

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Lovell

Whitburn Lodge
Sunderland
Tyne and Wear

archaeological building recording

report 6111
March 2024

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1. Summary

The project

- 1.1 This report presents the results of an archaeological recording project conducted in advance of the proposed demolition of Whitburn Lodge, Sunderland, Tyne and Wear. As the property had been subject to an arson attack and was not safe to enter only a photographic and drawn survey of the external elements of the historic parts of the house could be carried out.
- 1.2 The works were commissioned by Lovell and conducted by Archaeological Services Durham University.

Results

- 1.3 Whitburn Lodge originated as a late 18th or early 19th farmhouse (Hope House). The earliest documented reference to the existence of the building is Greenwood's 1820 map of County Durham. The original house was a three-bay property which sits on the south side of Whitburn Lodge looking towards Whitburn. The house was extended to the west, and at the same time a wall was built to the east to preserve the symmetrical appearance of the house from the south: this is how Hope House is depicted on the 1856 OS map, but the earlier 1839 tithe map suggests the extension had been completed by this time. Associated with the farmhouse were a range of farm buildings to the north. A structure lining Mill Lane on the tithe map is probably a row of three cottages which survive as part of the present west range of Whitburn Lodge. These were originally detached from Hope House.
- 1.4 The establishment of Whitburn Colliery in the later 19th century saw Hope House change in function from a farm house to a residence for the pit managers and their families. The associated farm buildings were retained, but are presumed to have changed in function to work relating to mining. By the time of the 1896 OS map the cottages forming the west range had been extended to the south to attach to the north face of the Hope House. An additional extension on the east side of Hope House had been constructed, and this survives as the former Taxi office.
- 1.5 Whitburn remained associated with Whitburn Colliery until 1967, when the colliery was closed and its associated buildings were demolished, including some of the original farm buildings to the north of Hope House. Hope House and the surviving buildings were turned into a public house (Whitburn Lodge) in 1986. The pub closed in 2012, and the building was badly damaged by fire in 2023.

2. Project background

Location (Figures 1 and 2)

- 2.1 The site is located at Whitburn Lodge, Sunderland, Tyne and Wear (NGR centre: NZ 40727 63525). It is roughly rectangular in plan with a projecting spur to the east, and covers an area of approximately 1ha.

Development proposal

- 2.2 A residential development is proposed.

Objective

- 2.3 The objective of the project was to provide a record of the building in its present state, together with assessments of its historical and archaeological significance. A brief summary of the history of the area is provided as background information. The updated regional research framework *North-East Regional Research Framework for the Historic Environment* (NERRF 2.0) (<https://researchframeworks.org/nerf/> accessed 26-01-2023) contains an agenda for archaeological research in the region. The scheme of works was designed to address agenda items MO16: How can we better engage with the industrial archaeology of the 20th century? And MO18: How can we better record and understand 20th century mining industries?

Specification summary

- 2.4 The works have been undertaken in accordance with a specification provided by the planning authority.

Dates

- 2.5 Whitburn Lodge was recorded w/c 26th February 2024. This report was prepared for March 2024.

Personnel

- 2.6 Research, survey and report preparation work were carried out by Jamie Armstrong, and the graphics were prepared by Dr Helen Drinkall.

Archive/OASIS

- 2.7 The project archive is currently held by Archaeological Services Durham University and will be transferred to the Great North Museum in due course. Archaeological Services Durham University is registered with the **Online Access to the Index of archaeological investigationS project (OASIS)**. The OASIS ID number for this project is **archaeol3-523898**.

3. Landuse, topography and geology

Landuse

- 3.1 Whitworth Lodge is a former public house with an associated garden to the south and car parking to the north. The land to the east is the site of the former Whitburn Colliery, and has been landscaped. Agricultural land lies to the south and west, with residential estates to the south-east and north-west.

Site and situation

- 3.2 Whitburn Lodge stands at an elevation of 32m OD and faces south towards Whitburn. The house stands on level ground and is approximately 600m from the seashore.

Geology and soils

- 3.3 The underlying bedrock geology of the area comprises Permian dolostone of the Roker Formation. In the eastern half of the site this is overlain by clay of the Pelaw Clay Member, with Devensian glaciofluvial deposits of sand and gravel in the western half (The British Geological Survey 2023).

4. Historical and archaeological development

- 4.1 No building is depicted in the location of Whitburn Lodge on Armstrong 1768 map of County Durham, suggesting that the structure dates to the late 18th or early 19th century. Greenwood's 1820 map of Durham is the first to depict Hope House: the map shows two buildings labelled Hope House within the PDA. This was a farm, with the surrounding land used for arable crops and/or pasture. A road (separate to the Whitburn/South Shields route) leads from Whitburn village, past a windmill and a farm and stops just past Hope House. The house was put up for sale on 22nd January 1821 (Durham Record Office).
- 4.2 The site is shown in more detail on the 1839 tithe map of Whitburn (Figure 5). An east/ west aligned building (the farmhouse) is shown to the south: this corresponds to the current building on the site, and is probably the same building shown on Greenwood's map. To the north are three more small farm buildings arranged to form a central courtyard, with a gin-gang attached to the north side. The landowner is registered as Thomas Barnes Esq. and the occupant is William Dunn. The buildings are listed as 'Farm Homestead Hope' on the tithe apportionment. Dunn farmed all the fields to the east of the site (listed as 179-181a, 183 and 185-190 on the map). These were mostly under arable crop, with the field immediately to the north-east (183) left as grassland. William Dunn remained the farmer on the 1841 census, which also records three agricultural labourers (Thomas Bainbridge, Robert Bennet and John Blair) in residence, along with the house servant Mary Henry.
- 4.3 By the time of the 1851 census the residents were listed as George Parker, his sons George and William and his daughter Elizabeth. All are recorded as agricultural workers. The 1851 trade directory lists Edward Stobbs as resident at Hope House, indicating that there was a change in occupant at this time.
- 4.4 The 1st edition Ordnance Survey (OS) map of 1855 (Figure 5) shows a similar arrangement of buildings to that seen on the tithe map, with extensions to the farm buildings to the east. The gin-gang is depicted as being square, rather than octagonal and built against the road.
- 4.5 Edward Stobbs remained the farmer in 1861, when he is recorded farming 115 acres of land. Also recorded at Hope House were his wife Dorothy and their children Dodds, Richard, Christina and Elizabeth. Also resident were William Bell Agricultural servant) and Jane Bolton (house servant). The 1871 census again records the Stobbs family as being in residence, with the addition of John Ogilcy (boarder), Margaret Davis, James Carnsffin, and Robert Umphrey (servants).

- 4.6 The latter half of the 19th century saw extensive development in the area, with the most significant for Hope House being the sinking of Whitburn Colliery in 1874. The mine started to produce coal in 1879, and eventually extended up to 1 mile out to sea. The colliery was served by the South Shields, Marsden and Whitburn Colliery Railway, which ran approximately 30m east of the PDA.
- 4.7 Hope House ceased to be a farm and instead formed part of the colliery buildings. The 1881 census records William Tait, a colliery clerk, as being resident at Hope House, along with his wife Lucy and their daughters Lucy, Mary and Ann. A mining engineer (Matthew Douglas) was also living at the house. This shows that Hope House continued to be used as a residence despite the establishment of the colliery. By the 1891 census Matthew Douglas had taken over as the head of the household and had been joined by his wife Elizabeth, their children Edith, Albert and Florence, and Laura Hogg (domestic servant).
- 4.8 The 1896 OS map (Figure 5) shows that the farm house and farm buildings had been incorporated into a wider range of buildings associated with the colliery to the east and north. As well as accommodation these buildings and the original structures associated with Hope House would have been used as offices for the senior colliery personnel, with the more industrial buildings located to the north.

