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ARCHAEOLOGICAL &
BUILT HERITAGE SERVICES
SINCE 1997

Archaeological Desk-Based Assessment (Revised)

On Behalf of
SRJ Energy Ltd

Concerning
8-12 Moor Lane,
South Shields
Newcastle
NE34 6BZ

January 2026

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Date
January 2026



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1 Executive Summary

This revised Archaeological Desk-Based Assessment (ADBA) has been produced regarding the proposed redevelopment of a service station at 8-12 Moor Lane, Harton, South Shields, comprising the demolition of the existing shop/sales building and the attached Locally Listed two storey building known as Harton Hall Cottages and the construction of a new forecourt shop/sales building to the E of the existing shop and additional car parking and cycle spaces. The results of the ADBA may be summarised thus:

Prehistoric: The potential for encountering evidence of prehistoric activity within the site can be assessed as **Low**. The Historic Environment Record (HER) records no prehistoric features or deposits within the study area, with evidence of prehistoric activity recorded in the wider South Shields region located at a distance of several kilometres from the site and in close proximity to the resource-rich environs of the River Tyne.

Romano-British: The potential for encountering archaeological deposits or features associated with Romano-British activity has been assessed as **Low**. The HER records no Romano-British features or deposits within the study area and, while two significant designated assets are located in the wider South Shields area (including the Scheduled Ancient Monument of *Arbeia* Roman Fort and the World Heritage Site of Frontiers of the Roman Empire (Hadrian's Wall)), these are located a considerable distance from the site, with the road leading to *Arbeia* Roman Fort running c.1.7km northwest of the site.

Medieval: The potential for encountering archaeological deposits or features associated with medieval activity has been assessed as **Low to Moderate**. While no features or deposits of this period are recorded within the study area (apart from destroyed medieval to post-medieval ridge and furrow), documentary sources mention Harton as early as 1074 AD, when the vill of Harton (*Heortedun*) was among those given by Bishop Walcher to Prior Aldwin to assist in the reconstruction of the Anglo-Saxon monastery of St. Paul at Jarrow. Further mention of the settlement at Harton appears in 15th-16th century records. However, later cartographic evidence suggests this early settlement was located to the southeast of the site, across Sutherland Road although the potential for encountering evidence of medieval occupation and cultivation features in the vicinity of the site should be considered.

Post-medieval: The potential for encountering evidence of post-medieval activity within the site can be assessed as **Low to Moderate**. This assessment acknowledges that the site has been subject to development and redevelopment throughout the 19th to 21st centuries, with cartographic sources indicating the site was first definitively built upon in the 19th century, with a stone school building constructed and then demolished in the first half of the century, and Harton Hall Cottages and other features relating to Harton Hall constructed in the latter half of the century.

Further development in the 20th century and more recently has resulted in the loss of some 19th century features, while Harton Hall Cottages was substantially altered following its conversion into garage premises and a service station in the mid-late 20th century. This assessment also considers that probability that any archaeological

evidence relating to earlier buildings is likely to have been disturbed, if not destroyed, by later development, especially where below ground fuel tanks have been installed.

Overall Conclusion: The archaeological potential of the site overall has therefore been assessed as **Low to Moderate**, with reference to potential for encountering evidence of medieval and post-medieval settlement reflecting the site's location within the historic core of the village of Harton. Recorded archaeological evidence for activity in the vicinity of the site is limited, although documentary and cartographic evidence suggests that the site lay in the vicinity of the village of Harton, an historic settlement of early medieval origin.

The archaeological potential of the site in relation to the prehistoric and Romano-British periods has been assessed as **Low**, reflecting the absence of features and deposits of this date recorded within the study area. It is likely that the conversion of the site into a garage and service station will have impacted upon subsurface deposits within this vicinity, although the extent of disturbance remains unclear as there has been no prior archaeological investigation.

Recommendations: It is Border Archaeology's considered opinion that the site's archaeological potential does not present an impediment to the proposed development, but given the Low to Moderate overall potential of the site for medieval and post-medieval remains, in view of its location within the historic core of Harton, it is possible that a programme of archaeological investigation may be required, the details to be agreed with the relevant planning archaeologist.

2 Introduction

Border Archaeology (BA) was instructed by SRJ Energy Ltd to produce an updated Archaeological Desk-Based Assessment in connection with revised proposals for the redevelopment of a service station at 8-12 Moor Lane, Harton, South Shields, NE34 6BZ, comprising the demolition of the existing shop/sales building and the attached Locally Listed two storey building known as Harton Hall Cottages and the construction of a new forecourt shop/sales building to the E of the existing shop and additional car parking and cycle spaces. The planning reference for the application is ST/0140/24/FUL.

This report represents an update to an Archaeological Desk Based Assessment for the same site produced by Border Archaeology in June 2024 and should be read in conjunction with the Heritage Assessment produced by Border Archaeology for the same site (BA 2026).

3 Site Location

The proposal site is located on the S side of Moor Lane about 30m W of the crossroads with Sunderland Road, within the village of Harton, now a residential suburb of South Shields within the county of Tyne and Wear. The site is occupied by a modern service station and canopied forecourt with a small associated shop, with a 3.5m brick boundary wall to the S and W of the forecourt. The proposal is not located within a Conservation Area, however the site does include a Locally Listed building, Harton Hall Cottages (8-10 Moor Lane) a pair of late 19th century cottages adjoining the rear of the shop premises associated with the service station.

The ground floor of the cottages was previously occupied by a garage and car showroom, with accommodation on the upper floor. Several extensions have been added to the cottages associated with its usage as a garage and showroom. Located about 60m N of the proposal site is the Grade II listed parish church of St Peter, built in 1866-67 and situated within a large rectangular churchyard bounded to the S and E by stone masonry walls which are also listed.

Situated *c.*10m E of the proposal site is Harton Hall, a late 19th century house converted to shop premises (also Locally Listed). Another locally listed building, The Vigilant Public House, is located about 50m NE of the site, along Sunderland Road, while about 40m WNW of the site is the former Harton Village School, a late 19th century former school building (also Locally Listed) within the grounds of St Peter's Church.

3.1 Soils and Geology

The British Geological Survey (BGS) identifies the solid geology underlying the site as Yellow Sands Formation sandstone, a sedimentary bedrock formed between 298.9 and 252.2 million years ago, during the Permian period. The overlying geology is recorded as Devensian Till (Diamicton), a sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. (BGS 2024).

The nearest borehole is recorded at 30 St. Peter's Avenue, c.120m N of the site at NGR NZ 37543 65036, and was undertaken in November 1990. The following geology was recorded:

Depth	Description
0.0 – 0.45m	Topsoil.
0.45 – 1.50m	Stiff, reddish brown, dry stony clay.
1.50 – 1.70m	Firm, very sandy brown clay.
1.70 – 5.00m	Medium dense to dense, well graded yellow sand.

BGS ID: 18239976. BGS Reference: NZ36NE1125.

