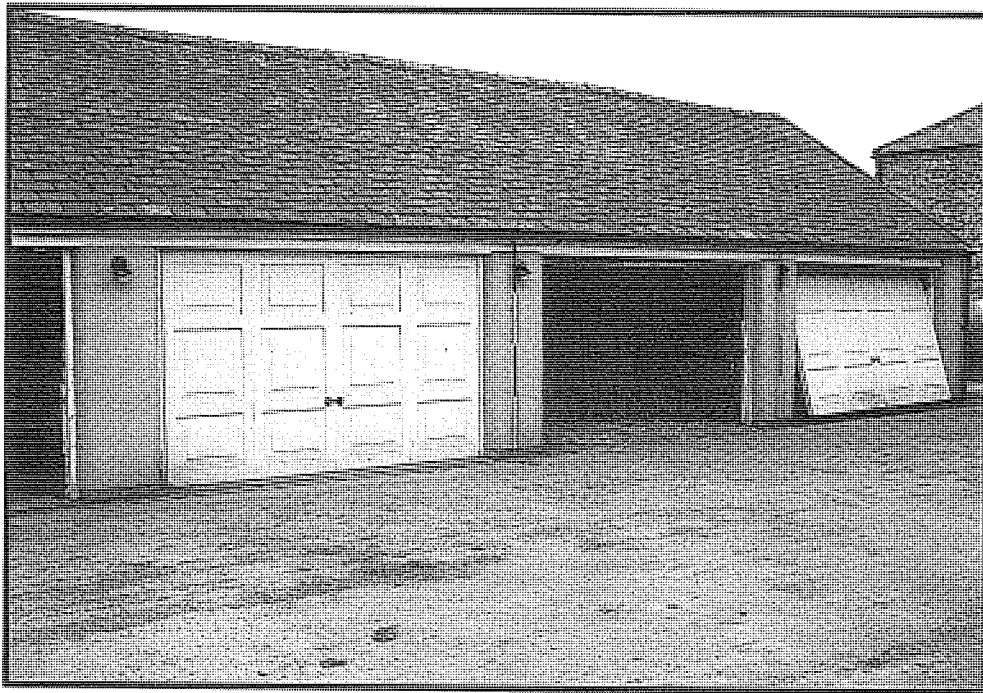
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South Tyneside NE34 8DY
Contract No. 11025
Photographic Record



A3.14 : East elevation of west range [Garages (8)] looking west



A3.15 : East elevation of west range [Garages (8)] looking NW, Scales 2m.



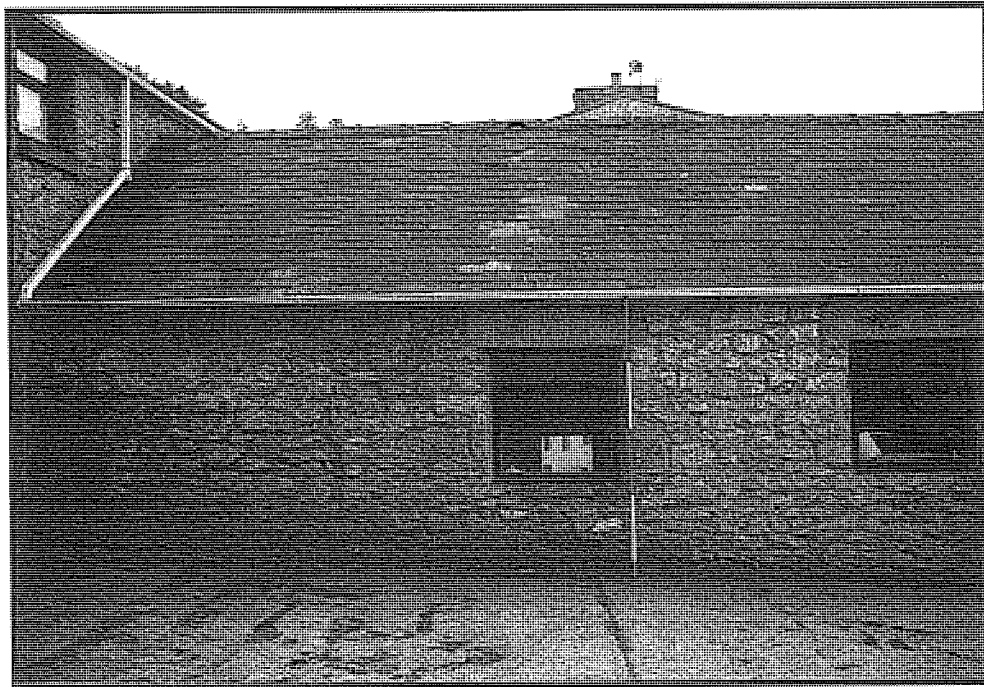
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South Tyneside NE34 8DY
Contract No. 11025
Photograph record



A3.16 : Stable block (5) from the west, Scales 2m



A3.17 : Detail of north elevation of garage/store (4), Scale 2m

APPENDIX 4

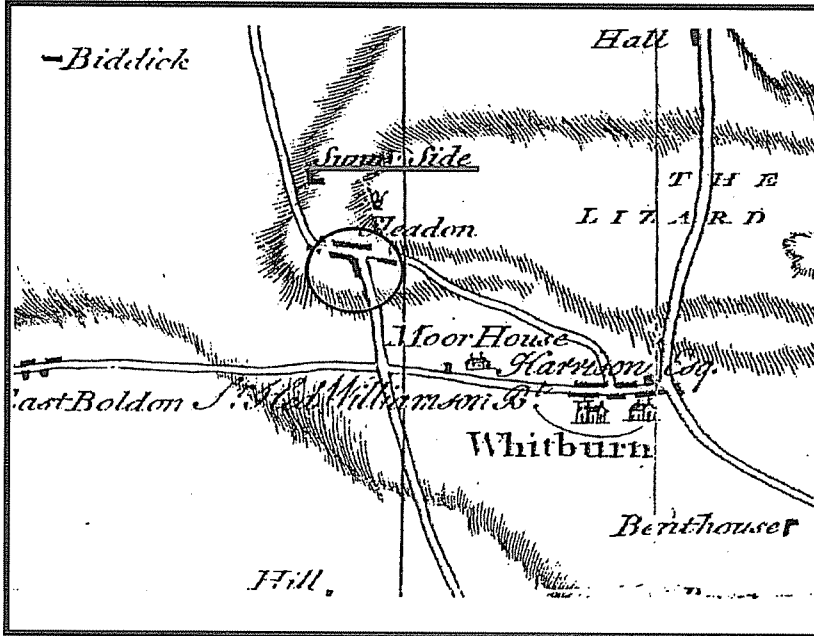
HISTORICAL MAPS & PHOTOGRAPHS



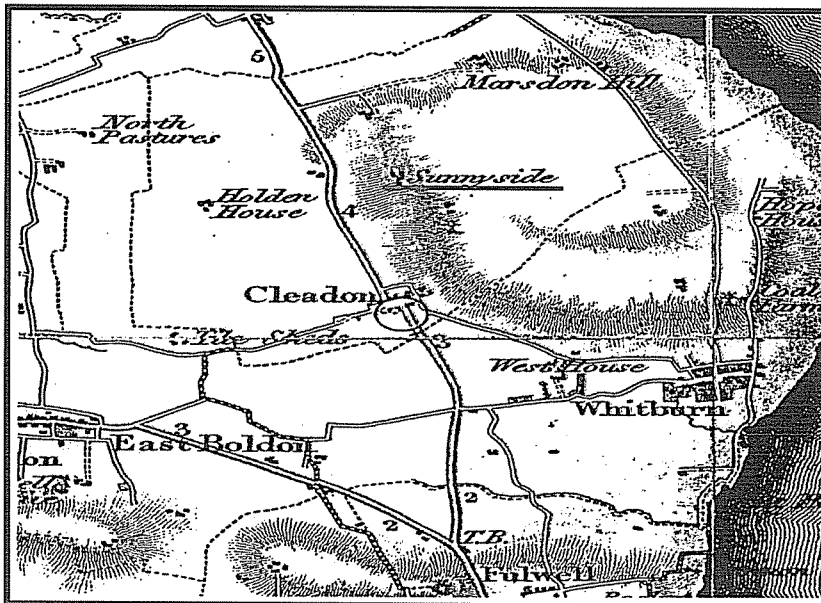
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South Tyneside NE34 8DY
Contract No. 11025
Historic Map Record



A4.1 : Jeffrey's map of Whitburn showing Sunnyside (1769)



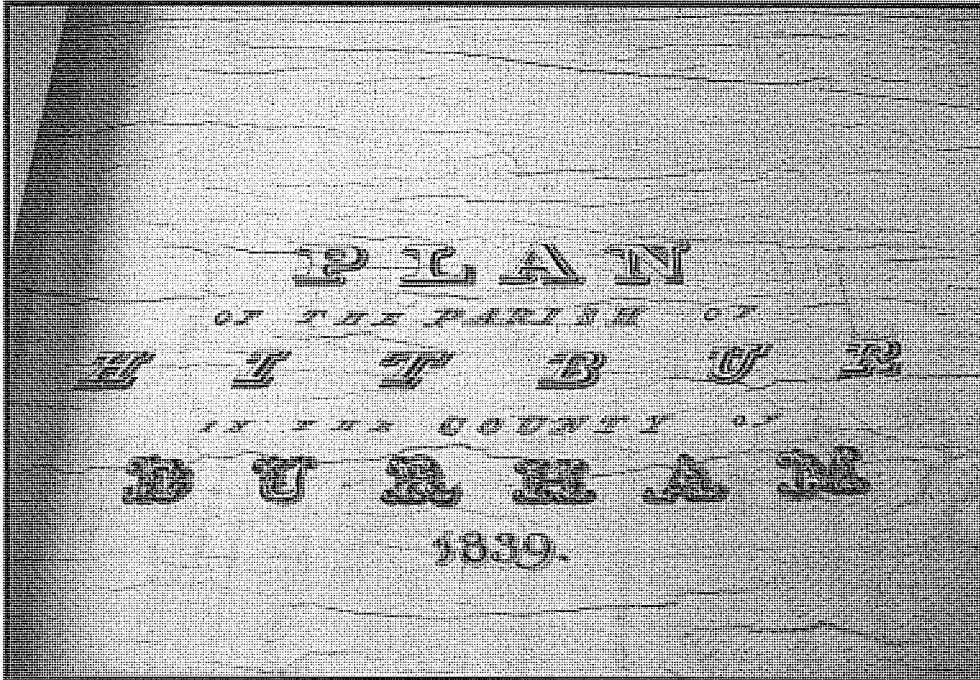
A4.2 : Greenwoods map of Whitburn showing Sunnyside (1820)