The modern period (1900 to present)

- 4.9 The 1901 census lists Frederick Jefferson as resident at Hope House. He was the manager of Whitburn Colliery, and was joined by his wife Barbara, their children Frederick and Edith, and also Isabella Robinson and Margaret Johnston (servants). Frederick and family remained in residence at the time of the 1911 census.
- 4.10 The 1915 OS map (Figure 5) shows that by the early 20th century, the arrangement of buildings in the northern and eastern parts of the site had been partially reconfigured, with some elements of the farm buildings demolished. Hope House had been extended to the rear, with the buildings extending along the roadside forming an L-shaped building. To the south of Hope House additional formal gardens has been laid out, with a greenhouse to the east. Extra railway lines had been laid to serve the colliery, with new colliery housing and two churches constructed to the west of the road, now labelled as Mill Lane. Further housing lay to the south.
- 4.11 This expansion of the workers' living quarters indicates that business was booming for the colliery, and in 1931, the pit had set a world record for producing 18000 tonnes of coal per week, with a workforce of 1600 people.
- 4.12 A clearer view of Hope House can be seen on two c.1935 aerial photographs: these show a pleasant building with gardens and trees to the front, surrounded by the colliery buildings to the rear (<https://southtynesidehistory.co.uk/archive/photographs/industry/collieries/620742-whitburn-colliery?q=>). The main aspect from the building would have been to the south over the gardens and fields, rather than towards the colliery. The census records and the presence of the well-laid out gardens to the south indicates that Hope House and the cottages were used as accommodation. This was the still the case in 1939, when Gerald and Eira Walker were listed in the 1939 Register as the residents of Hope House, with Gerald named as the colliery manager. Little change to the buildings is evident on the 1942 OS map, though the wider area had

undergone more development. Two more terraces of housing had been added to the west of Mill Lane, along with a large bath house and canteen. A large housing estate had also been built to the south, on both sides of the road. This is labelled on the map as Whitburn Colliery, suggesting this was also colliery workers' housing, but in a new mid-20th-century style.

- 4.13 The Marsden Banner Group states that Hope House was used as the colliery manager's office, and that the houses lining the road were the under-managers cottages (<https://marsdenbannergroup.chessck.co.uk/IndustrialCoastline>). The census records demonstrate Hope House continued to be a family residence at least up to 1939, so this probably reflects the post-War use of the buildings. A 1950s view along Mill Lane shows the south face of Hope House (<https://marsdenbannergroup.chessck.co.uk/IndustrialCoastline>). A 1949 aerial photo of Whitburn Colliery shows the house and gardens remained unaltered. By June 1968 the mine was closed (<https://marsdenbannergroup.chessck.co.uk/WhitburnMarsdenColliery>), with the majority of the colliery buildings subsequently demolished. The former colliery area was subsequently landscaped as a coastal country park, and parts of it are still visible within this as earthworks. These changes to the 20th-century landscape can be seen on the 1984 OS map. This shows everything to the east of Mill Lane (now labelled as Coast Road) as open land. Within the PDA itself, Hope House and the attached building to the north survived the demolition of the colliery, together with its gardens to the south. An electricity sub-station was erected in the northern part of the development site.
- 4.14 The South Tyneside planning portal records that planning permission was given in 1981 for the conversion of dwellings into a public house and restaurant, with associated car park (planning ref: ST/0047/81/DM). However, this was not implemented, as a second planning application was submitted for the conversion of derelict buildings to a public house with residential accommodation above, and the creation of a car park (ST/0190/86/DM). This application was granted permission in 1986.
- 4.15 The application led to the redevelopment of Hope House into a pub named Whitburn Lodge. A car park for the pub was constructed in the northern part of the site, while the area to the east was part of a pasture field. The gardens to the south still followed the pattern laid out on the 1915 map, and new additions were made to the rear of the cottages, and also at its north end. Whitburn Lodge closed in 2012 and the site was then abandoned. The gardens became overgrown and the buildings grew dilapidated over the next decade, before being burned down on New Year's Day 2023 (<https://www.shieldsgazette.com/news/people/calls-to-demolish-derelict-whitburn-lodge-after-former-pub-gutted-by-new-years-day-fire-3977470>).

5. The buildings

- 5.1 The damage caused by the 2023 fire was extensive, particularly to Hope House. This has left the building in an unsafe state, and as a result it was not possible to gain entry to the interior of Hope House or the associated cottages. Recording mainly focussed on the exterior of the building, with photos of the interior being taken where it was safe to do so without entering the building. A TST survey of the external elevations was also undertaken to record the building prior to demolition

(Figure 6), and photogrammetric recording was conducted of the gate piers which formed the entrance to Whitburn Colliery (Figure 7). The external elevations were rendered and painted, reducing the ability to observe architectural details to those areas where the render had fallen off. In addition, the fire had entirely removed the central roof of Hope House, and the presence of modern steel shutters over many of the windows further reduced the visibility of the structure.

Exterior

Hope House south elevation

- 5.2 The main aspect of Hope House is to the south, overlooking a now overgrown garden and the fields beyond (Photos 1 and 2). The original building can be clearly made out as a symmetrical two-storey structure with three-bays. At ground floor level the house was accessed via the principal doorway, with bay windows to the east and west (Photo 2). Each bay window had four long rectangular lights, with four smaller squared lights above: due the presence of shutters this was only visible on the east side of the easternmost window (Photo 3). At the first floor level the south-facing windows comprised two larger windows and a smaller central window (Photo 2). The south façade was rendered and painted white, with stonework visible behind the render in places. Cement quoins had been created at the corners of the building: these had been painted black to highlight their appearance (Photo 2). The historic photos suggest this was done more recently, probably when the pub was established.
- 5.3 No remains of the roof of the original house survived *in situ*. Recent photos of Whitburn Lodge taken before the fire show a slate roof with two skylights (<https://www.flickr.com/photos/emdjt42/5509793624/in/photolist-9WG4yB-9WJUF7-9WJWpG-2nAjpT5-2nA3i25-dthekX-2nDc29R-2nRodTt-2nRi2qT-8e7D2e-9oT8FN-2jret7e-2oaqpn5-qgi64N-2oaqiQD-2jrhcfG-9WFKcz-2oaovSQ-2oarKea-9WJAeQ-2jriwnU-2oar9zs-2oatF22-2oatF34-2oar9zh-2oasuLF-2oatF1R-2oanN6i-vkAxz-vkAwf>). The photos also show a scar in the slates where a dormer window was located: the dormer is visible on historic aerial photos of the colliery and shows the attic was inhabited, probably by servants, and had a fireplace at the west end (Photo 2). The eastern gable end had collapsed, but the western gable end did survive, and retained a simple chimney (Photo 4).
- 5.4 Hope House was butted to the west by a two-storey extension. The historic maps indicates that this probably predates the 1839 tithe map, as the house is shown as extending up to Mill Lane. As with the original house the western extension had cement quoins painted black. A doorway was positioned at its south-west corner, and it also had a single ground-floor window with a wooden lintel (Photo 6). A blank round window was the only first floor level feature visible (Photo 7).
- 5.5 The roof of the western extension had mostly survived the fire (Photo 5). It was at a lower height to the original house, and was roofed with slate. At the south-west corner was a chimney: this was more elaborate than the surviving original chimney (Photo 8).
- 5.6 The east gable end of the original building was also butted by a structure. However, the lack of a roof scar on the east gable wall of the original house shows that this wall was constructed to maintain a symmetrical appearance to Hope House and was not a fully formed extension to the building. As with the other parts of Hope House

this eastern extension had cement quoins painted black. No features were visible at ground floor level, but a blank round window was present at first floor level to mirror that of the western extension (Photos 9, 10).