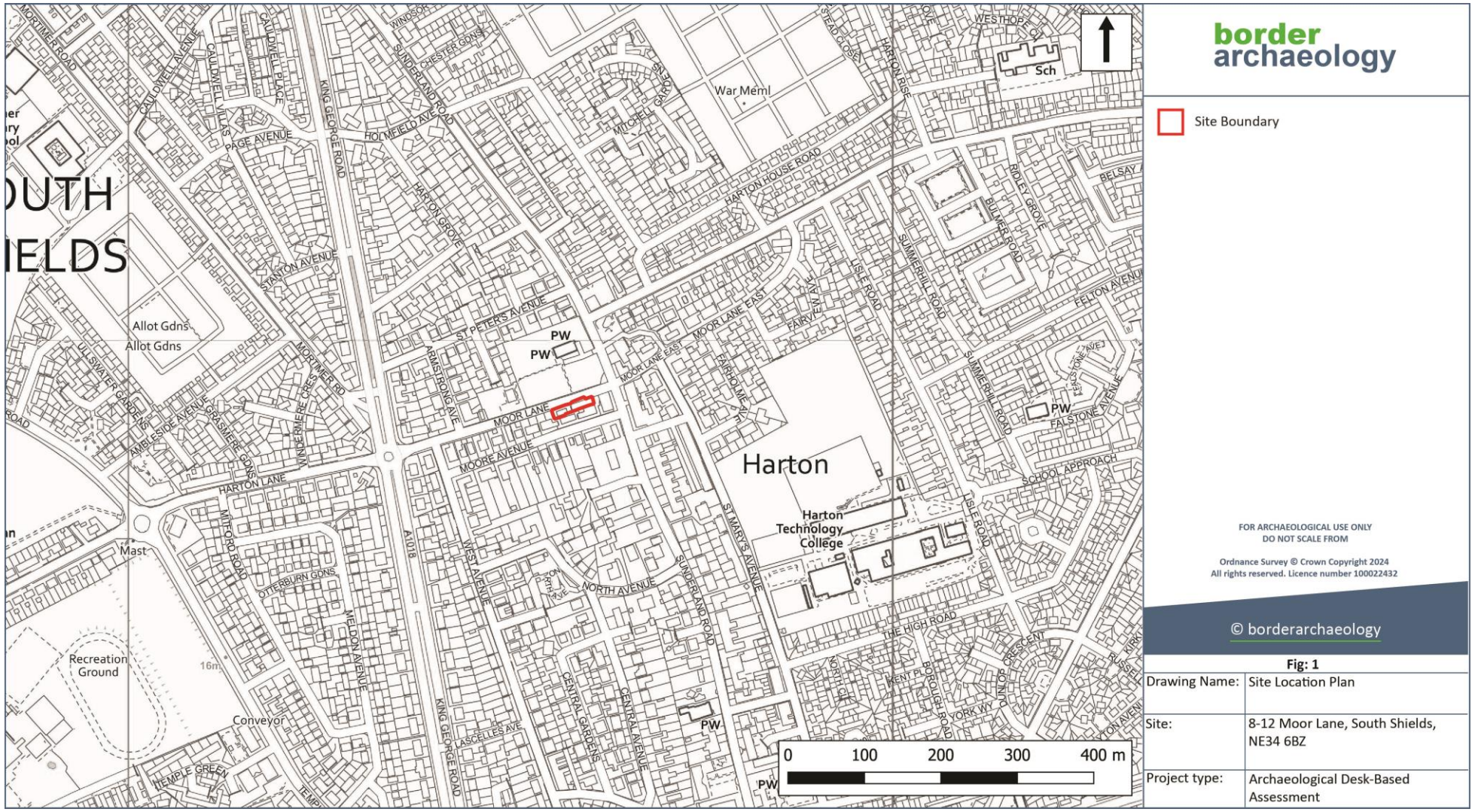


Fig: 1

Drawing Name:	Site Location Plan
Site:	8-12 Moor Lane, South Shields, NE34 6BZ
Project type:	Archaeological Desk-Based Assessment

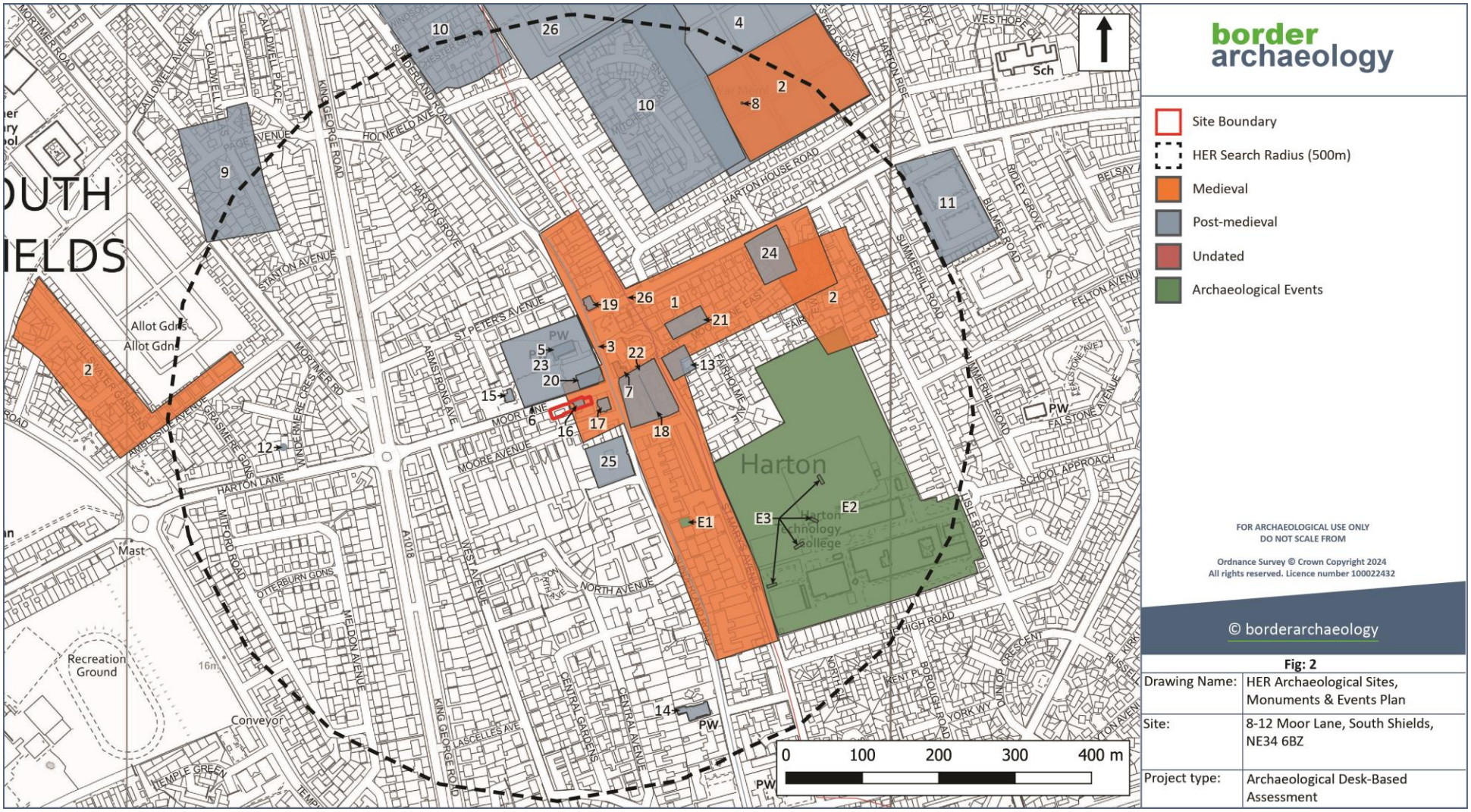


Fig: 2

Drawing Name:	HER Archaeological Sites, Monuments & Events Plan
Site:	8-12 Moor Lane, South Shields, NE34 6BZ
Project type:	Archaeological Desk-Based Assessment