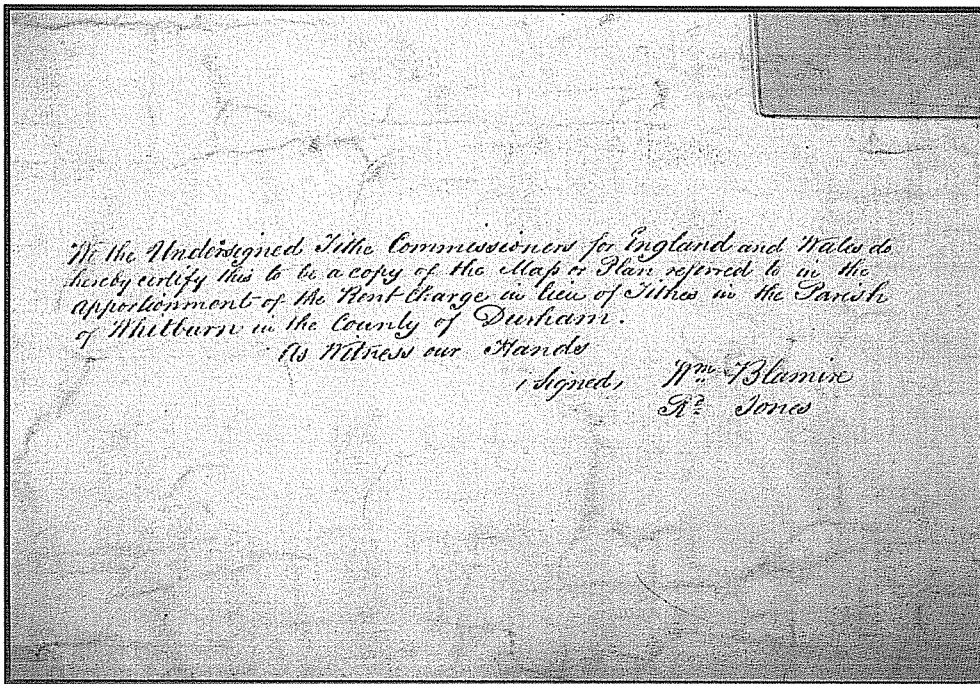
**IAN FARMER
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South Tyneside NE34 8dy
Contract No. 11025
Photograph record



A4.3 : Documentary details of 1839 tithe Map of Whitburn, Part 1



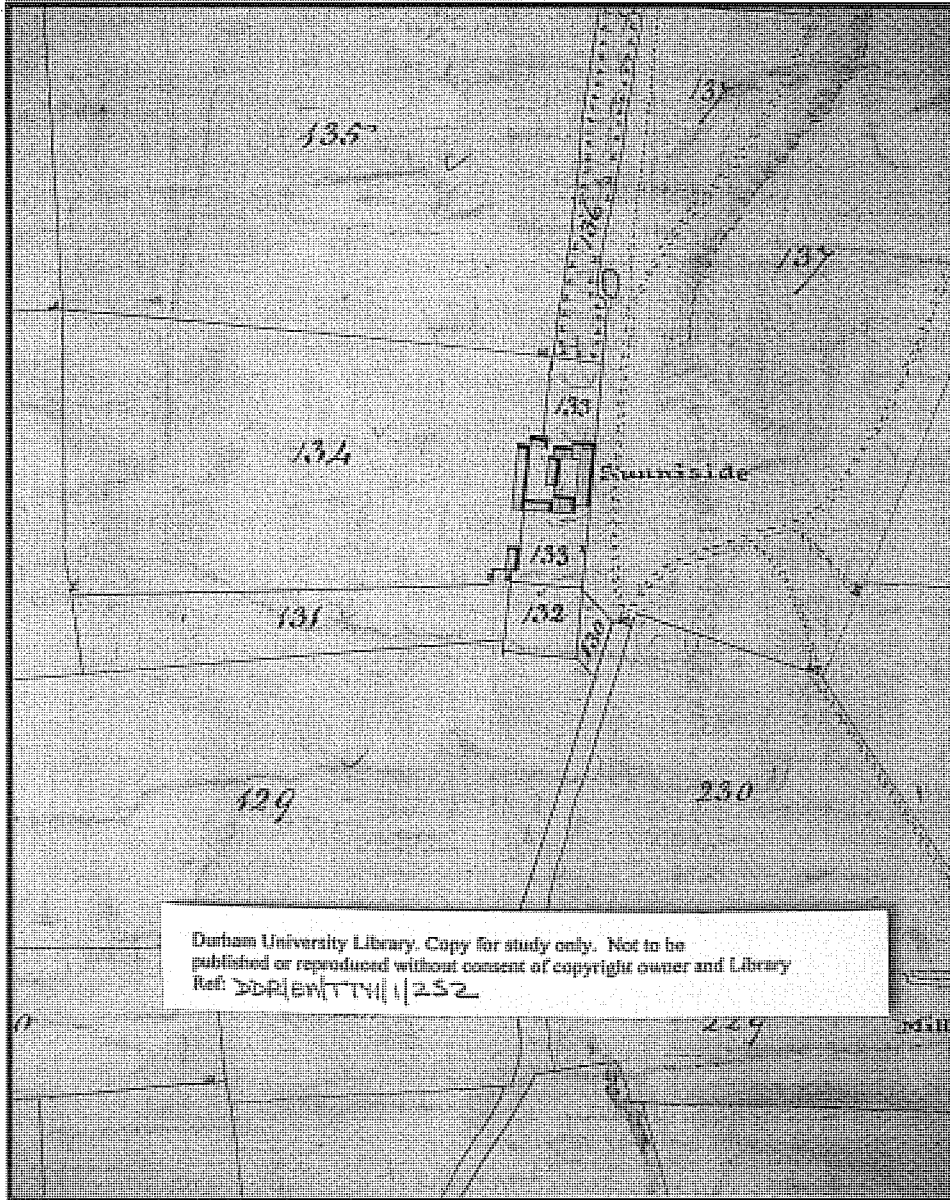
A4.4 : Documentary details of 1839 tithe map of Whitburn, Part 2



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South Tyneside, NE34 8DY
Contract No. 11025
Photographic Record



A4.5: Detail of tithe map of 1839 showing Sunniside

Durham

Published 1862

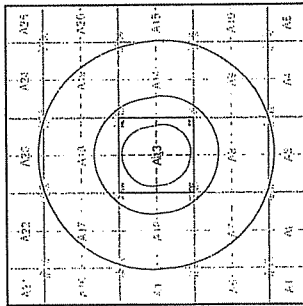
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

004_00	1862
008_00	1862

Historical Map - Slice A



Order Details

Order Number: 21701590_1_1
Customer Ref: 110295
National Grid Reference: 438650, 563450
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Site Area (Ha): 0.38
Search Buffer (m): 1000