Hope House west elevation (Photo 11)

- 5.7 The gable end of the western extension to Hope House extended to the edge of the footpath lining Mill Lane (Photo 12). There is no sign of a doorway providing direct entry to Mill Lane, and only one ground-floor window, off-set to the north end. Two first floor windows were present, and the cement quoins had been added to the south end.

West range west elevation

- 5.8 The west range of buildings extends north from Hope House and comprises five bays (Photo 13). The northernmost bay post-dates the closure of the colliery, and was constructed over the original access to the yard behind Hope House to provide access to the north end of the pub from Mill Lane. It also created storage space.
- 5.9 Three cottages originally lined the east side of Mill Lane. Historic photos of Whitburn Colliery show each cottage had its own doors (see Figure 6), but due to the rendering of the building none of these are now visible externally. The four ground-floor windows are also unchanged from historic photos, although it is notable that these windows increase in height from south to north (Photos 14-16). This indicates that each cottage originally had different internal ground floor heights. The first floor windows all maintain the same height, including the newer north end of the range. The 1st edition OS map (1857) shows that the three cottages were originally detached from the western extension to Hope House. This gap had been filled in by the time of the 2nd edition OS map.
- 5.10 The northern range was roofed with slate. Historic photos show that there were two chimneys set into the roof: the northernmost chimney formed back-to-back fireplaces for the central and northern cottages, and the southern chimney was placed in the original south wall of the southern cottage. The apex of the roof is now unbroken, indicating that the west range was re-roofed in recent years.

West range north elevation

- 5.11 The north elevation of Whitburn Lodge comprised the modern extension built over the original access to Hope House (Photo 17). Although of no historical significance, the extension does continue the profile of the west range, and shows it was asymmetrical with the east side extending further.

West range east elevation

- 5.12 Later 20th century additions to the east side of Whitworth Lodge to increase the number of guests masked the ground floor of the western range, but the first floor was visible. The southern end of the upper first floor wall had been entirely destroyed (Photo 18), although enough of the roof survived to show that this part of the structure stepped forward (Photo 19). This was the later 19th century infill between Hope House and the cottages to the north. The stone quoins of the south-east corner of the southernmost cottage were visible where the render had fallen off. Coursed and neatly dressed stonework abutting the south side of the quoins formed an apparent blocked doorway at the north end of the infill: if so, this must have been accessed via an external staircase or bridge to a neighbouring structure.

Alternatively, this stonework formed the east face of the infill structure. Only a fragment of the stonework of the west range was visible immediately north of the quoins: this showed stonework built to courses, as well as a blocked window. This had a stone sill and wooden lintel, and had been blocked with brick (Photo 19).

- 5.13 This blocked window had been cut to the north by another window: this was obscured by steel shuttering but it was possible to view that this had a brick sill set at a lower level to the original. The render survived immediately to the north of this, so it was not possible to view any further alterations: two further windows were present to the north, with all three at the same level (Photo 20). This implies that the original first floor windows on the east face of the west range were infilled and replaced.

Hope House north elevation

- 5.14 The additions to Whitburn Lodge at the end of the 20th century also masked parts of the north face of Hope House. Only a single ground floor and first floor window were visible (Photos 21 and 22). Where the paint had flaked off it was possible to see that the render carried incised marks to create the appearance of ashlar (Photo 23).

East extension (Taxi office) north elevation

- 5.15 A single storey extension to the east of Hope House was accessed via a door at the west end (Photo 24). Brickwork was visible where render had fallen off the doorway, and also visible in the sill of one of the ground floor windows (Photo 25). The ground floor windows are set at a lower level to the windows in Hope House, indicating a lower internal floor level (Photo 24). The presence of a low first-storey window (Photo 26) and a clear roof scar in the east gable end of Hope House (Photo 24) shows that this extension originally had a full height first floor. Modern plans of Whitburn Lodge marks this as the taxi office, with two large outward opening doors at the east end (Photo 27). The extension first features on the 2nd edition OS map (1896), but it is not clear if this was constructed before or after the colliery took over the site.

East extension (Taxi office) south elevation

- 5.16 The south face of the eastern elevation was partially obscured by a later building at the west end, but the rest of the elevation was visible and had not been rendered, allowing the fabric to be inspected (Photo 28). This shows the eastern extension was built using randomly coursed sandstone, with quoins at the south-east corner. As with the north face a ground floor and a truncated first floor were visible. The ground floor had a blocked doorway on the east side (Photo 29), with a window to the west (Photo 30). Both had wooden lintels. A truncated window at first floor level opposed the truncated window in the north face (Photo 31).
- 5.17 The south-east corner of this extension was abutted by the east-west garden wall (Photo 32 and 33). The wall was built using randomly course sandstone, and included a blocked doorway. Further alterations were visible at the west end; these are likely to relate to accessing the garden. The wall continued to the east and was abutted by some brick garden sheds (Photo 34).

Exterior: Hope House east elevation

- 5.18 The east gable end of Hope House was partially obscured by the construction of the eastern extension, and the upper part of the wall had collapsed as a result of the fire (Photo 35). In addition a later single storey lean-to had been constructed against the lower part of the wall, which further obscured details: this was accessed via the Taxi office, and formed an office space. However, it is clear that Hope House had not been extended eastwards to compliment the western extension. A single first floor window was set into the centre of the façade (Photo 36), with the roof of the later lean-to structure rising to the level of the bottom of the sill of this window. The construction of the lean-to necessitated the addition of bars to the window to prevent unauthorised access.
- 5.19 At the south-east corner of Hope House was an east-west extension wall constructed to preserve the symmetrical appearance of the building after the construction of the western extension. This was also adopted to form the south wall of the lean-to structure, and a rudimentary chimney composed of salt-glazed drainage pipes was inserted into the wall (Photo 37).

Interior

- 5.20 The fire had heavily damaged Hope House, removing the first floor level in the original house (Photo 38) and making the whole building unsafe to enter. The lack of access to the building precluded a detailed inspection of the interior, but it was possible to record a late 18th or early 19th century fireplace at the east end of the ground floor of Hope House (Photo 39).

Whitburn Colliery piers (Figure 7)

- 5.21 The entrance to the car park for Whitburn Lodge was flanked by the gate piers which originally marked the entrance to Whitburn Colliery (Photo 40). The piers are identical in appearance (Photos 41-48), and each carries a commemorative plaque (Photos 49 and 50) designed by Bob Olley, an artist and former miner at Whitburn Colliery. The piers are part of the South Tyneside local list, and are not depicted on the 2nd edition OS map (1896), but do feature on the following edition (1915).