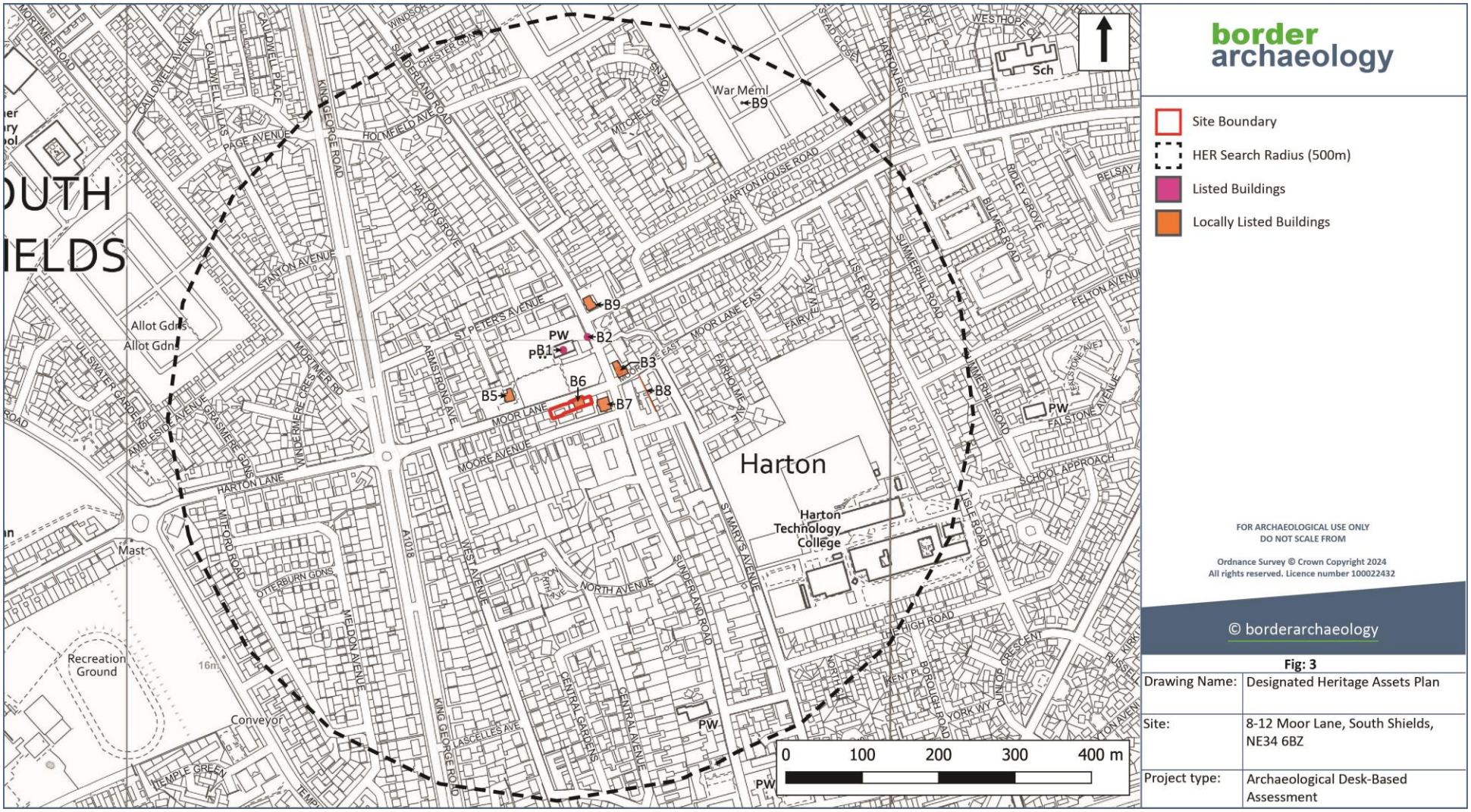


Fig: 3

Drawing Name:	Designated Heritage Assets Plan
Site:	8-12 Moor Lane, South Shields, NE34 6BZ
Project type:	Archaeological Desk-Based Assessment

4 Methodology

4.1 Aims & Objectives

This ADBA seeks to identify any known or potential archaeological assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological assets (including an assessment of their character, extent and quality) within a local, regional and national context.

4.2 Criteria for Assessment of Potential & Importance of Archaeological Assets

- Potential

This assessment contains a record of the known and potential archaeological assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered;
Moderate – Possibility that features may be encountered in the vicinity of the site;
High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the National Policy Planning Framework Chapter 16, in particular paragraph 200 states that '*…in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets*' *importance and no more than is sufficient to understand the potential impact of the proposal on their significance*' (MHCLG 2023).

This ADBA also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *South Tyneside Local Development Framework – Core Strategy* (South Tyneside Council, 2007). This is with particular reference to Policy SC1: Creating Sustainable Urban Areas which states development strategy will '*create a strong sense of place by strengthening the distinctive historic and cultural qualities and*

townscape of our towns and villages, and promote high quality design', and to Policy EA1: Local Character and Distinctiveness.

BA is also aware of *The South Tyneside Local Plan 2023-2040* (South Tyneside Council, 2024), which is presently in the draft stage. Most pertinent amongst the policies contained within this document are Policy SP24: Heritage Assets, Policy 43: Development Affecting Designated Heritage Assets, Policy 44: Archaeology, and Policy 45: Development Affecting Non-Designated Heritage Assets. An extract from Policy 44 is provided below.

Policy 44: Archaeology

Development that would affect a known or potential archaeological site, whether designated as a Scheduled Monument or non- designated, will require the results of a desk-based assessment to be submitted as part of the planning application. An archaeological evaluation may also be required to identify the most appropriate course of action. Proposals on sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any adverse impacts can be avoided, minimised, or mitigated. In the absence of adequate information, applications will be refused.

Opportunities for information gain and investigations as part of proposed development will be maximised and added to the Historic Environment Record.

Table 1: Factors for assessing the importance of archaeological and built heritage assets	
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

4.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 500m radius (the study area), the results of which are shown on a series of maps and accompanying gazetteers (*Figs. 2-3; Tables 2-4*). These maps show the location of known

archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Tyne and Wear Historic Environment Record (HER) - the HER includes information from past investigations, find spots and documentary and cartographic sources.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The South Tyneside History Archive and the National Archives – historic maps and published histories.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive and the South Tyneside History Archive- vertical and specialist (oblique) aerial photographs dating back 1946.
- Photographs of the site and its setting were obtained to determine the presence of archaeological remains in the vicinity.

5 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the character and significance of the archaeological resource within the site and the potential impact on archaeological features and deposits (*Fig. 2; Table 3*).

5.1 Previous Archaeological Investigations

The HER records only three events within the study area, these being a watching brief undertaken at 221 Sunderland Road (HER 2978) and a desk-based assessment and archaeological evaluation carried out at Harton Technology College (HER 3122, 3250).

The watching brief at 221 Sunderland Road was carried out c.220m SSE of the site in connection with the excavation of a swimming pool. Subsoil was attained at a depth of c.0.3m but no archaeological remains were encountered (HER 2978).