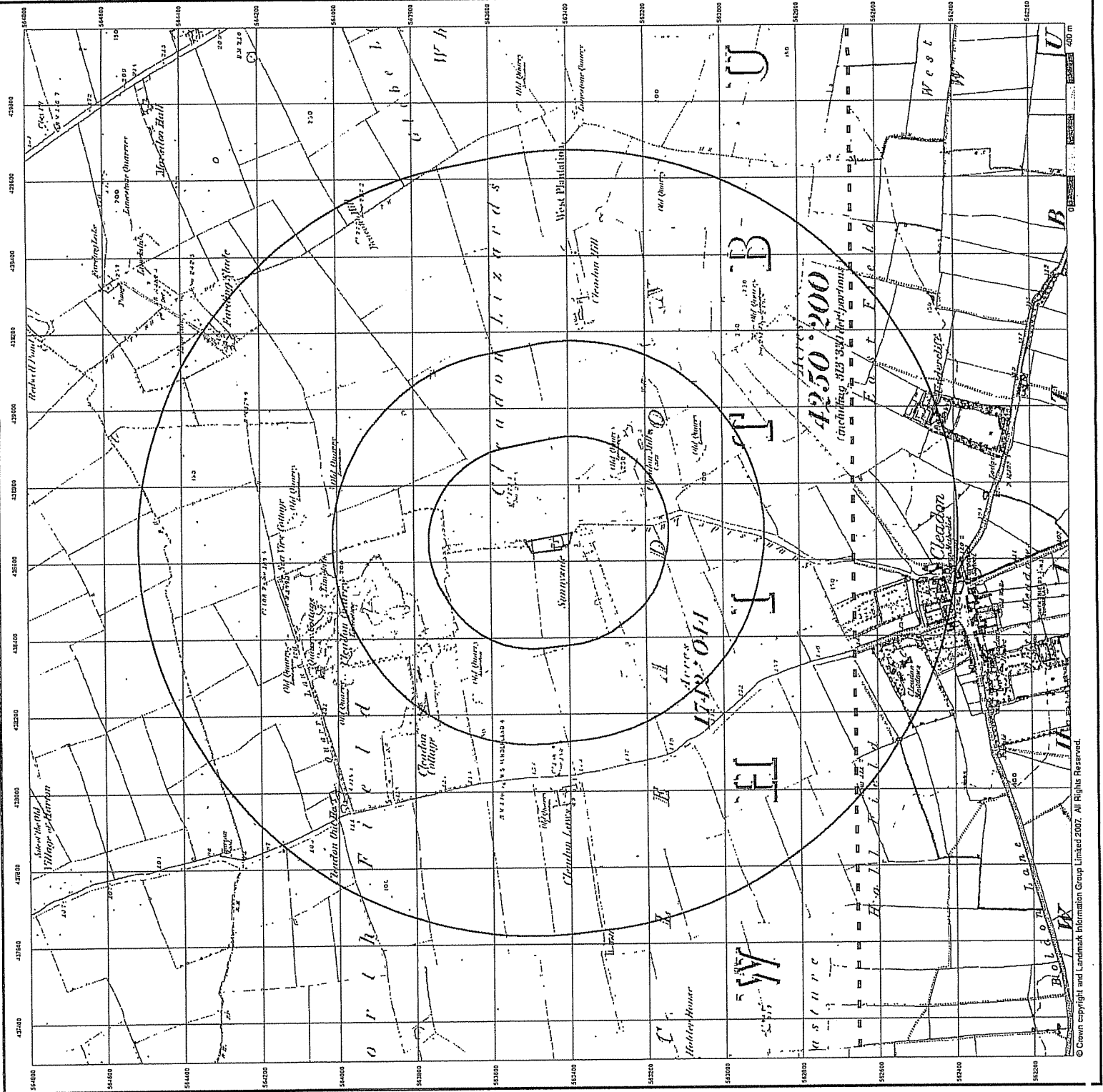
Site Details

Sunnyside Farm, Sunnyside Lane, SOUTH SHIELDS, Tyne and Wear, NE34 8DY



Tel: 0870 650 6670
Fax: 0870 650 6671
Web: www.landmark.co.uk

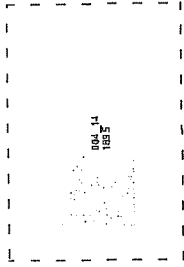
Alt. 6



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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1800's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1856 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often used on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	A31	A32	A33	A34	A35	A36	A37	A38	A39	A40	A41	A42	A43	A44	A45	A46	A47	A48	A49	A50	A51	A52	A53	A54	A55	A56	A57	A58	A59	A60	A61	A62	A63	A64	A65	A66	A67	A68	A69	A70	A71	A72	A73	A74	A75	A76	A77	A78	A79	A80	A81	A82	A83	A84	A85	A86	A87	A88	A89	A90	A91	A92	A93	A94	A95	A96	A97	A98	A99	A100
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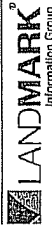
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 Slice: A
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 Search Buffer (m): 100

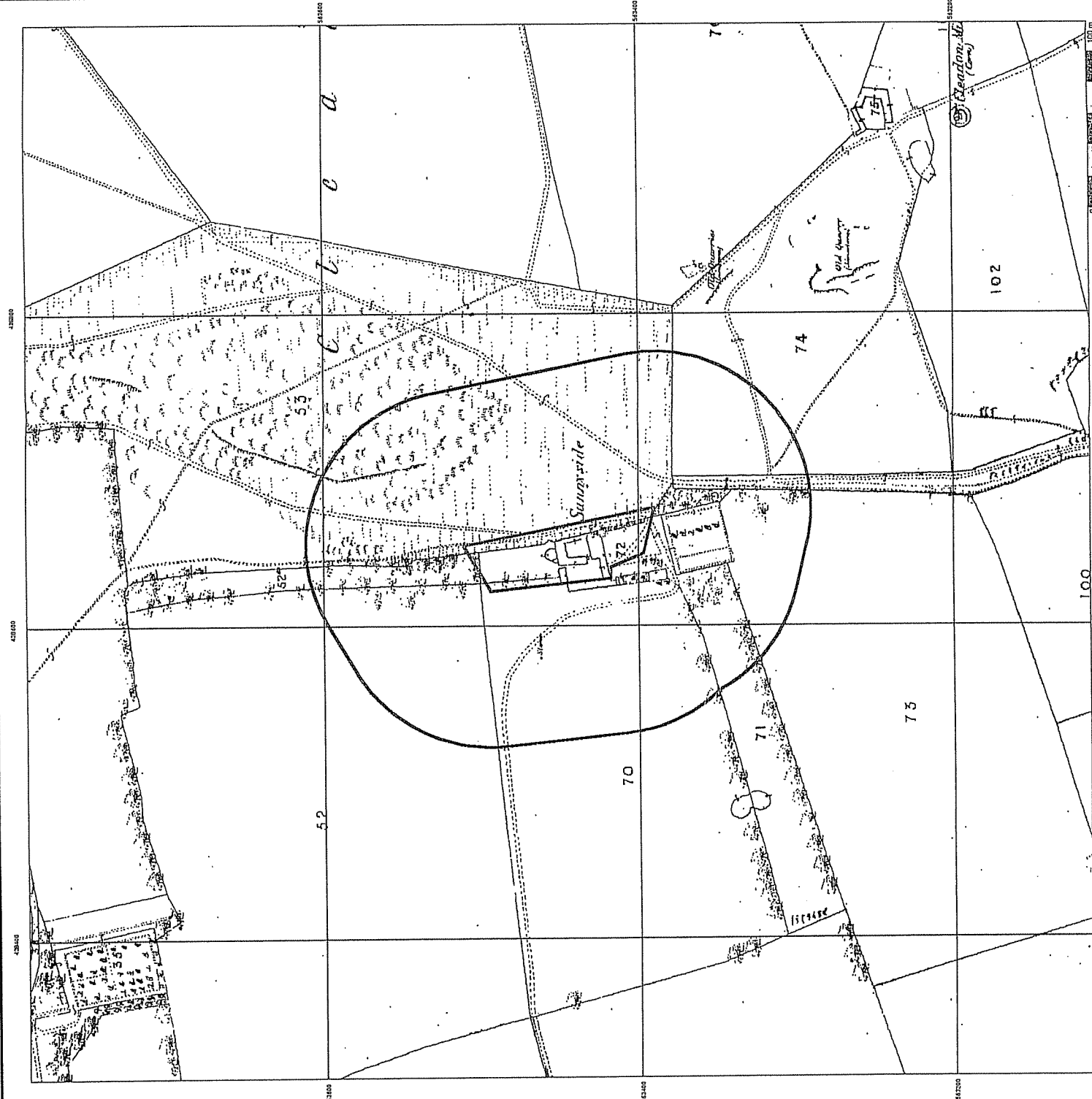
Site Details

Summerville Farm, Sunnyside Lane, SOUTH SHIELDS, Tyne and Wear, NE34 8DY

A4.7



Tel: 0870 850 6570
 Fax: 0870 850 6571
 Web: www.enviroced.co.uk



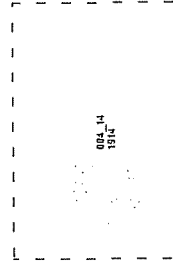
Durham

Published 1914

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854, the 1:2,500 scale was adopted for mapping urban areas and by 1886 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