6. Discussion

- 6.1 Whitburn Lodge originated as a late 18th or early 19th farmhouse (Hope House). The earliest documented reference to the existence of the building is Greenwood's 1820 map of County Durham. The original house was a three-bay property which sits on the south side of Whitburn Lodge looking towards Whitburn. The house was extended to the west, and at the same time a wall was built to the east to preserve the symmetrical appearance of the house from the south: this is how Hope House is depicted on the 1856 OS map, but the earlier 1839 tithe map suggests the extension had been completed by this time. Associated with the farmhouse were a range of farm buildings to the north. A structure lining Mill Lane on the tithe map is probably a row of three cottages which survive as part of the present west range of Whitburn Lodge. These were originally detached from Hope House.
- 6.2 The establishment of Whitburn Colliery in the later 19th century saw Hope House change in function from a farm house to a residence for the pit managers and their families. The associated farm buildings were retained, but are presumed to have changed in function to work relating to mining. By the time of the 1896 OS map the

cottages forming the west range had been extended to the south to attach to the north face of the Hope House. An additional extension on the east side of Hope House had been constructed, and this survives as the former Taxi office.

- 6.3 Whitburn remained associated with Whitburn Colliery until 1967, when the colliery was closed and its associated buildings were demolished, including some of the original farm buildings to the north of Hope House. Hope House and the surviving buildings were turned into a public house (Whitburn Lodge) in 1986. The pub closed in 2012, and the building was badly damaged by fire in 2023.

7. Sources

Cartographic sources

Armstrong, A, 1768 The County Palatine of Durham
Greenwood, C, 1820 Map of the county palatine of Durham
1839 Tithe map and apportionment for the township of Whitburn
Ordnance Survey 1st edition, 1855
Ordnance Survey 2nd edition, 1896
Ordnance Survey 3rd edition, 1915
Ordnance Survey 1942 edition
Ordnance Survey 1984 edition

Archives consulted

Durham record Office
 Census returns 1841-1911
 D/Bo/G 101/4: Advertisement for the sale of Hope House, near Whitburn, 22 January 1821
Tyne and Wear Archives
 DT.TUR/2/3499B: Whitburn Colliery and Souter Lighthouse aerial photo 1949

Aerial photographs

The Archaeological Services Durham University aerial photograph collection was consulted, together with the Historic England Collection.

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

Photo refs:

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RAF_CPE_UK_2352_FO_1170 – dated 4th October 1947

Satellite imagery from 2001 to 2023 was viewed on Google Earth.

Websites

<https://geologyviewer.bgs.ac.uk/>
<https://southtynesidehistory.co.uk>
<https://marsdenbannergroup.chessck.co.uk>
<https://www.shieldsgazette.com>
<https://www.flickr.com>
https://www.flickr.com/photos/twm_news/collections
<https://researchframeworks.org/nerf/>

Appendix 1: Project specification

Tyne and Wear Archaeology Service

Specification for Archaeological Building Recording at Former Whitburn Lodge Public House, Mill Lane, Whitburn

Planning reference: ST/0712/23/FUL

TWAS reference: MON19255

Date of issue: 8th February 2024

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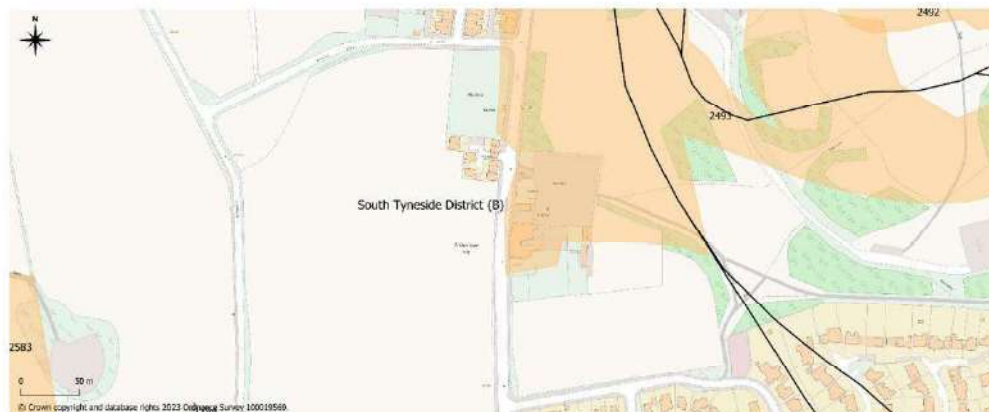
Telephone: 0191 211 6473

Address: Newcastle City Council, Planning, 9th Floor, Civic Centre, Newcastle upon Tyne, NE1 8QH

Website: <https://www.newcastle.gov.uk/services/planning-building-and-development/tyne-and-wear-archaeology>

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

This specification is for the archaeological building recording of Former Whitburn Lodge Public House, Mill Lane, Whitburn located at NZ 40727 63525.



Archaeological building recording is required to record and advance understanding of the significance of the building in advance of its demolition, in accordance with paragraph 211 of the National Planning Policy.

Though the surrounding farm buildings have been removed, the core of the Whitburn Lodge comprises Hope House, an 18th or earlier 19th century farmhouse. This building was

incorporated into the Whitburn Colliery (HER 2493), then converted into a pub. The building has also suffered substantial fire damage.

The aim of the project is to provide a permanent archive record of the building prior to conversion/demolition. The project should be carried out with reference to the relevant research agendas of the revised [North-East Regional Research Framework for the Historic Environment \(NERRF\)](#) (2023). Other relevant research frameworks can be found at the [Research Frameworks Network](#).

The fieldwork should be carried out in accordance with the Chartered Institute for Archaeologists' [Standard and guidance for the archaeological investigation and recording of standing buildings or structures](#) (2019) and the Yorkshire, Humber and the North East Regional Statement of Good Practice for Archaeology in the Development Process (available on request). It should follow the guidance set out in Historic England's [Understanding Historic Buildings: A Guide to Good Recording Practice](#) (2016). The methodology below follows the structure of this guidance and should be read alongside it.

The historic building recording must be undertaken by a professional archaeologist or building historian with proven experience of undertaking similar projects, and with appropriate skills and experience to undertake work to the highest professional standards.

The appointed contractor must produce a risk assessment in line with legislative requirements and industry best practice. If any elements of the fieldwork cannot be completed due to health and safety issues, this should be clearly stated in the report.

The record should consist of the following elements:

1. Documentary research

Historic map regression using Ordnance Survey and any other available historic maps should be carried out for the building. A search for published material and original documents such as plans and photographs relating to the building should be carried out at relevant local and national repositories. The following resources are suggested:

Northumberland Archives	https://www.northumberlandarchives.com/
Tyne and Wear Archives	https://twarchives.org.uk/ Amongst other items they hold Building Control Plans for Tyne and Wear which pre-date 1947 which provide useful information on the location of cellars or basements or other features which may have destroyed or truncated archaeological deposits. Building Control Plans that post-date 1946 are held by the Local Planning Authority.
Durham Record Office	http://www.durhamrecordoffice.org.uk/ Mostly holds records for Gateshead, Sunderland and South Tyneside but does hold some records relating to those districts north of the River Tyne and has a lot of mining records.
Durham University Special Collections	https://www.dur.ac.uk/library/asc/ Holds amongst other items the tithe maps for County Durham http://reed.dur.ac.uk/xtf/view?docId=ark:/32150_s1qf06g2666.xml#DDR-EA-TTH-1-t and church records. The separate local history section in the library has a good collection of books, journals and leaflets.