Of the four trenches opened at Harton Technology College, Trench 1 revealed evidence of ridge and furrow, while an extensive layer of coarse sand, thought to represent a levelling deposit, was encountered in Trench 2 and Trench 3. The deposits in Trench 4 did not appear to have been significantly disturbed but no features were identified and only a few finds were recovered, including a clay pipe and sherds glazed white china (HER 3250).

Of the few further archaeological investigations undertaken within the wider area, an archaeological evaluation at Harton Primary School recorded ridge and furrow and a World War II air-raid shelter, while an evaluation at Westoe Rugby Club recorded no features or deposits of archaeological significance.

5.2 Prehistoric

The HER records no prehistoric deposits or features within the study area. In the wider South Shields area, especially to the N of the site, near the River Tyne, some evidence of prehistoric activity has been identified, dating from the Mesolithic period through to the Iron Age. However, the distance from the site of this activity and the resource-rich environs of the River Tyne and coastal area is a limiting factor with regard to archaeological potential (PDM 2012).

Conclusion: The potential to encounter evidence of prehistoric activity within the site has been assessed as **Low**. This assessment reflects the absence of prehistoric deposits recorded in the study area and the considerable distance of the site from the area in South Shields, where evidence of prehistoric activity has been identified. The site is also located at some distance from the riparian and riverine resources of the River Tyne and the marine resources of the coast, this being a further limiting factor with regard to archaeological potential. Any prehistoric archaeology found would be of **High** significance as it would assist in characterising the largely unknown archaeological resource in this area.

5.3 Romano-British

The substantial Romano-British presence in the wider area of South Shields is attested by the designated heritage assets of *Arbeia* Roman Fort (1005910) (a significant garrison and supply base) and the northern frontier fortification of Hadrian's Wall (1000098) both of which are located a little over 3km to the N of the site.

However, the HER records no evidence of Romano-British activity within the study area. This apparent paucity of evidence may be attributable in part to the limited archaeological fieldwork undertaken in the area around the site to date. However, it is also noted that no discoveries appear to have been made in the wider Harton area, in spite of the 19th century mining and quarrying operations to the E and W of the site and the major development of Harton that took place during the mid-20th century. Additionally, it may be noted that the site lies about 1.7km SE from the Wrekendike, a major Roman road leading to the fort of *Arbeia*.

Conclusion: The potential for finding evidence of Romano-British activity within the of the site boundary has been assessed as **Low**. This assessment reflects the lack of Romano-British finds and deposits recorded within the study area and also takes account of the distance of the site from the scheduled Romano-British garrison fort at the mouth of the Tyne and the road which leads to it.

Should any buried features be uncovered during the development of the site, these would be considered as having a **High** significance in developing a greater understanding of the relationship, economic or otherwise, between Romano-British garrison and its wider hinterland.

5.4 Medieval

The earliest record of Harton dates to around 1074-1083 and refers to the vill of *Heortedun,* meaning 'the hill of stags', as one of the donations given by Bishop Walcher for the reconstruction of the church at Jarrow. In 1464, Harton was listed in an inventory of the possessions of Durham Priory, which survived until its dissolution in 1540 (Surtees 1820; Fordyce 1857). At this time - and through much of the medieval period – Harton, in common with much of the South Shields coastline, was predominantly an area of forest interspersed with arable land (PDM 2012).

The lack of medieval features and finds recorded on the HER within the study area and the areas of largely destroyed medieval to post-medieval ridge and furrow recorded by the National Mapping Programme (NMP) (HER 11719) support this characterisation. However, as the HER notes, there is documentary evidence for the village's occupation from around the 15th-16th century, with 'gillicorn' being 'due from 21 bondages' in 1424 and 10 tenements being documented in Harton in 1539 (HER 952). These tenements appear to have been located further to the S of the 18th to early 20th century settlement form, in the area where the 1st Edition of the Ordnance Survey places the 'Site of the Old Village of Harton' (*fig. 8*).

Occupation of the wider South Shields area is well-attested from the early medieval period onwards. The 7th century monastery at Jarrow, to which Harton belonged, was located several kilometres to the NW of the site while the slightly earlier foundation of St. Hilda stood several kilometres S of the site. Both foundations were plundered and abandoned following Danish raids in the 9th century but were re-established in the 11th century. Further churches were established in the 11th and 12th centuries but settlement appears to have remained limited in scale and largely seasonal around them until the mid-13th century and the emergence of South Shields as a significant fishing port under the patronage of the Prior and Convent of Durham. Nonetheless, the impact away from the coast appears to have been slight and much of the hinterland remained largely rural (PDM 2012).

Conclusions: The potential for encountering remains associated with medieval activity within the site boundary has been assessed as **Low to Moderate**. While the area is recorded as a monastic holding by the 11th century, the HER records no archaeological evidence of activity or settlement in the study area besides ridge and furrow cultivation features. However, documentary evidence and later cartography suggest Harton was occupied by the end of the period, with settlement likely having been established to the SE of the site, across Sutherland Road.

Should any remains of medieval date be discovered, these would be considered as being of **High** significance, potentially informing understanding of the interaction between Jarrow and its rural possessions and indicating the extent and type of activity that would have characterised Harton during this period.

5.5 Post-medieval

The earliest available map of the site is the 1768 Plan of Westoe and Harton by Richard Richardson (not reproduced), which shows the area of the site located within Plot 309, a meadow known as 'Townend Field'. Both the meadow and the site abut Moor Lane, which was already in existence to the N, though its route differs to the site's W, cutting N and then back rather than continuing straight.

The line of Sunderland Road had also been partly established on its present course through the village but diverging from the modern route further to the N. Moor Lane East too was in existence but does not yet exhibit the curving alignment which connects it with Marsden Road. No other roads are indicated and it is also noted none of these roads is named on the map. Settlement at Harton, which would appear to have comprised around a dozen houses, cottages and farmsteads, is shown to lie entirely to the E of the site, along the E side of Sutherland Road and to the S of Marsden Road.

The 1838 Tithe Survey of the Parish of Harton (*fig. 8*) again shows the site within an undeveloped plot, now Plot 61, known as 'North Town Field', the previous area of 'Townend Field' having been subdivided. The alignment of Sunderland Road is now shown to be fully established on its present course and is named. To the immediate ENE of the site, at Plot 77, a roughly L-shaped building is now shown directly on the S corner of Moor Lane and Sutherland Road. The plot is recorded as 'House and Garden in Harton'; the position and form of the building differ from that of Harton Hall but it may represent an earlier building that was partly incorporated into the hall or demolished.

Plot 60 to the immediate S of the site is identified as 'South Town Field', while Plot 63 over Moor Lane to the N is recorded as 'Clay Pool Field'. Both plots are undeveloped, although a small building in the form of a cross is shown within a small enclosure to the SE corner of Plot 63, likely representing Harton Oratory built c. 1836 (HER 19120). Settlement appears to be concentrated on the future Moor Lane East, to the NE of the site, the plots in this area being recorded as houses and yards or gardens and homesteads, while the remainder of the parish appears to be undeveloped farmland. Of additional note is that a number of fields around the settlement are recorded as some variation of 'Garth', a term derived from the Middle English or Old Norse meaning an enclosed garden or yard.