A31	A32	A33	A34	A35	A36	A37	A38	A39	A40	A41	A42	A43	A44	A45	A46	A47	A48	A49	A50



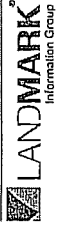
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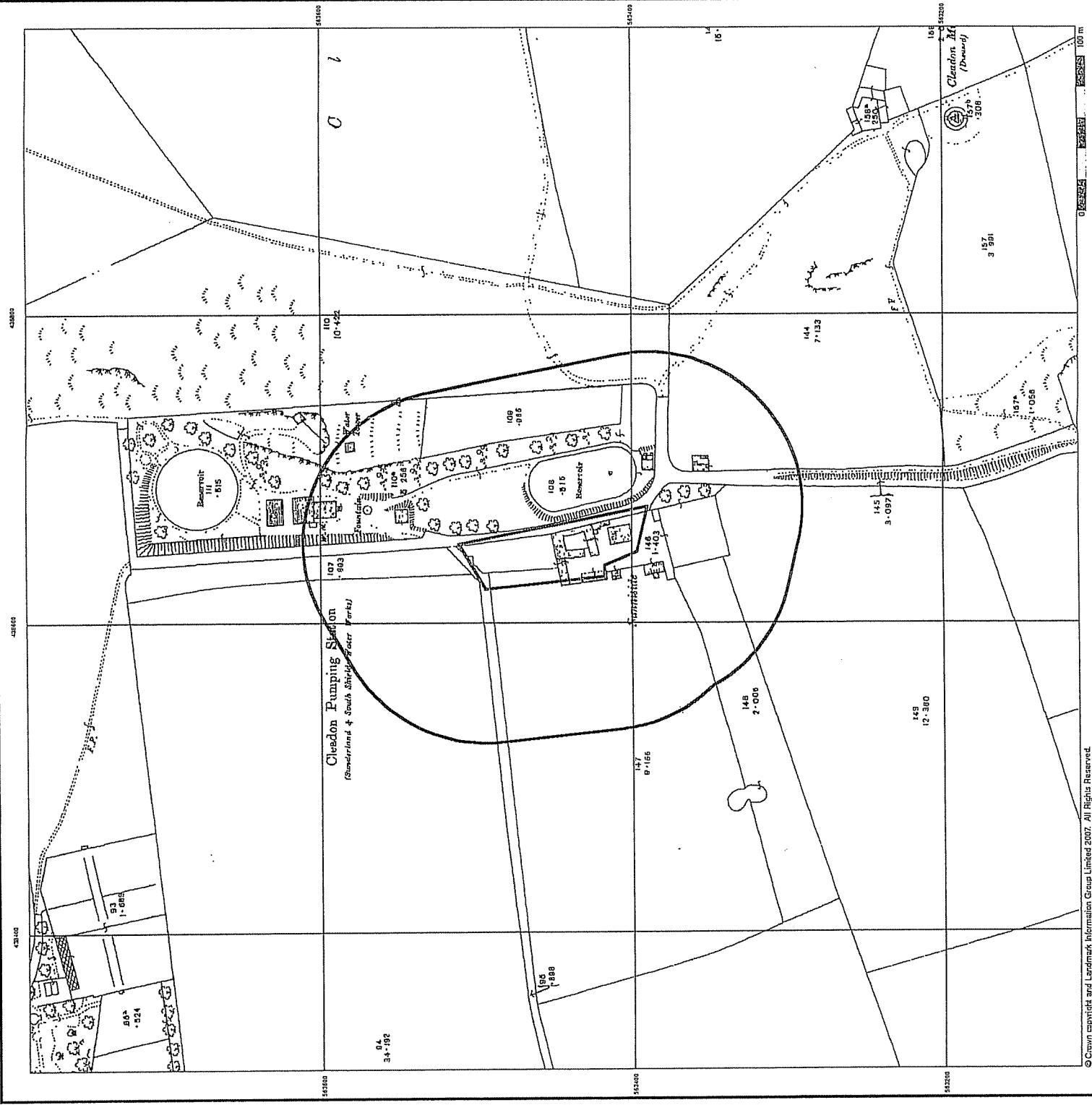
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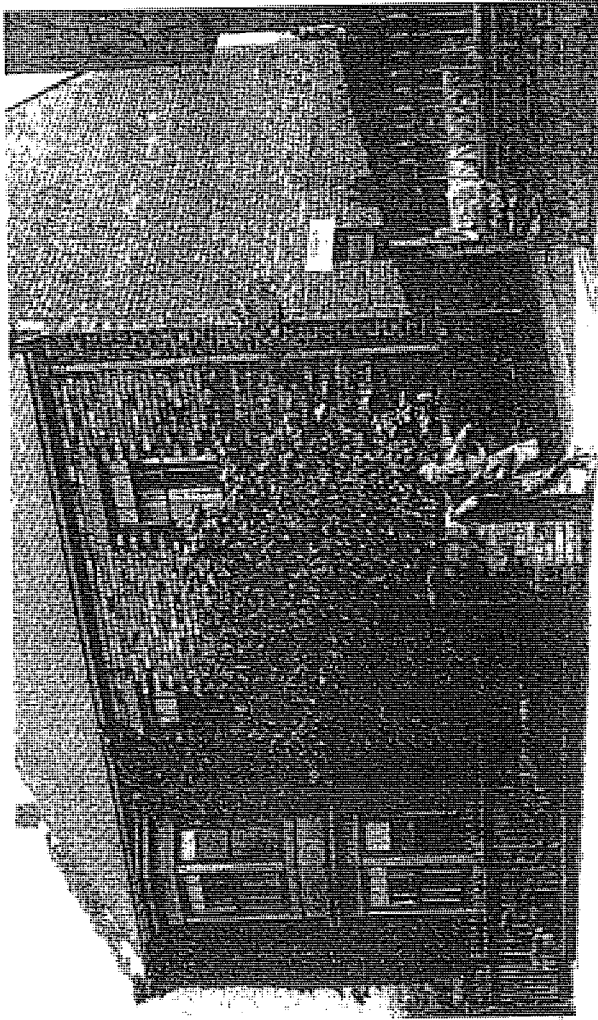
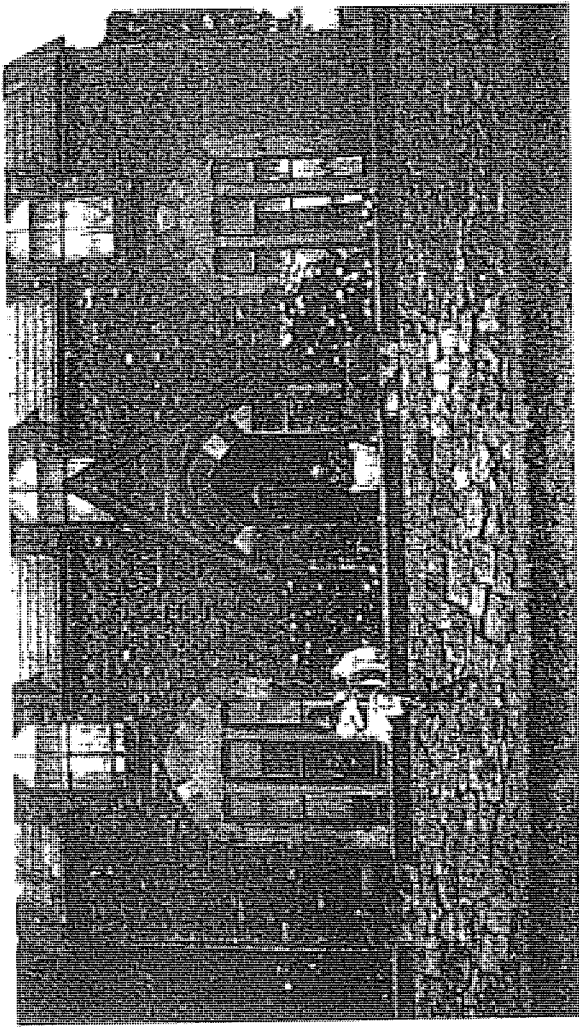
Sunnyside Farm, Sunnyside Lane, SOUTH SHIELDS, Tyne and Wear, NE34 8DY

A4.8



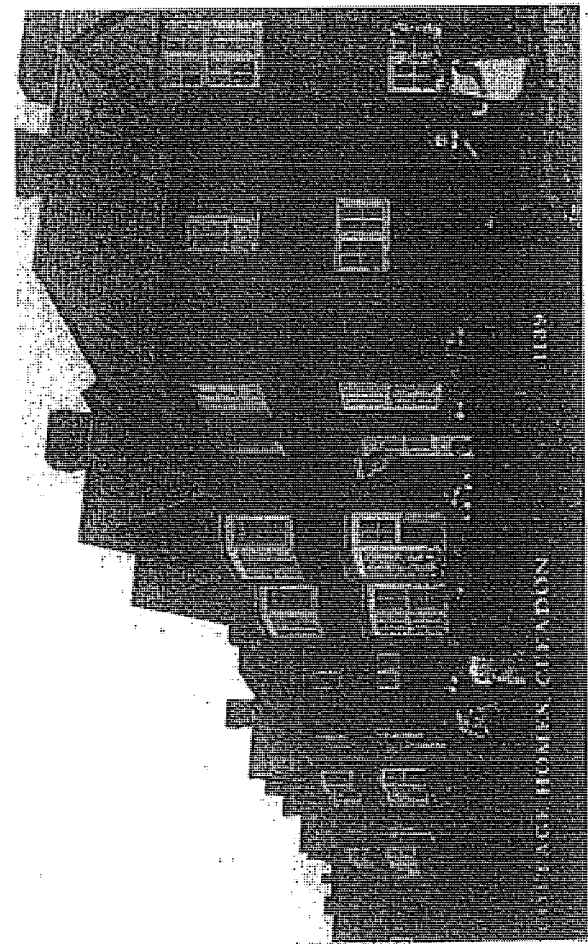
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 Fax: 0870 650 1554
 Web: www.landmark.co.uk





Top - PEACOCK LODGE in Cleadon Lane, with Mrs. Hopps at her front door.
 Bottom - THE BUTCHER'S SHOP (This shop was in Shields Road, next to the Cottage Tavern). Harry Burdon at the entrance, the shop window is hidden behind the tree.

A4-9



Top - CLEADON WATERWORKS, with its elegant tower, a local landmark, designed by Thomas Hawksley in 1860.
 Bottom - THE COTTAGE HOMES in Sunnyside Lane. Orphans and children who for various reasons were in need of either temporary or permanent homes lived in the Cottage Homes and attended Cleadon School. Catherine Coolson worked in a Cottage Home when she was young. In her autobiography she tells us that in Victorian times an unmarried mother, disowned by her family, would be sent to the workhouse, where she would have to remain for 14 years, separated from her child. The child would be cared for with the orphans in one of the many Cottage Homes.