Newcastle City Library local studies section https://www.newcastle.gov.uk/services/libraries-culture/history-and-heritage/local-studies-and-family-history Along with historic photographs, newspaper articles and more the library holds Charles Goad Fire Insurance Plans for the City Centre which provide useful information on destructive cellars but also the function and layout of historic buildings. The library also holds the City Engineer's photographic archive from 1965-2000. This includes photos of Newcastle street views and historic buildings which have since been renovated or demolished.
West End Library, the West Newcastle Picture History Collection https://newcastlephotoarchive.org.uk/ There are around 17,000 images and maps of the West End, mainly of Benwell, Elswick and Scotswood. The collection includes a large selection of images by Jimmy Forsyth but also covers other west end wards in detail.
Gateshead Archive https://www.gateshead.gov.uk/article/9671/Gateshead-Archive
Discover North Tyneside https://my.northtyneside.gov.uk/category/1017/local-studies-and-information
Sunderland Local Studies Centre https://www.sunderland.gov.uk/article/12841/Materials-and-facilities
Local and Family History section at The Word South Shields https://theworduk.org/explore/archives/ The Word library houses a wide range of books, maps, pamphlets and other ephemera, some items dating back to the 18th century, which record the social, political, maritime and industrial history of South Tyneside and the North East. The South Shields Gazette is available on microfilm from its first edition up to present day. Many of the early years of the Gazette, up until 1916, are also available on the British Newspaper Archive website which is free to use at The Word. They also have a large photographic collection of more than 18,000 images which give a view of South Tyneside's past: www.southtynesidehistory.co.uk/
Tyne and Wear HER http://www.twsitelines.info/
Goad fire insurance plans for Newcastle, Sunderland and River Tyne Docks https://www.bl.uk/onlinegallery/onlineex/firemaps/england/fireinsurancemapsengland.html
Beamish Museum People's Collection http://collections.beamish.org.uk/ Building and street photographic collection
Newcastle Libraries flickr http://www.flickr.com/photos/newcastlelibraries Tyneside Life and Times
The Historic England Archive https://historicengland.org.uk/images-books/archive
England's Places https://historicengland.org.uk/images-books/photos/englands-places/

2. Building investigation

The project should aim to establish by observation the origins, form, function, date and development of the building. Particular attention should be paid to evidence of phasing, architectural styles, plan elements, and where applicable decorative schemes and fixtures

and fittings. The potential for scientific dating or analysis such as dendrochronology should be considered.

3. Survey and drawings

If there are existing architect's drawings for the building these may be used as a base for annotation, however they must be checked for accuracy. The following drawings should be produced:

1. Site location plan.
2. Measured plans (to scale or fully dimensioned) as existing. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.
3. Measured drawings recording the form or location of other significant structural detail (for example timber or metal framing).
4. Measured drawings to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions and cornices) or smallscale functional detail not easily captured by photography.
5. Measured elevations, to illustrate the building's design, development or function.
6. A site plan relating the building to other structures and to any related topographical and landscape features.
7. A plan or plans identifying the location and direction of accompanying photographs.
8. Copies of earlier drawings throwing light on the building's history.
9. Phased drawings showing the successive phases of the building's development by graded tone (dark to light, with the darker being the earlier) or by colour, by sequential diagrams or by annotation.

Survey may be carried out by hand or using digital survey techniques, for which further guidance is available from [Historic England](#). Hand drawings should be made at a scale appropriate to the building, typically 1:100 or 1:50 for plans, and 1:50 or 1:20 for sections. Graphic conventions are set out in section 7 of Historic England's [Understanding Historic Buildings: A Guide to Good Recording Practice](#) (2016).

4. Photography

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

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

The following photographs should be produced:

1. A general view or views of the building in its wider setting or landscape.
2. The building's external appearance. A series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Individual elevations should be photographed at right-angles to the plane of the elevation, with metric scales where appropriate.
3. Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
4. The overall appearance of the rooms and circulation areas.
5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
6. Any machinery or other plant, or evidence for its former existence.
7. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
8. Any building contents which have a significant bearing on the building's history.
9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

5. The written account

A report must be produced detailing the results of the recording. It should be illustrated with an appropriate selection of the record photographs, reproduced at no smaller than one quarter of a full A4 page. References to cardinal directions should use the [standard 16 point system](#) with no further subdivision. The report must contain the following:

1. The precise location of the building as an address and in the form of a National Grid reference.
2. A note of any statutory and non-statutory designations.
3. The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
4. A contents list; a list of illustrations or figures.
5. A summary statement. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known.
6. An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. This specification should be referenced and appended.
7. Acknowledgements.
8. A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map

- evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
9. An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
 10. 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 their purpose.
 11. Any evidence for the former existence of demolished structures or removed plant associated with the building.
 12. A discussion of the building's past and present relationship to its setting: its relationship to local settlement patterns or other man-made features in the landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc.
 13. 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.
 14. A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status or historical associations.
 15. Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).
 16. Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
 17. Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
 18. Full bibliographic and other references, and a list of the sources consulted.

6. Archiving and dissemination

The report must be submitted digitally as a pdf and as a bound paper report to the Tyne and Wear HER. Any hard copy records such as drawings on film should be submitted with a second copy of the bound paper report for deposition with Tyne and Wear Archives.

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

Digital photographs should be named using their index number and the site name, and have metadata attached to each file including the index number, site name, address, a brief description of the subject and any copyright restrictions. Guidance on preparing digital material for archive is available in chapter 6 of Historic England's [Understanding Historic Buildings: A Guide to Good Recording Practice](#) (2016).

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

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



Photo 1: South-facing elevation of Whitburn Lodge showing Hope House, looking north-west



Photo 2: South-facing elevation of Whitburn Lodge showing the original structure, looking north



Photo 3: Eastern bay window of Hope House partially obscured by shuttering, looking north



Photo 4: Western chimney of Hope House, looking north



Photo 5 (left): Western extension to Hope House, looking north



Photo 6 (below): Ground floor window in the western extension to Hope House with wooden lintel above, looking north



Photo 7: Blank round window in the first floor of the western extension, looking north



Photo 8: Chimney at the south-west corner of the western extension, looking north



Photo 9: Eastern extension wall, looking north



Photo 10: Blank round window in the eastern extension wall, looking north



Photo 11: West-facing elevation of Whitburn Lodge with the gable end of the western extension to Hope House visible, looking north-east



Photo 12: West-facing elevation of the gable end of the extension to Hope House, looking east



Photo 13: West-facing elevation of Whitburn Lodge showing the cottage which made up the west range of buildings, looking south-east



Photo 14: West-facing elevation of the south end of the west range, looking east



Photo 15: West-facing elevation of the centre of the west range, looking east



Photo 16: West-facing elevation of the north end of the west range, looking east



Photo 17: North-facing elevation of the north end of the west range showing the extended length of the east side of the roof, looking south



Photo 18: East-facing elevation of the west range, looking west



Photo 19: East-facing elevation of the west range showing the quoins of the southernmost cottage and a blocked window, looking west



Photo 20: North end of the east-facing elevation of the west range, looking north-west



Photo 21 (Left): Oblique view of the north face of Hope House, looking south-west



Photo 22 (below): North face of Hope House, looking south-west



Photo 23 (left): First floor window in the north face of Hope House, looking south



Photo 24 (below): Eastern extension to Hope House, looking south-west



Photo 25 (left): Ground floor window in the eastern extension with a brick sill visible, looking south



Photo 26 (below): North elevation of eastern horizon showing truncated first floor window, looking south



Photo 27: Double-door opening to the eastern extension, looking west



Photo 28: South face of the eastern extension, looking north



Photo 29 (left): Blocked doorway in the ground floor of the south face of the eastern extension, looking north



Photo 30 (below): Blocked window in the south face of the ground floor of the eastern extension, looking north