The 1862 Ordnance Survey 1st Edition 6-inch map (*fig. 9*) shows the area of the site has now been developed, with one small square building standing within its area, the remainder of which is garden. It is not apparent whether this building and another smaller building to its E are associated with the larger buildings shown to the NE, one of which may be identifiable with the building seen on the corner of Sutherland Road and Moor Lane on the parish tithe map and the other a new rectangular building to its S.

However, the building within the site is identified as a school, suggesting it is the 'neat stone [school] building, erected in 1842' and therefore not associated with the other buildings (Whellan 1856). The cross-shaped building previously shown on the opposite, N corner of Moor Lane and Sutherland Road is now depicted as larger rectangular building and named as 'Harton Oratory', probably being identifiable with the chapel-of-ease documented in the village, which was enlarged in 1840, thus accounting for its change in form (Fordyce 1857). The layout and occupation of Harton remains otherwise largely unchanged, with sources noting it contained around 13 farms and two public houses around the middle of the 19th century (Fordyce 1857). Additionally, as previously mentioned, this map indicates the 'Site of the Old Village of Harton' to the SE of the site, E of Sutherland Road.

The 1898 Ordnance Survey 2nd Edition 6-inch Map (*fig.10*) shows Harton Hall and gardens and two associated buildings within the area of the site had been constructed by this date. One of the two buildings associated with Harton Hall within the area of the site is a thin rectangular block probably representing the extant Harton Hall Cottages, while the other is a small square block to its W. Harton Hall itself is depicted as a rectangular building

fronting onto Sutherland Road. Opposite the site, along Moor Lane, the previously noted 'Harton Oratory' has been demolished and St. Peter's Church and churchyard occupying this area c.1866-7. A new school building erected c.1875 is shown on the N side of Moor Lane, to the W of the church. Additionally, the developed area has marginally expanded N. Several new buildings including a vicarage are shown along the W side of Sutherland Road, some of which were accessed via a new road named 'The Avenue' (now North Avenue), while several buildings, including a complex named 'Harton Grange', are shown on the E side of Sutherland Road.

The 1916 Ordnance Survey 3rd Edition 25-inch Map (*fig. 11*) shows little to no change within the area of the site, although more detail is shown regarding the buildings within its area. The row of Harton Hall Cottages includes its main, extant central rectangular portion, as well as an additional structure of similar size (hatched with diamonds) to its E and an attached rectangular building to its W. Further W, the other building within the site's area, previously shown as having a square plan, can be seen to have a small extension to its S and E. In the wider area, an additional outbuilding has been constructed within the Harton Hall plot, to the S of the main building, and several terraces, including one in the former area of the Harton Grange complex, have appeared along Sutherland Road to the N and S of the settlement core.

The 1947 Ordnance Survey 4th Edition 25-inch Map (*fig. 12)* clearly demonstrates the significant development of Harton in the interwar years. Many new roads flanked by semidetached houses and terraces had been laid out, with Red House Farm and South Farm evidently the sole surviving farmsteads. Within the area of the site, only the central rectangular row of Harton Hall Cottages appears to survive, with an extension having been added to this buildings rear, and new buildings being attached to its E and W, continuing to the W extent of the site. Buildings have also been attached to the N and E sides of the main Harton Hall building, although the school, vicarage, and the church and churchyard remain essentially unchanged. Additions to the street layout include the opening of King George Road and tramway to the W of the site and the straightening of Moor Lane, with Moor Lane East to the E also having been altered to its present curving alignment connecting with Marsden Road. The 1968 Ordnance Survey 1-10k Map (*fig. 13*) shows little to no change within the vicinity of the site.

Conclusion: The potential for encountering remains associated with post-medieval activity has been assessed as **Low to Moderate**. This assessment reflects the cartographic evidence which depicts the development of the site from the mid-19th century onwards. A stone school building had been constructed on the site in 1842, this being demolished and Harton Hall Cottages and another outbuilding associated with Harton Hall constructed in the 1870s. Further development, including extensions to Harton Hall Cottages, was undertaken in the mid-20th century and subsequently.

It is also considered that the installation of the existing sub-surface fuel tanks and other modern development and demolition activity across the site will have either destroyed or significantly disturbed any archaeological features. Post-medieval archaeological remains that are found would be of local significance only, potentially clarifying the development of the historic settlement core with particular reference to the village school and the grounds of Harton Hall.

Table 2: Gazetteer of archaeological monuments recorded within a 500m radius of the Site based on consultation of the Tyne and Wear Historic Environment Record (HER)

#	Ref.	Name	Period
1	952	Harton Village	Medieval
2	11719	Ridge & Furrow	Medieval
3	2331	South Shields to Sunderland Toll Road	Post-med.
4	5233	Harton Cemetery	Post-med.
5	8088	Church of St. Peter, Sunderland Road	Post-med.
6	8101	Boundary Wall, Church of St. Peter, Sunderland Road	Post-med.
7	9548	Vigilant PH, Sunderland Road	Post-med.
8	11189	Crosses of Sacrifice, Harton Cemetery	Post-med.
9	11802	Allotment Gardens, Cauldwell	Post-med.
10	11803	Allotment Gardens, Sunderland Road	Post-med.
11	11812	Aged Miners Homes, Marsden Road	Post-med.
12	12963	Air Raid Shelter, 1 Windermere Crescent	Post-med.
13	17665	Wesleyan Meeting House, Isaac's Court	Post-med.
14	17681	Methodist Church, Sunderland Road	Post-med.
15	17856	Harton Village School	Post-med.
16	17857	Harton Hall Cottages, 12 Moor Lane	Post-med.
17	17858	Harton Hall	Post-med.
18	17859	Red House Farmyard Wall, 169 Sunderland Road	Post-med.
19	17860	The Old Ship PH, 47 Sunderland Road	Post-med.
20	19120	Harton Oratory	Post-med.
21	19121	South Farm	Post-med.
22	19122	Red House	Post-med.
23	19123	St Peter's Church Burial Ground	Post-med.
24	19124	Harton House	Post-med.
25	19125	Harton Vicarage, 182 Sunderland Road	Post-med.
26	11813	Salters Trod	Undated

Table 3: Gazetteer of Archaeological Events recorded within a 500m radius of the Site based on consultation of the Tyne and Wear Historic Environment Record (HER)			
#	**Ref.**	**Name**	**Date**
E1	2978	WB: 221 Sunderland Road	2008
E2	3122	DBA: Harton Technology College	2008
E3	3250	Eval.: Harton Technology College	2009

Table 4: Gazetteer of Listed Buildings recorded within a 500m radius of the Site			
#	**Ref.**	**Name**	**Grade**
B1	1232324	Sunderland Road, Church of St. Peter	GII
B2	1232560	Sunderland Road, Church of St. Peter, Boundary Wall	GII
B3	9548	Vigilant PH, Sunderland Road	LLB
B4	11189	Crosses of Sacrifice, Harton Cemetery,	LLB
B5	17856	Harton Village School	LLB
B6	17857	Harton Hall Cottages, 12 Moor Lane	LLB
B7	17858	Harton Hall	LLB
B8	17859	Red House Farmyard Wall, 169 Sunderland Road	LLB
B9	17860	The Old Ship PH, 47 Sunderland Road	LLB