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published data given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

Historical Map - Segment A13

A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	A31	A32	A33	A34	A35	A36	A37	A38	A39	A40	A41	A42	A43	A44	A45	A46	A47	A48	A49	A50	A51	A52	A53	A54	A55	A56	A57	A58	A59	A60	A61	A62	A63	A64	A65	A66	A67	A68	A69	A70	A71	A72	A73	A74	A75	A76	A77	A78	A79	A80	A81	A82	A83	A84	A85	A86	A87	A88	A89	A90	A91	A92	A93	A94	A95	A96	A97	A98	A99	A100
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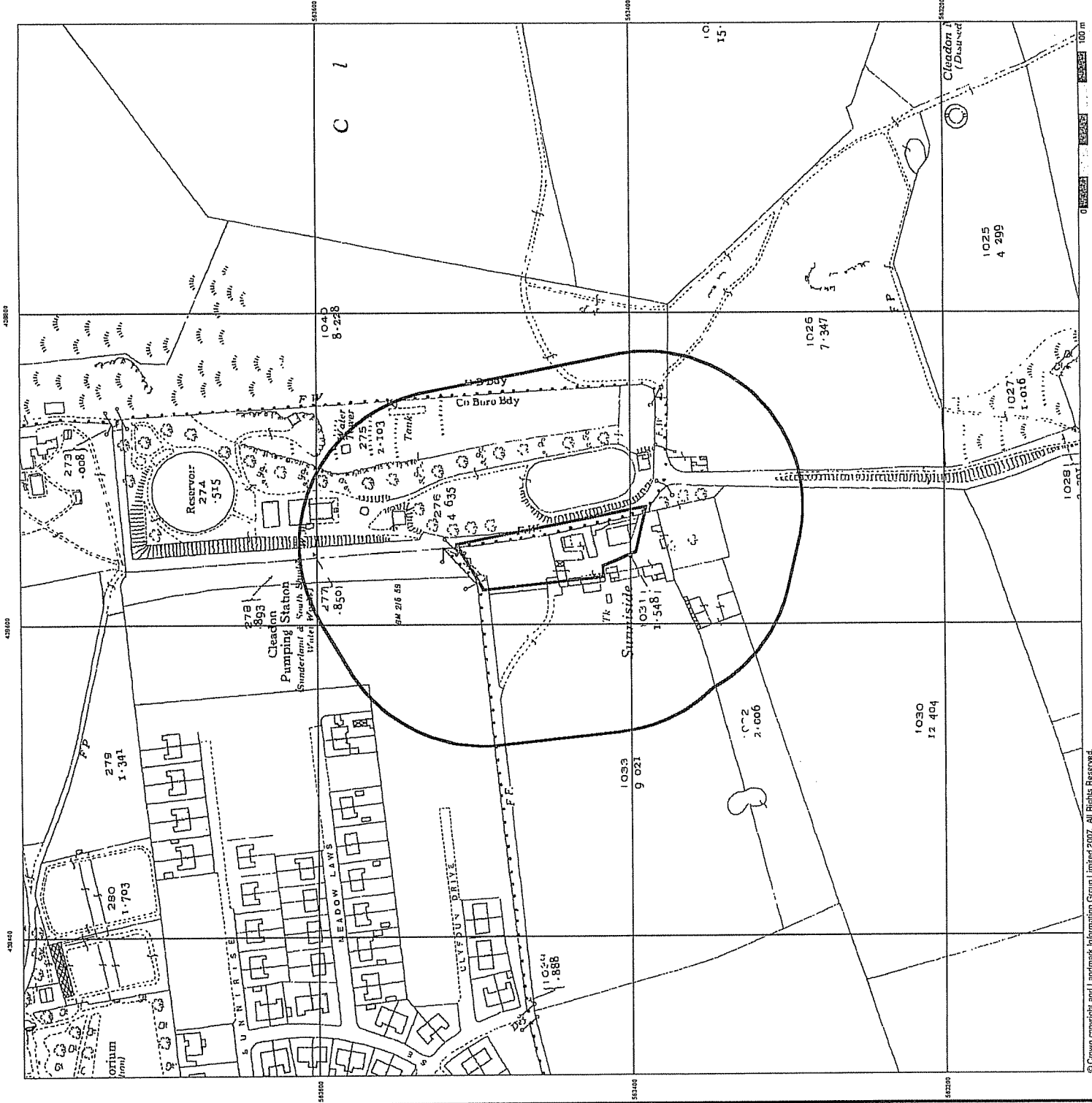
Site Details

Sunniside Farm, Sunniside Lane, SOUTH SHIELDS, Tyne and Wear, NE34 8DY

A4-10

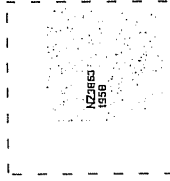


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 Web: www.envirocheck.co.uk

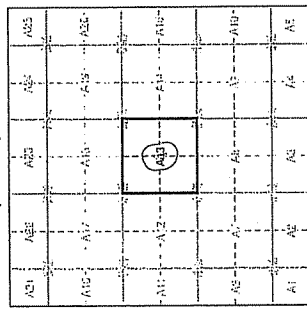


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1856 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



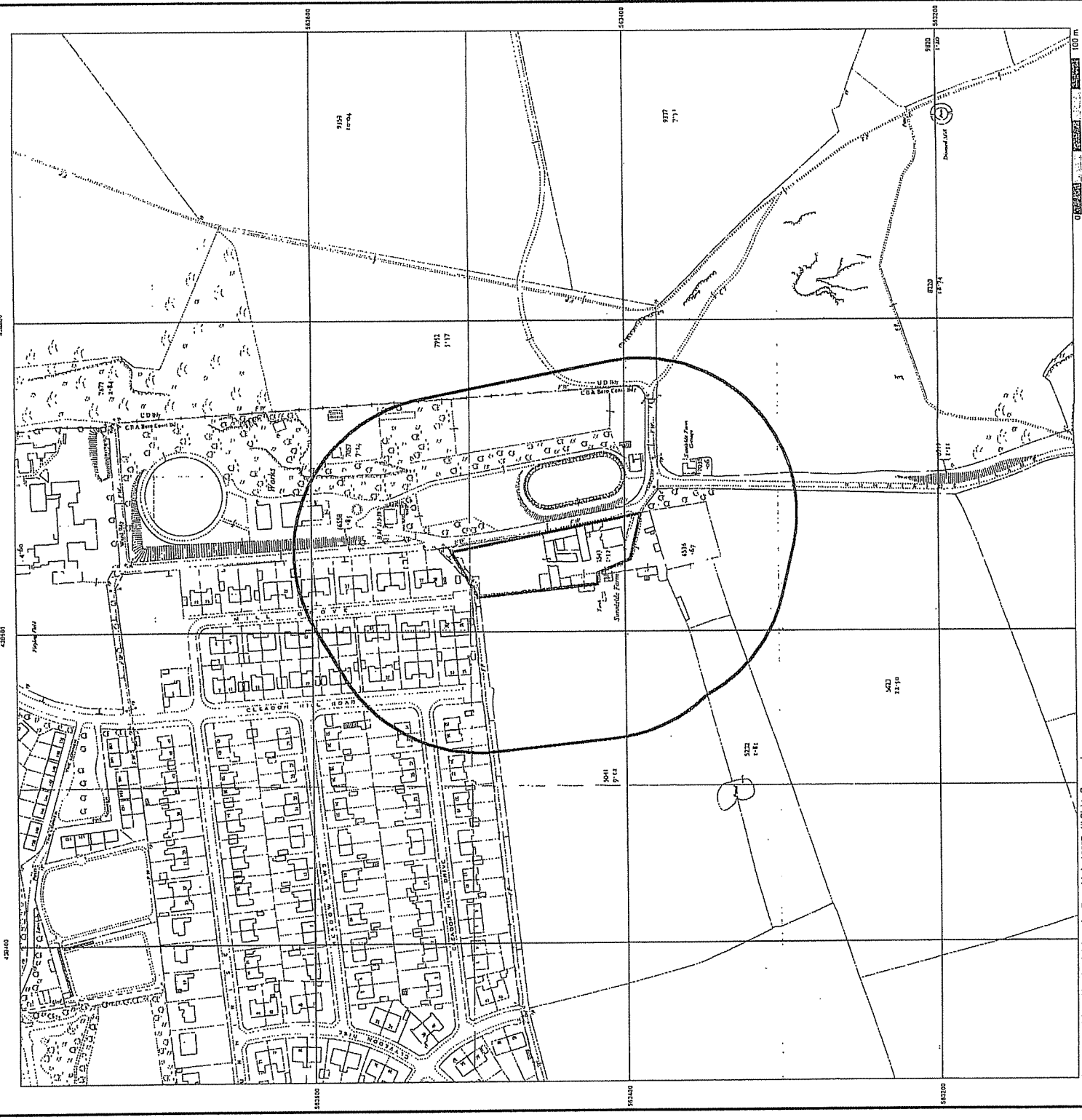
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 Search Buffer (m): 100

Site Details

Sunniside Farm, Sunniside Lane, SOUTH SHIELDS, Tyne and Wear, NE34 8DY

A4.11



SUSI maps (Supply of Unpublished Survey Information) were produced between 1973 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NZ8861NW	NZ8861NE
1974	1974
NZ8861SW	NZ8861SE
1974	1974