Photo 31: Truncated first-floor window in the south face of the eastern extension, looking north



Photo 32: West end of the north garden wall, looking north



Photo 33: West end of the north garden wall, looking south-east



Photo 34: East end of the north garden wall, looking north-east



Photo 35: East gable end of Hope House, looking west



Photo 36: First floor window in the east gable end of Hope House, looking west



Photo 37 (left): Chimney composed of salt-glazed pipes inserted into the north face of the eastern extension wall of Hope House, looking south



Photo 38 (below): Aerial photo of the interior of Hope House, looking north-west



Photo 39: Fireplace in the east wall of Hope House, looking north-east



Photo 40: Gate piers forming the original entrance to Whitburn Colliery, looking east



Photo 41: North pier of Whitburn Colliery, looking east



Photo 42: North pier of Whitburn Colliery, looking north



Photo 43: North pier of Whitburn Colliery, looking west



Photo 44: North pier of Whitburn Colliery, looking south



Photo 45: South pier of Whitburn Colliery, looking east



Photo 46: South pier of Whitburn Colliery, looking south



Photo 47: South pier of Whitburn Colliery, looking west



Photo 48: South pier of Whitburn Colliery, looking north



Photo 49: Close-up of plaque on north pier, looking east



Photo 50: Close-up of plaque on south pier, looking east

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site boundary

0 1km
scale 1:20 000 for A4 plot

ARCHAEOLOGICAL SERVICES
DURHAM UNIVERSITY

Whitburn Lodge
Sunderland
Tyne and Wear

archaeological building recording
report 6111

Figure 2: Site as existing

0 40m
scale 1:800 for A4 plot

site boundary

photograph

surveyed building

gate piers

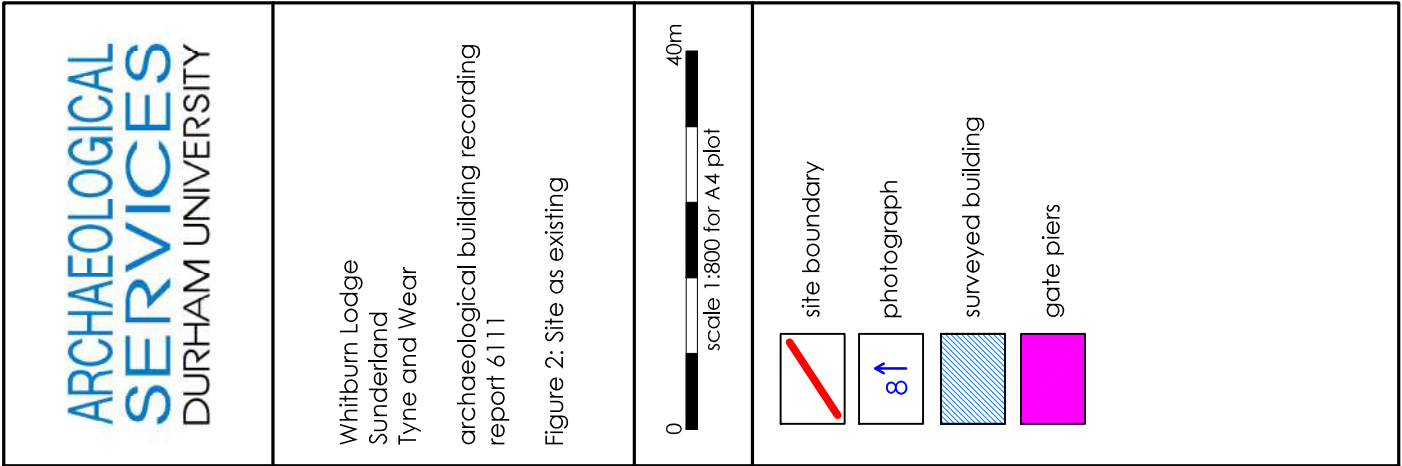
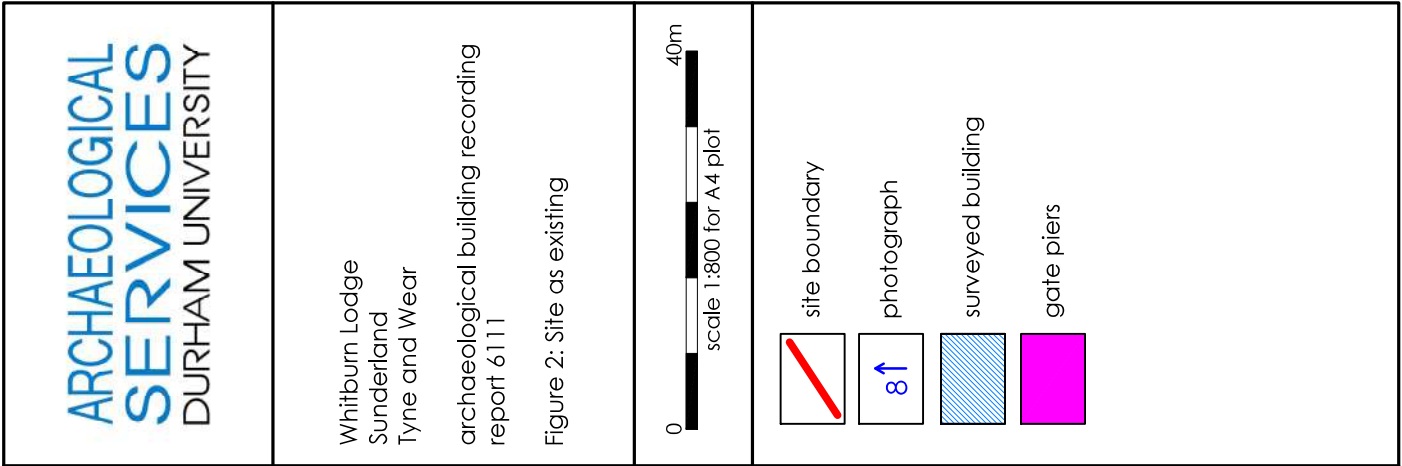
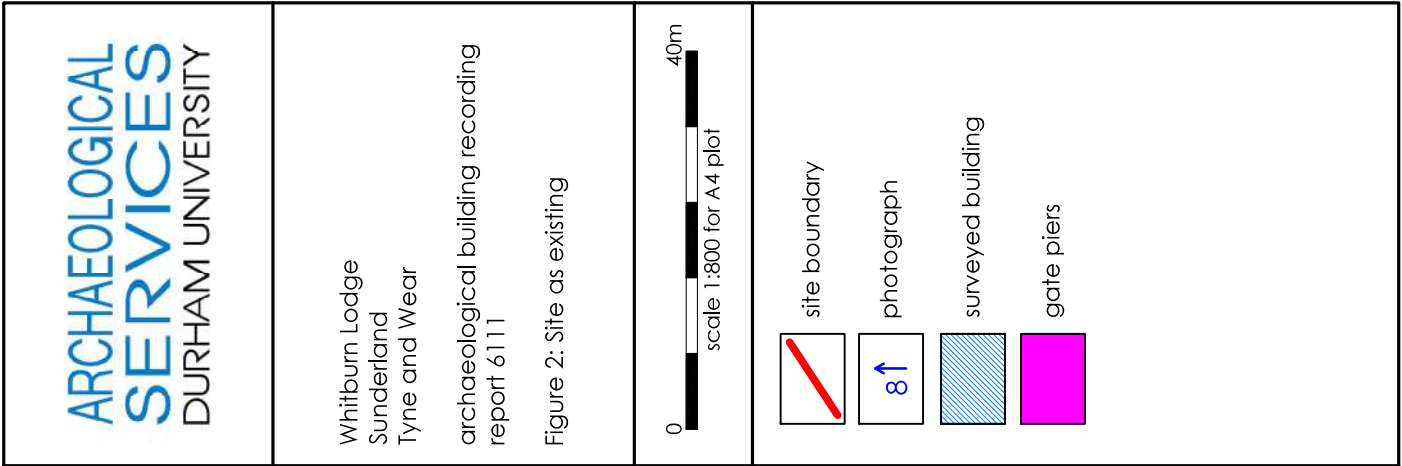
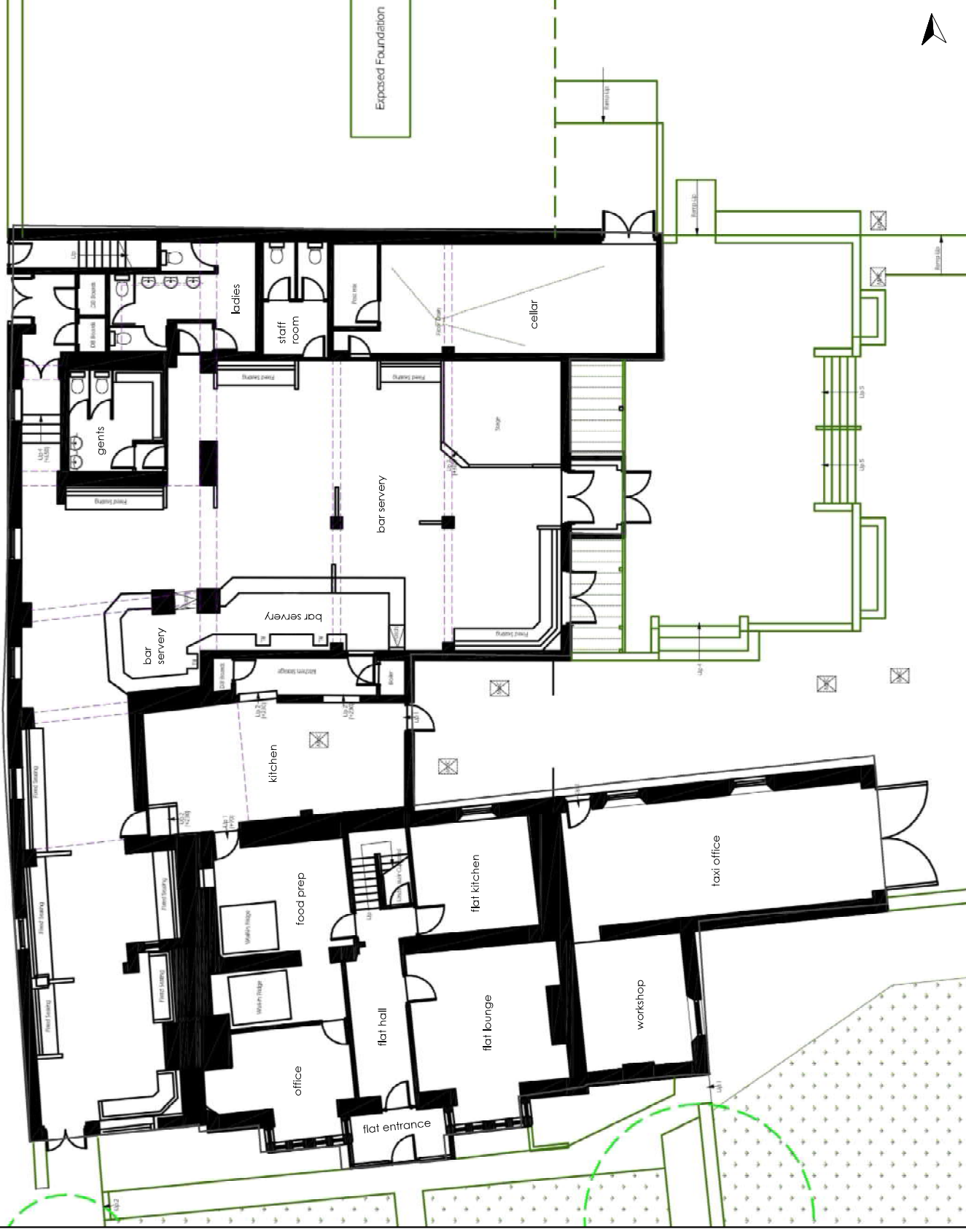