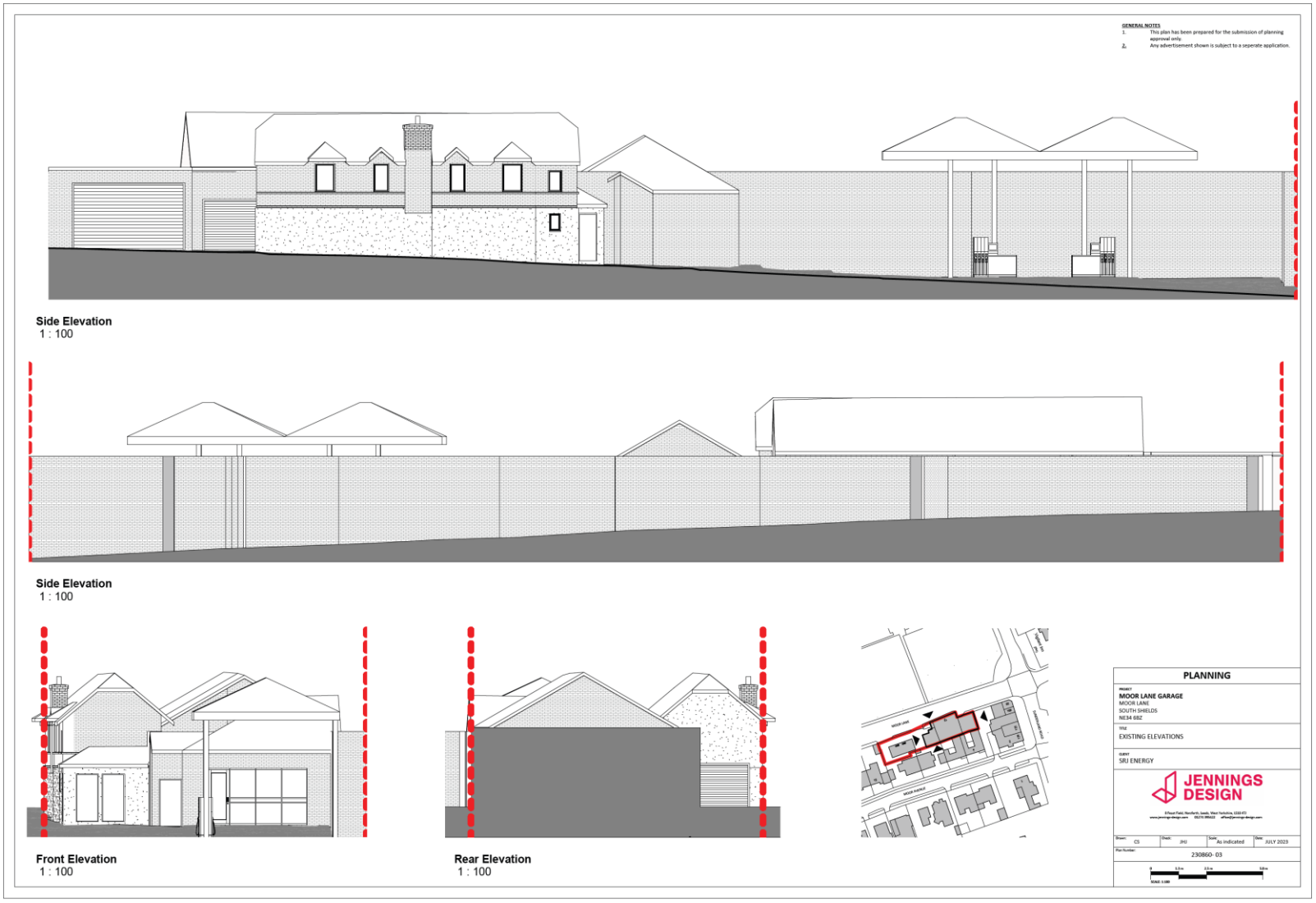


Fig. 4: Elevations of the buildings as existing (Reproduced by courtesy of the client)



Fig. 5: Proposed layout plan (Reproduced by courtesy of the client)

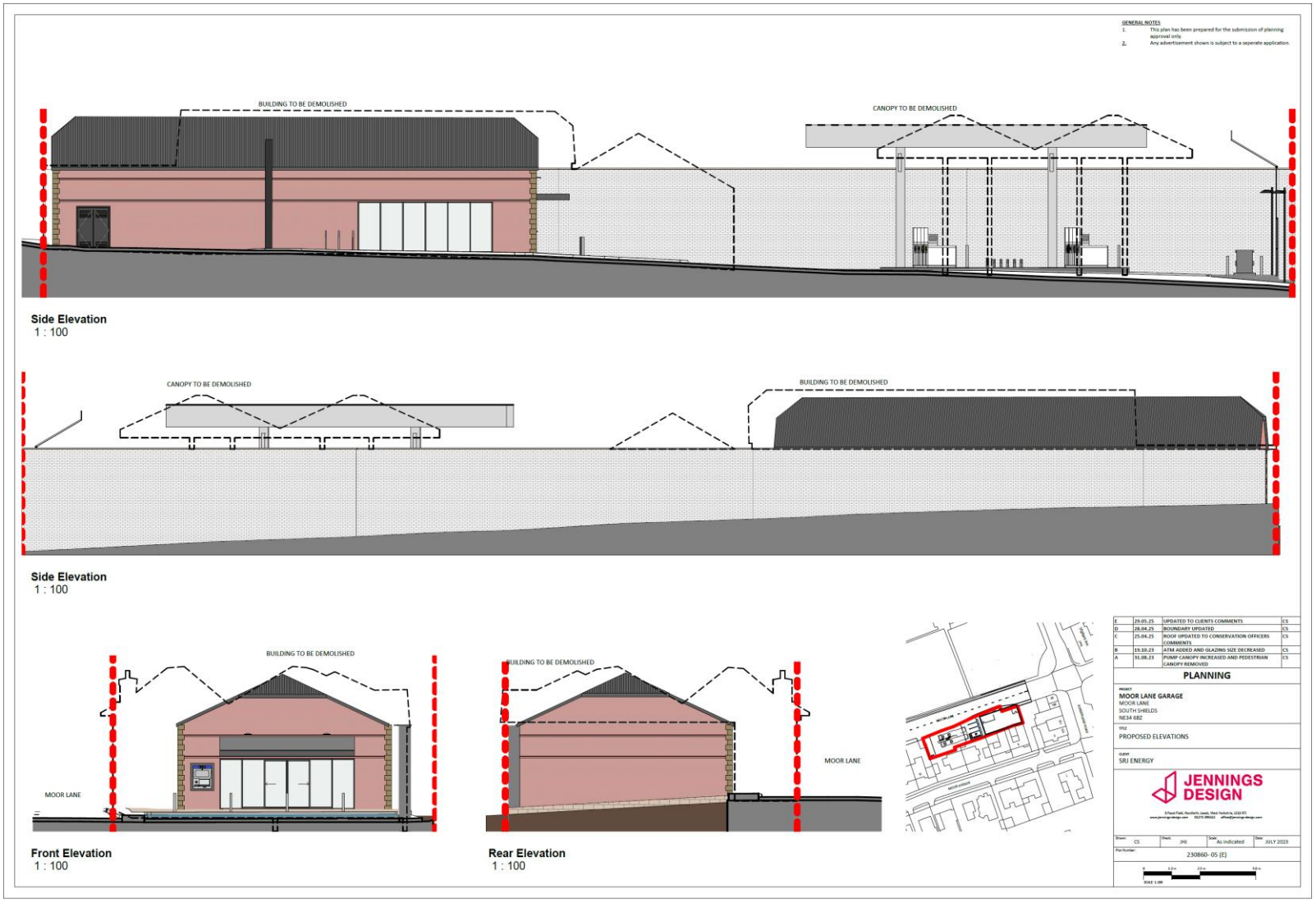


Fig. 6: Proposed elevations (Reproduced by courtesy of the client)



Fig. 7: Proposed visuals (Reproduced by courtesy of the client)

6 Site Assessment

BA visited the site on 29th May 2024 to determine the presence of any visible features of archaeological significance. The site was accessed from Moor Lane, its entire area being entirely developed, being either built upon or made ground, and no archaeological features were apparent (*Plate 1*). The E half of the site is occupied by the late 19th century Harton Hall Cottages, with associated c.20th century extensions to the rear and E side. The cottages are constructed of brick beneath a hipped roof tile roof with at barge boards and finials to E and centre (the W finial having been lost). Internally, the ground floor of the cottages has been heavily altered following its conversion to a garage bay and storage premises.