Historical Map - Segment A13

A11	A12	A13	A14	A15
		A13		



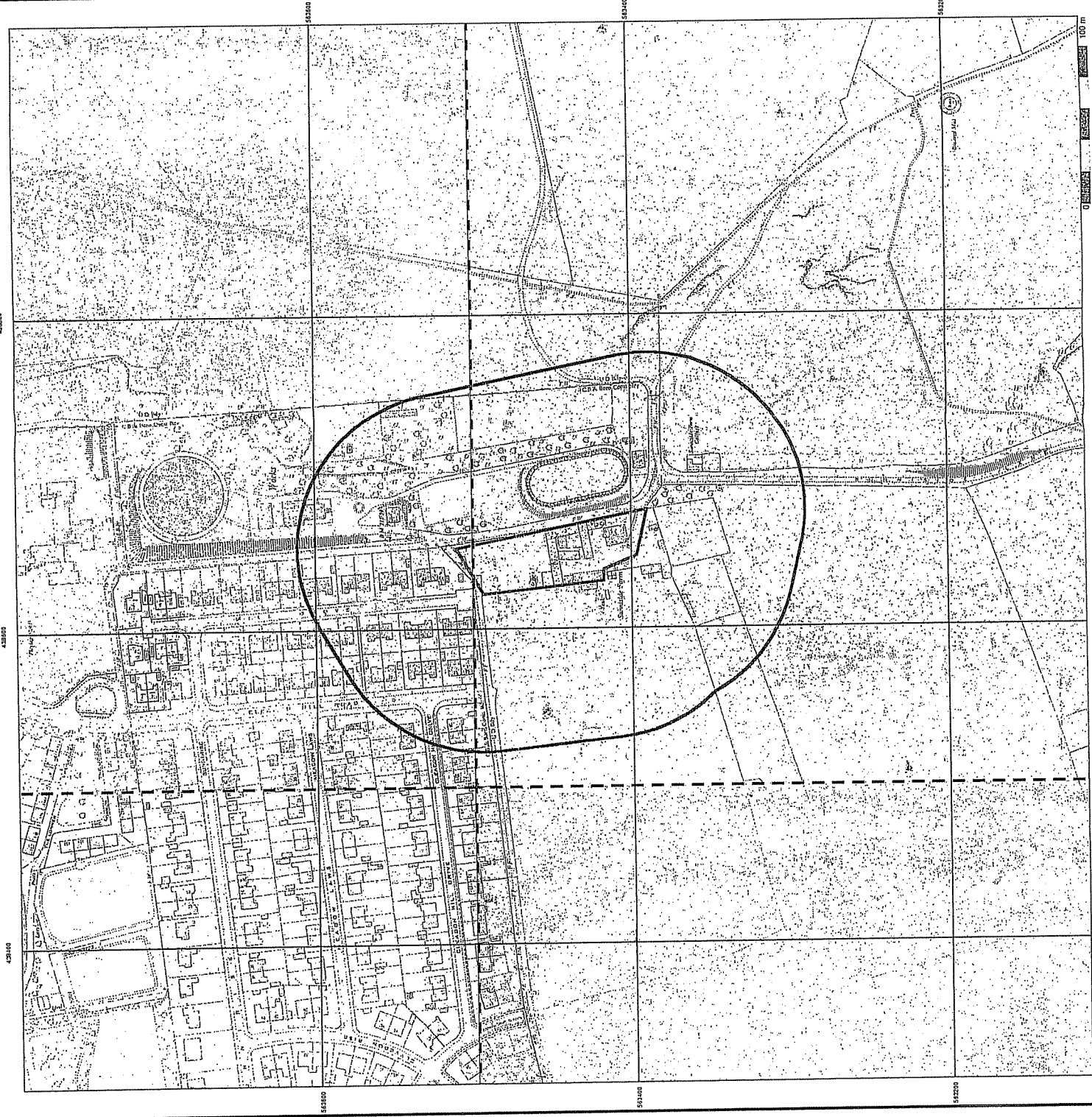
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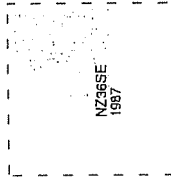
Sunniside Farm, Sunniside Lane, SOUTH SHIELDS, Tyne and Wear, NE34 8DY

A4.12

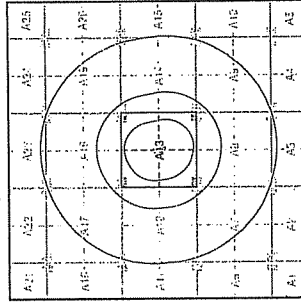


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published data given therefore often some years later than the survey date. Before 1938, all OS maps were based on the Cassini Projection, with subsequent surveys of a single county or group of counties, giving rise to different inaccuracies in different areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of editions. The maps appear unfinished - with all military camps and other sites removed. These maps were initially overlaid with the National Grid in 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



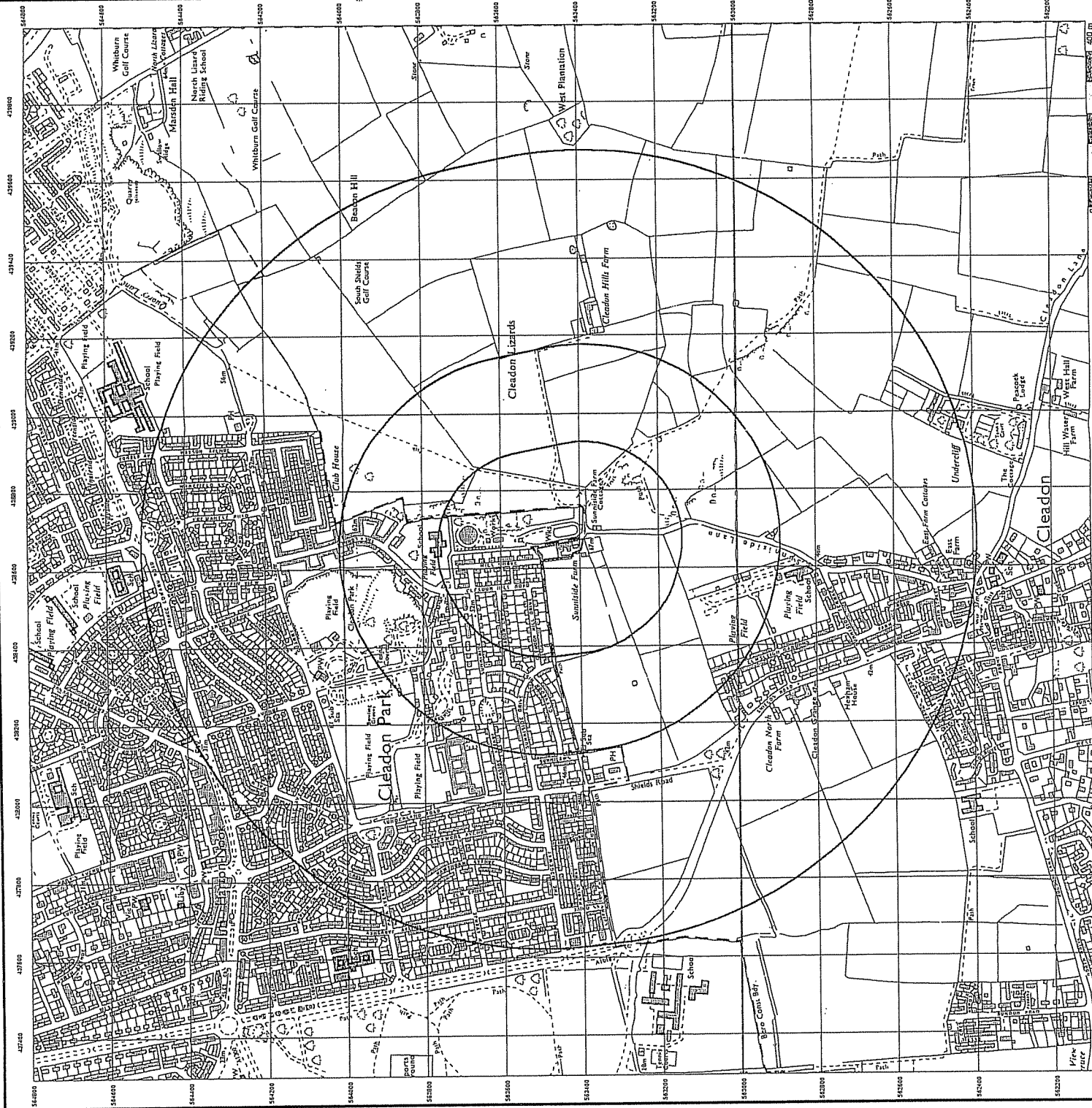
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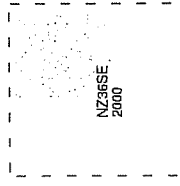
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A4.13

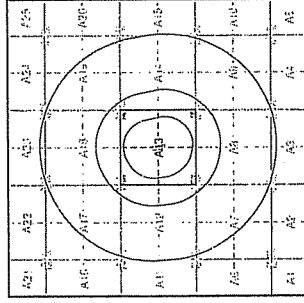


The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaces the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number classification. Boundary information depiction includes county, unitary authority district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A