Plate 1: View looking ESE towards the service station shop with Harton Hall Cottages adjoining it

The western portion of the site is occupied by the modern service station, comprising a canopied hardstanding forecourt with fuel pumps and associated infrastructure, and a single-storey shop premises of late 20th century date. It is highly likely that the installation of the fuel tanks within the forecourt will have significantly disturbed any sub-surface remains within this area.



Plate 2: View of Harton Hall Cottages looking SE



Plate 3: View looking SSE towards Harton Hall Cottages.



Plate 4: View looking SW from Moor Lane towards the frontage of Harton Hall Cottages

7 Conclusions

7.1 Potential Impacts

The following summary description of the development is based on updated architects' drawings supplied by the client in December 2025 (*figs. 4-7*). Subsequent publication of revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

The proposed works comprise:

- The demolition of the existing buildings and canopy at 8-12 Moor Lane.
- The breaking-out of the existing below ground fuel tanks and installation of two 60,000 litre double skin fuel storage vessels and associated pipework and infrastructure.
- The surface of the fuelling forecourt will be of poured concrete, with its eight central hose pumps being sheltered beneath a 5m tall canopy.
- The construction of a new macadam surfacing parking area providing four parking bays, one of which is a disable bay.

- Construction of a new 225.87m², one storey, steel frame, masonry and stone finish shop with a flat roof;
- The construction of a block paved pedestrian path around the shop.
- The construction of two new 4m tall floodlights.
- The retention of the site's existing brick boundary walls.
- The reuse of the site's existing surface and foul water connections.

It is considered that the demolition of the 19th century Harton Hall Cottages has significant potential to disturb archaeological features, this being the area of the site least impacted by modern development, while any sub-surface remains within the footprint of the existing garage forecourt is likely to have been destroyed by the installation of the fuel tanks. The construction of the new shop building and its associated foundation also has potential to disturb archaeological finds and features, with this again being especially of note in relation to the area of 19th century Harton Hall Cottages, where the disturbance from modern construction is more limited.

7.2 Overall Conclusions

The archaeological potential of the site in overall terms has been assessed as **Low to Moderate**, with reference to potential for encountering evidence of medieval and post-medieval settlement. This assessment reflects the location of the site in the vicinity of the historic village of Harton, a settlement of early medieval origin. Recorded archaeological evidence for activity in the vicinity of the site is limited, although documentary and cartographic evidence suggests that the site lay within the historic core of Harton, a settlement of early medieval origin.

The archaeological potential of the site in relation to the prehistoric and Romano-British periods has been assessed as **Low**, reflecting the absence of features and deposits of this date recorded within the study area. It is likely that the conversion of the site into a garage and service station will have impacted upon subsurface deposits within this vicinity, although the extent of disturbance remains unclear as there has been no prior archaeological investigation.

Recommendations: It is Border Archaeology's considered opinion that the site's archaeological potential does not present an impediment to the proposed development, but given the Low to Moderate overall potential of the site for medieval and post-medieval remains, in view of its location within the historic core of Harton, it is possible that a programme of archaeological investigation may be required, the details to be agreed with the relevant planning archaeologist.

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9 References

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10 Cartography

(All maps were obtained from the National Archives unless otherwise stated).

1786: Plan of Westoe and Harton by Richard Richardson

1838: Tithe Map of the Parish of Harton;

1862: OS 1st Edition 6-Inch Survey of Durham;

1898: OS 2nd Edition 6-Inch Survey of Durham;

1916: OS 3rd Edition 25-Inch Survey of Durham;

1947: OS 4th Edition 25-Inch Survey of Durham;

1968: OS 1:10000 National Survey

11 Appendix 1: Historic Maps

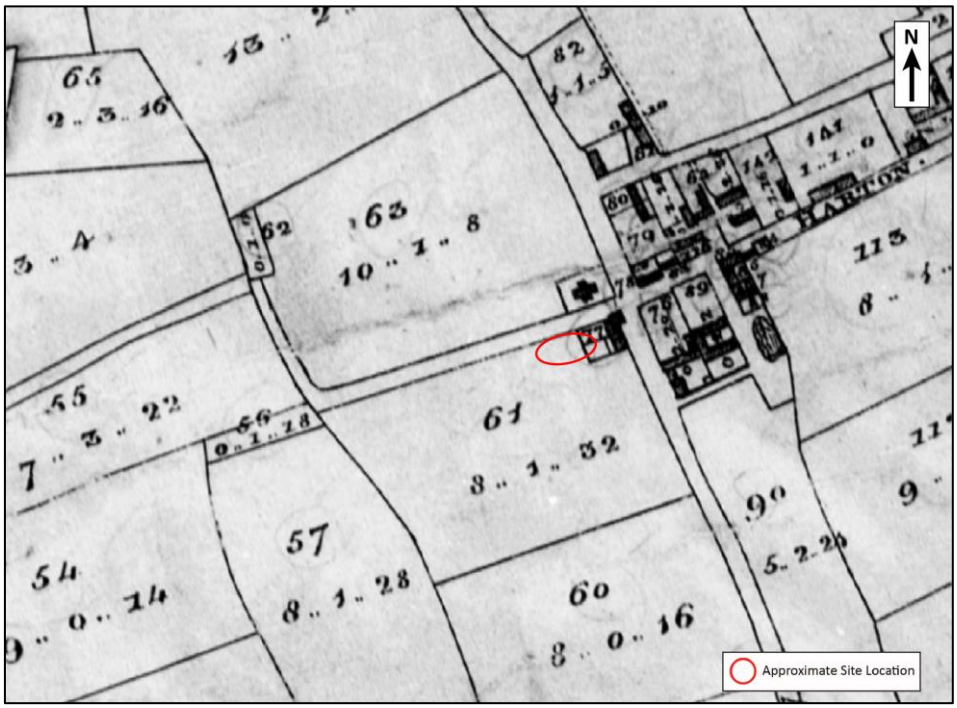


Fig. 8: Extract from the tithe map of Harton (1838)
(Reproduced by courtesy of the National Archives)

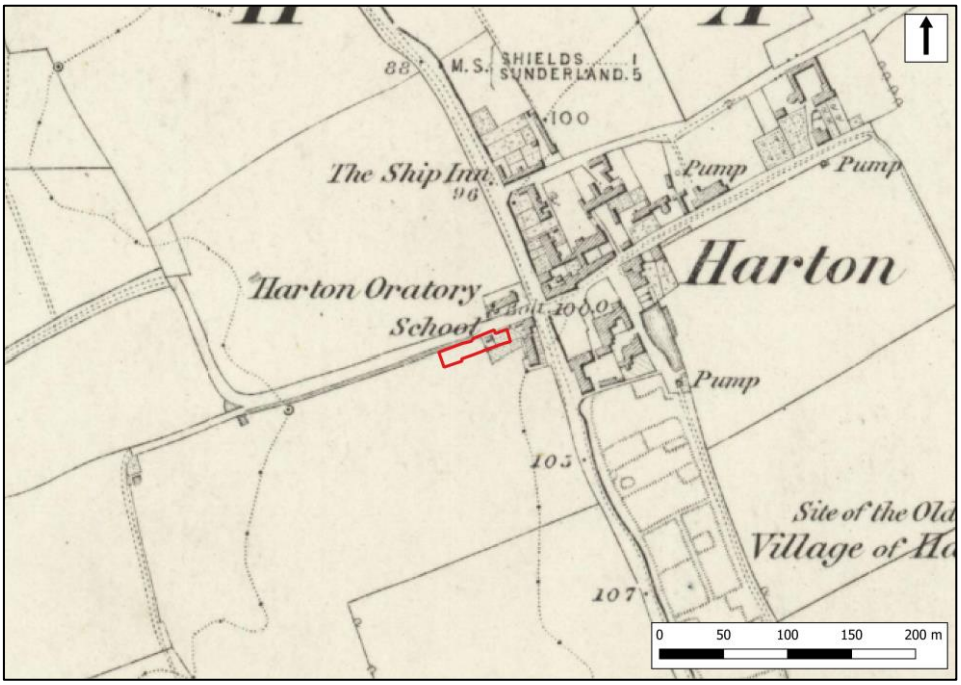


Fig. 9: Extract from the OS 1st edition 6-inch map (1862)
(Reproduced courtesy of the National Archives)



Fig. 10: Extract from the Ordnance Survey 2nd edition 6-inch map (1898)
(Reproduced courtesy of the National Archives)

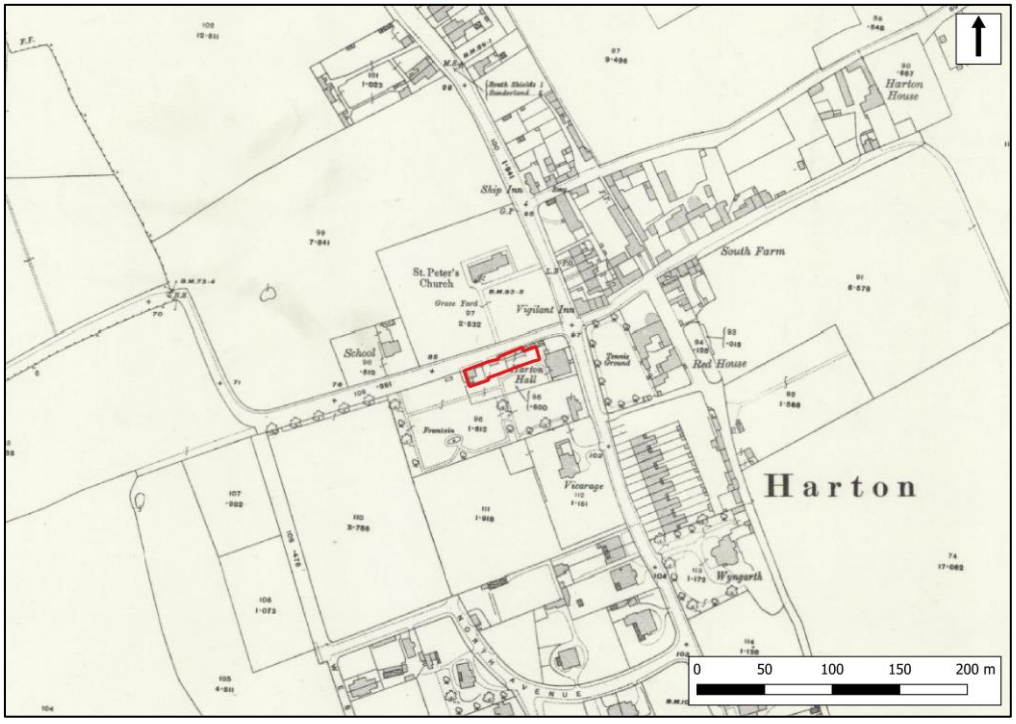


Fig. 11: Extract from the Ordnance Survey 3rd edition 25-inch map (1916)
(Reproduced courtesy of the National Archives)

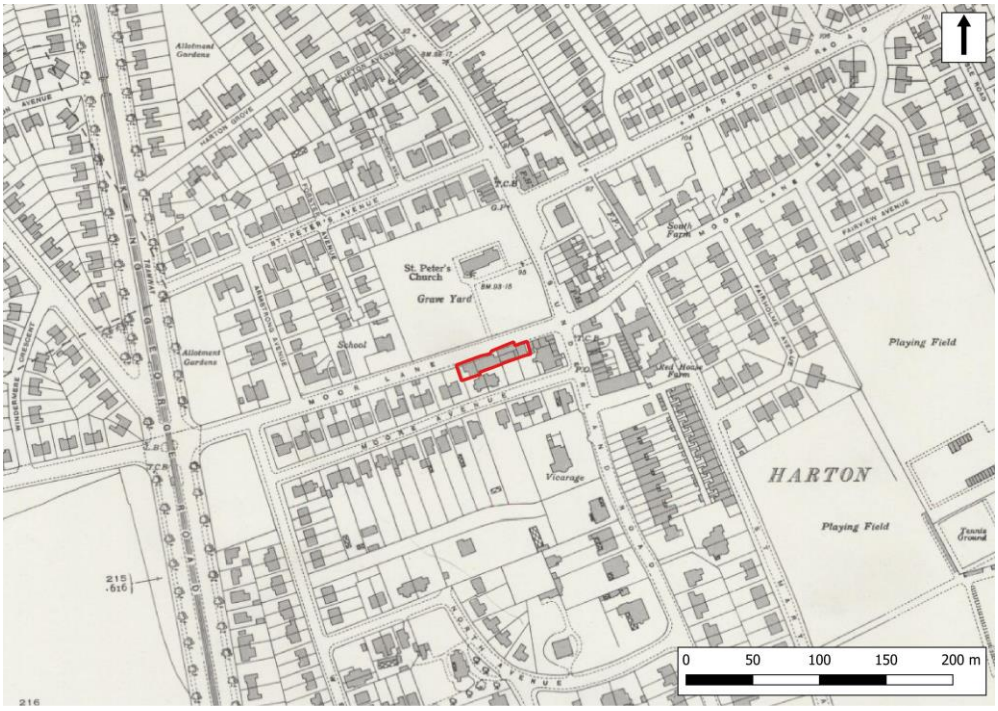


Fig. 12: Extract from the Ordnance Survey provisional edition 25-inch map (1947)
(Reproduced courtesy of the National Archives)



Fig. 13: Extract from the Ordnance Survey National Survey 1:10000 map (1968)
(Reproduced courtesy of the National Archives)



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