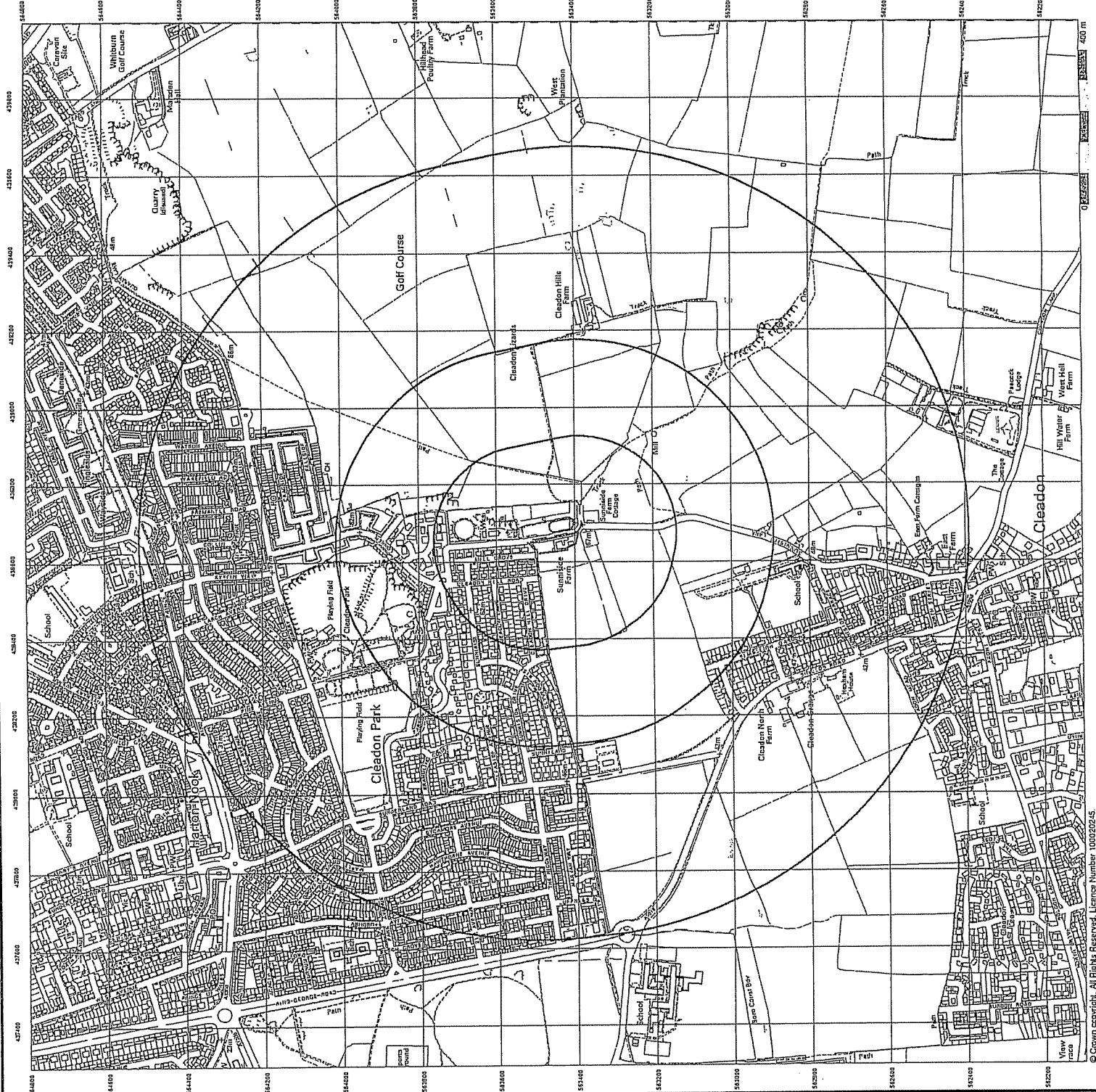


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Site Details

Sunniside Farm, Sunniside Lane, SOUTH SHIELDS, Tyne
 Wear, NE34 8DY





IAN FARMER ASSOCIATES

Geotechnical & Environmental Specialists

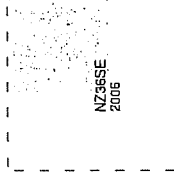
10K Raster Mapping

Published 2006

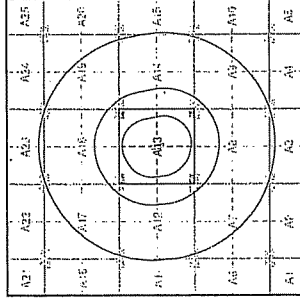
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depicts includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 21701590_1_1
Customer Ref: 11025
National Grid Reference: 438650, 563450
Site: A
Site Area (Ha): 0.38
Search Buffer (m): 1000

Site Details

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A4-15

APPENDIX 5

PROJECT SPECIFICATION

**Specification for an Archaeological Building Recording and Desk Based
Assessment of Sunnyside Farm, Sunnyside Lane, Cleadon, South Tyneside
NE34 8DY**

Introduction

Barns at the above farm are proposed for conversion into four dwellings. The existing garages are to be demolished and replaced by a new garage block and there will be a new access road and parking spaces. The barns are presently being used as stables.

In accordance with standard practice, it is recommended that a programme of recording is undertaken of the farm buildings prior to conversion to provide a permanent record of the structures as-is and to identify important architectural and historical structures which should be retained in the scheme.

Prospective archaeological surveyors must be able to recognise architecturally important features and place these within the chronological sequence of the development of the building. Experience of recording buildings is essential, and a proven track-record in this field must be demonstrated in the tendering process.

The finished report must comply with English Heritage, 2006, "Understanding Historic Buildings – A guide to good recording practice" (revised and expanded version of Royal Commission on the Historical Monuments of England's 1996 document "Recording Historic Buildings – A Descriptive Specification (Third Edition)"), and must:

- Chart the historical development of the building or site and adequately explain and illustrate what is significant. Where possible significant parts and phases of development should be dated
- Aim at accuracy. The level of record and its limitations should be stated
- A record should make a clear distinction between observation and interpretation, thereby allowing data to be reinterpreted at a later date
- Be produced on a medium which can be copied easily and which ensures archival stability

The appointed archaeological contractor must be mindful at all times of the health-and-safety implications of working in historic buildings.

The survey is to be an English Heritage Level 3/4 recording.

Sunnyside Farm lies within the Cleadon Hills Conservation Area and is within a designated area of potential archaeological interest (UDP policy ENV8/3) because prehistoric flints have been found in Cleadon. The site lies opposite Cleadon Waterworks which is listed, and close to Cleadon windmill which is also listed. Ridge and furrow earthworks survive around Cleadon village.

HER 883

Gibbs included Cleadon in his list of flint sites thus: "CLEADON. Sand pits. Bared surfaces and top gravel. Limpets and Artifacts". Miket equates this with the "rolled flints" recorded as coming from a raised beach, though these were not said to be artifacts. The find spot remains utterly obscure, but note that there were quarries on the site of Cleadon Park, south of Quarry Lane, in the middle of the last century, see above grid ref.

HER 4614

Medieval bronze belt tag found in 1992. Inspected by Clive Hart of Tyne and Wear Museums. Finder retains the item.

The construction of new garages, services and the new access road could potentially impact on archaeological remains.

In accordance with PPG16 and UDP policy ENV8/3 a Desk Top Assessment is required to appraise the likelihood that important archaeological deposits survive on the site, and assess the impact on those deposits by construction work associated with the proposed development. It will make recommendations for any further archaeological work required.

The assessment must be carried out by a suitably qualified and experienced archaeological organisation. The purpose of this brief is to obtain tenders for this work. The report must be the definitive record for deposition in the Tyne and Wear HER.

The North-East Regional Research Framework for the Historic Environment (2006) notes the importance of research as a vital element of development-led archaeological work. It sets out key research priorities for all periods of the past allowing commercial contractors to demonstrate how their fieldwork relates to wider regional and national priorities for the study of archaeology and the historic environment. The aim of NERRF is to ensure that all fieldwork is carried out in a secure research context and that commercial contractors ensure that their investigations ask the right questions. The appointed archaeologist is expected to refer to the framework in their report.

The Building Survey

Surveys are made by direct measurement using tapes and rods and can be supported by Electronic Distance Measuring equipment (EDM or REDM theodolites) on larger and more complex sites.

Detailed measured survey may be augmented by other techniques designed to record detail such as photogrammetry and rectified photography.

The scale of the drawings derived from a survey must be appropriate to the building, typically 1:100 or 1:50 for plans, 1:50 or 1:20 for sections.

The finished drawing should be legible when reduced for publication, the degree of reduction being dependent on the level of detail required.

It is recommended that drawings aiming to convey historical understanding or to support historical interpretation adopt the drawing conventions set up in section 8 of English Heritage's 2006 guidance document.

All drawings must include metric drawn scales, with a north point on all plans.

The following tasks comprise the building survey.

- 1 *Site location plan*

2 *Produce accurate elevations and plans of each floor of the structure with any phasing depicted in differential shading*

Outline elevations (not detailed measured survey) should be produced, based on the client's architect's drawings, or by a combination of sketching and some measured survey, sufficient to demonstrate phasing, proportion and location of historic features, such as existing windows and doors and blocked openings.

Structural phasing, changes in building material, evidence of any fixtures and fittings, features of historic significance (eg. Former fireplace openings, changes in internal levels) must be noted on elevations and plans. Historic fabric and features should be identified and numbered and presented in a table within the finished report (see para 7 below). The feature numbers should then be added to the plans.

Two possible formats are acceptable: CAD files from a package supporting AUTOCAD DWG files or exporting as DXF files; Drawing film, inked-in to publication standard and labelled with transfer lettering for reproduction on A4 size.

3 *Draw cross-sections through the principal structural units*

One cross-section at 1:50 per barn, based on architect's plans to illustrate the vertical relationships within a building (e.g. ceiling heights, differing floor heights, roof trusses). Drawings to the same specification, and in the same style, as the floor plan (Para 2 above).

4 *Scale drawings recording the form and location of other significant structural detail*

e.g. Timber or metal framing, roof structure

5 *Produce a photographic record*

Photographs should be used not only to show a building's appearance, but also to record the evidence on which the analysis of its historic development is based.

All photographs forming part of a record should be in sharp focus, with an appropriate depth of field. They should be adequately exposed in good natural light or, where necessary, sufficiently well-lit by artificial means.

An experienced archaeological photographer should produce a record of the structures as is in b/w (which is preferable for permanent archival purposes) **and** colour print, (digital images are **not** acceptable in view of the currently unproven archival performance of digital data) with scale and a record number of the structural component clearly visible.

- General views of the buildings in their wider setting or landscape
- The buildings' external appearance – typically a series of oblique views will show all external elevations of the building to give an overall impression of its size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate
- Detailed close-up coverage of the buildings' external appearance – windows, doors, blocked openings, chimneys, etc etc
- Overall appearance of each room and circulation areas
- Internal close-up detail, structural and decorative – windows, doors, fireplaces, etc etc

- Any dates or other inscriptions, any signage, maker's plates or graffiti, which contribute to an understanding of the building or its fixtures or machinery. A contemporaneous transcription should be made wherever characters are difficult to interpret
- Any building contents which a significant bearing on the building's history

6 *Context list phasing tables, cross-referenced to the plans and photographs.*

A minimal recording methodology should number each feature on the photographic record, group the features by phase, and locate their position on the floor plans and elevation drawings.

7 *Text description*

The finished report will detail the recording methodology and outline the structural sequence, as observed from the survey.

- Precise location of the building, by name, street, town
- National grid reference
- Details of Conservation Area
- Date the record was made and name of the recorder
- Summary statement describing the building's type or purpose, materials and possible date(s) so far as is apparent
- An account of the building's plan, form, function, age and development sequence
- Room by room description and description of exterior
- Names of architects, builders, patrons and owners should be given if known
- An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations
- An account of any fixtures, fittings, plant or machinery associated with the building and its purpose
- Any evidence for the former evidence of demolished structures or plant associated with the building
- Copies of other records of the building, or a note of their existence and location
- Relevant information from other readily available sources – from books, documents, plans, from other people who may be familiar with the building
- A note of the building's past and present relationship to its setting – e.g. its relationship to local settlement patterns, to a field system, man-made landscape, its part in a larger architectural or functional group of buildings, its visual importance as a landmark etc.
- A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status
- An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site
- Copies of archive plans of building
- Copies of historic photographs of the building
- Glossary of architectural terms likely to be unfamiliar to readers.

Archaeological Assessment

1. The Assessment must inform the planning authority of the archaeological and historical importance of the site.

2. All relevant documentary (such as local history books, journals, papers, documents, county histories, trade directories, census returns, council minutes, court rolls, wills, newspaper cuttings, historic photographs and postcards, prints and engravings etc.) and cartographic records (including historic mapping, archive plans, surveys, estate plans, tithe maps and OS mapping) relating to the vicinity must be consulted and synthesised.

The archaeological consultant is expected to consult:

Tyne and Wear Archives at Blandford House, Blandford Square, Newcastle upon Tyne NE1 4JA (tel. 0191 2326789 ext 407)

Durham Record Office, County Hall, Durham DH1 5UL (tel. 0191 3833253)

Newcastle City Library local studies section, Civic Centre, Barras Bridge, Newcastle upon Tyne NE1 8PD (0845 0020336)

Durham University Library, Archives and Special Collections, Palace Green Section, Durham DH1 3RN (tel. 0191 3342932)

South Shields Local Studies, Central Library, Prince Georg Square, South Shields NE33 2PE (tel. 0191 4271818 ext. 7860)

National Monuments Record, Kemble Drive, Swindon SN2 2GZ (tel. 01793 414600)
www.english-heritage.org.uk/NMR

and any other local resource with relevant information.

Useful websites:

<http://museums.ncl.ac.uk/sitelines> - **not** to be used instead of visiting the HER in person because it is only updated every six months and does not include event data

<http://local.live.co.uk> – aerial photographic coverage

<http://museums.ncl.ac.uk/archive/index>

www.sine.ncl.ac.uk

www.helm.org.uk

www.wellinever.info

www.tynesidelifeandtimes.org.uk

www.magic.gov.uk/website/magic/

www.tomorrows-history.com

www.dur.ac.uk/picturesinprint/

Geological bedrock and drift mapping for the area must be analysed.

There must be a search of aerial photographs. South Tyneside Council (Chris Matten 0191 4247407) has a collection. The NMR at Swindon should be checked.

The County Historic Environment Record housed at the West Chapel, Jesmond Old Cemetery must be consulted. *Archaeological contractors are advised that there is a search fee payable for consulting the HER (Access and Pricing Policy available on request). Contractors visiting the HER in person and conducting their own research will be charged the basic search fee of £50 plus photocopying costs.*

Any relevant Building Control Plans for the site must be consulted at Tyne and Wear Archives, to provide information on the location of cellars or basements or other features which may have destroyed or truncated archaeological deposits. The location of the cellars or areas of disturbance must be marked on a plan in the finished report.

The County Industrial Archaeologist, Ian Ayris must be consulted on any industrial aspects of the Assessment (tel. 0191 2777190 or email ian.ayris@newcastle.gov.uk)

Information on adjacent listed buildings and Conservation Areas must be included and is available from the HER.

3. The Assessment must describe the land-use history of this part of Cleadon and assess the probability that archaeological deposits survive on this plot
4. The Assessment must describe the geology, topographic position, soil type and drainage of the site, using geological and soil survey maps. The report must make reference to the anticipated preservation conditions likely to be encountered on the site, especially relating to variables affecting the preservation of biological or organic remains.
5. The finished Assessment will briefly describe the current condition of the site.
6. The archaeological contractor will assess the impact of the proposed development on archaeological deposits by analysing the plans and foundation designs (where available) for the proposed new building. The commissioning client will provide copies of available plans.

The Report

The Assessment report must contain and synthesise the results of the analysis of all the sources mentioned above. As far as possible, all maps shown should be at the same scale, to assist in comparing maps of different date and scale, ideally as overlays on a modern base-map, although highlighted enlargements may be used to facilitate the addition of extra annotation.

The report must include a catalogue of features of archaeological or historical interest within or close to the study area. Their location must be shown on a site plan. This must include all sites of interest, not just those currently included in the HER.

A final section of the report should consist of recommendations (in the opinion of the consultant, after assessing all evidence available at the present time) about the type, scale and location of any future archaeological work needed to locate and record historic buildings or archaeological deposits suspected on the site. If evaluation is recommended then the finished report will include a site plan showing the scale and location of suggested trial trenches.

The report must have the following features:-

1. List of drawings, cross-referenced to a location plan or plans
2. Details of visits to the building undertaken by the contractor
3. Photographic prints and negatives in transparent plastic wallets suitable for storing in A4 ringbinders (all four copies require a full set of prints, but only one set of negatives is required and these should be included in the copy for the Archives)
4. A card cover with title, date, author, contractor organisation and commissioning client
5. Some form of secure binding, preferably of the spiral or ring type.
6. Recommendations for any further archaeological work required.
7. Copy of this specification

Four copies of the report need to be submitted:

- one for the commissioning client
- one for the planning authority (Simon Le Jeune, South Tyneside Council)
- one for deposition in the Tyne and Wear County HER. A digital copy of the report is also required on CD by the HER (in a plastic case and not attached to the report)
- one for Tyne and Wear Archives – this is the copy with the negatives in it. Please send this to the HER as TWAS will collect reports from the HER on an annual basis

The report and CD for the HER and TWAS must be sent by the archaeological consultant or their client directly to the address below. If the report is sent via the planning department, every page of the report and all the photographs may be stamped with the planning application number which ruins the illustrations and photos. The HER is also often sent a photocopy instead of a bound colour original which is unacceptable.

OASIS

The Tyne and Wear County Archaeologist supports the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index/access to the large and growing body of archaeological grey literature, created as a result of developer-funded fieldwork.

The archaeological contractor is therefore required to register with OASIS and to complete the online OASIS form for their recording and desk based assessment at <http://ads.ahds.ac.uk/project/oasis/>. Please ensure that tenders for this work takes into account the time needed to complete the form.

Once the OASIS record has been completed and signed off by the HER and NMR the information will be incorporated into the English Heritage Excavation Index, hosted online by the Archaeology Data Service.

The ultimate aim of OASIS is for an online virtual library of grey literature to be built up, linked to the index. The unit therefore has the option of uploading their grey literature report as part of their OASIS record, as a Microsoft Word document, rich text format, pdf or html format. The grey literature report will only be mounted by the ADS if both the unit and the HER give their agreement. The grey literature report will be made available through a library catalogue facility.

Please ensure that you and your client understand this procedure. If you choose to upload your grey literature report please ensure that your client agrees to this in writing to the HER at the address below.

For general enquiries about the OASIS project aims and the use of the form please contact: Mark Barratt at the National Monuments Record (tel. 01793 414600 or oasis@english-heritage.org.uk). For enquiries of a technical nature please contact: Catherine Hardman at the Archaeology Data Service (tel. 01904 433954 or oasis@ads.ahds.ac.uk). Or contact the Tyne and Wear Archaeology Officer at the address below.

Jennifer Morrison
Tyne and Wear Archaeology Officer
West Chapel
Jesmond Old Cemetery
Jesmond Road
Newcastle upon Tyne
NE2 1NL
Tel (0191) 2816117
jennifer.morrison@newcastle.gov.uk

Ref: Sunnyside Farm

May 2007

Planning Application: Pre-application ST/0941/07/FENQ

For HER use only:
Quality control

Sources used:

- 1 Northumberland Record Office
- 1 Tyne and Wear Archives
- 1 Newcastle City Library Local Studies
- 1 Durham Record Office
- 1 local library
- 1 Special collections, Palace Green
- 1 HER
- 1 Building Control Plans
- 1 Goad Insurance plans
- 1 Conservation Officer
- 1 APs

Report content:

- 1 site location plan
- 1 grid reference
- 1 use of documentary sources (books/journals/papers/county histories/trade directories/court rolls/census returns/documents etc)
- 1 use of cartographic sources (estate maps/lithe/archive plans/OS)
- 1 land-use history
- 1 historic photographs/drawings/engravings
- 1 geology
- 1 anticipated preservation conditions
- 1 evidence of site visit and site photograph
- 1 listed buildings and Conservation Areas
- 1 map regression
- 1 plan of cellars/areas of disturbance
- 1 catalogue and plan
- 1 impact of proposed development
- 1 recommendations
- 1 trench location plan
- 1 CD