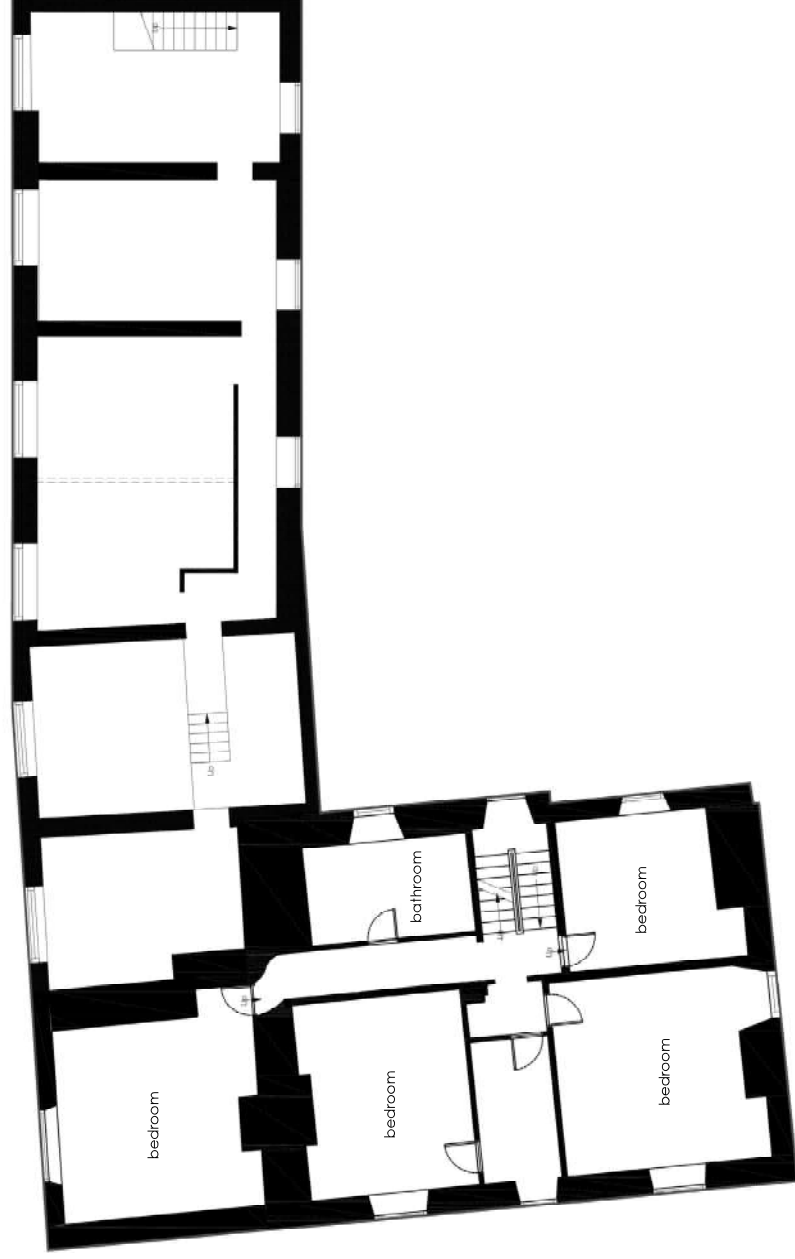
Figure 3: Ground floor plan

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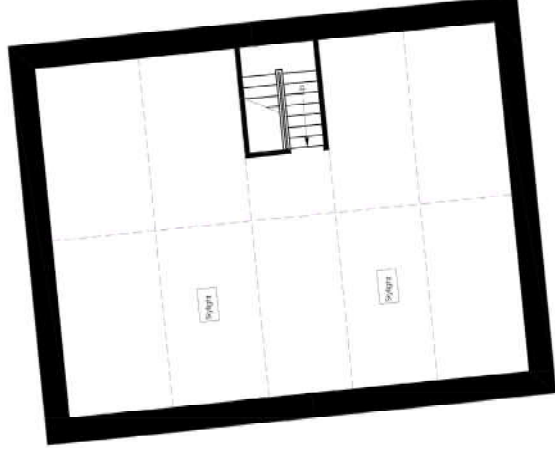


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scale 1:125 for A3 plot

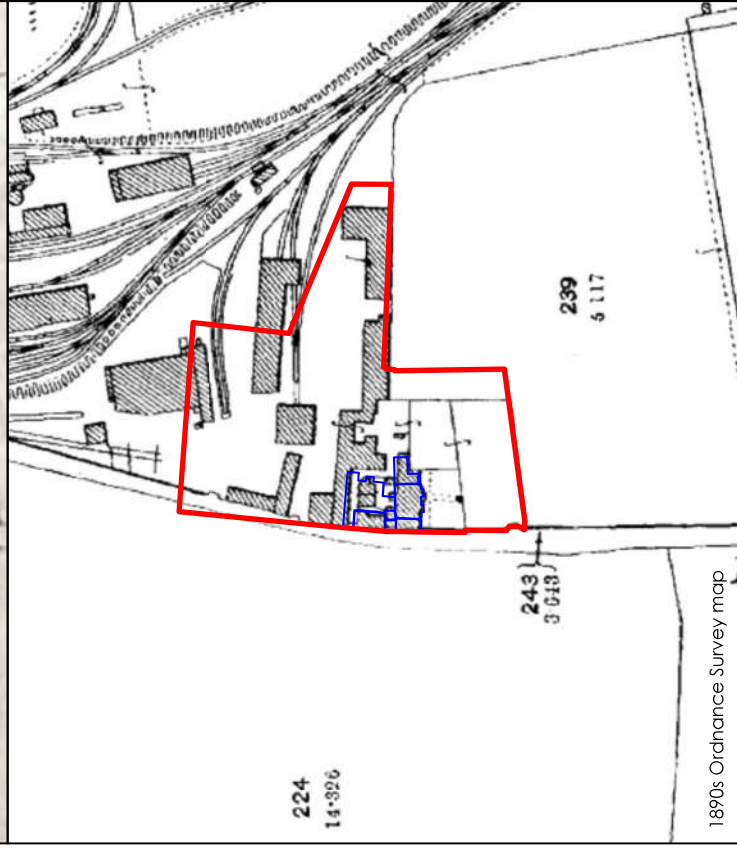
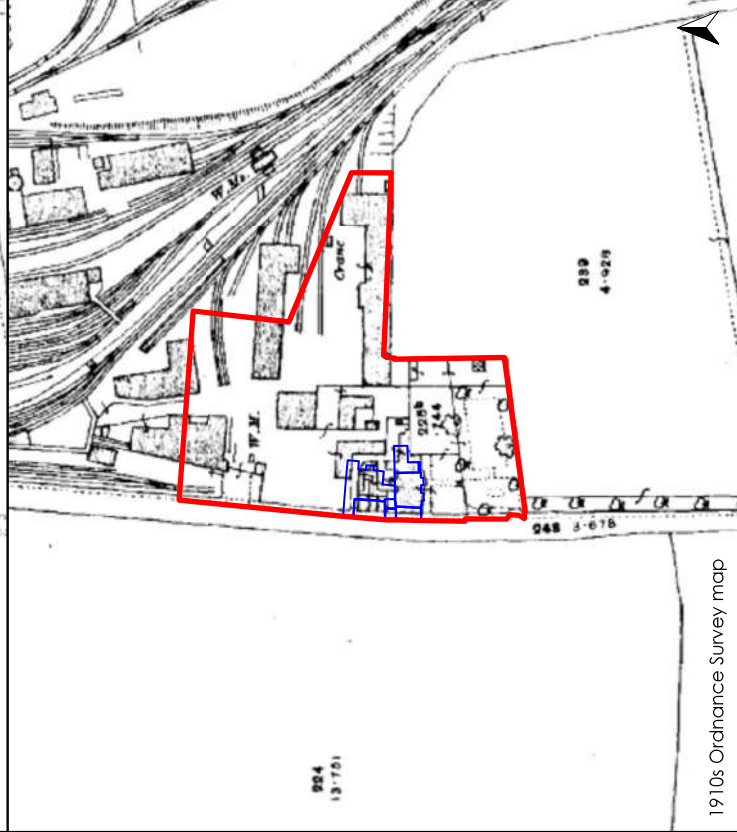
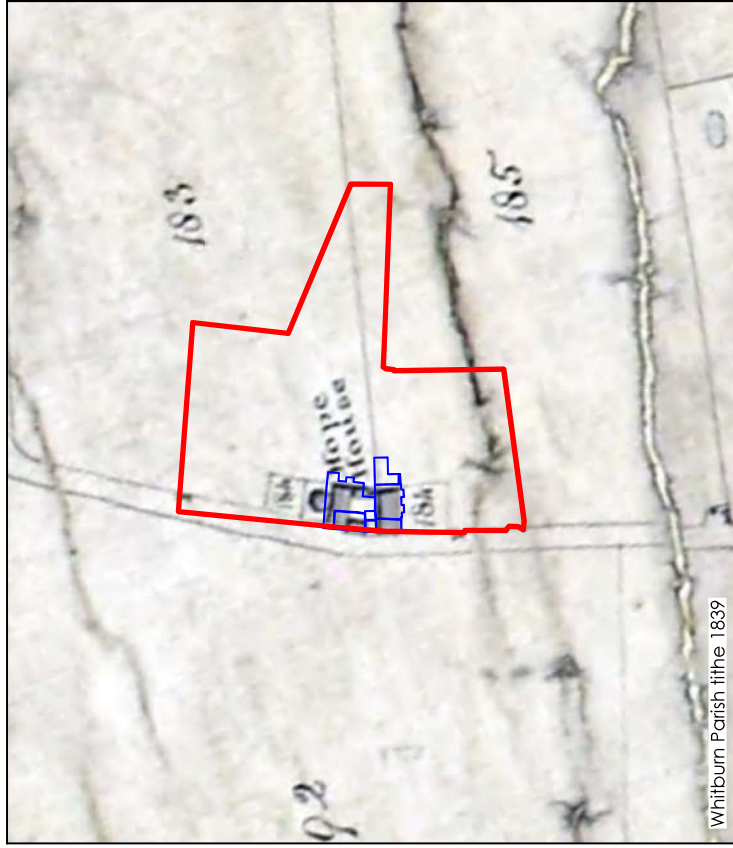
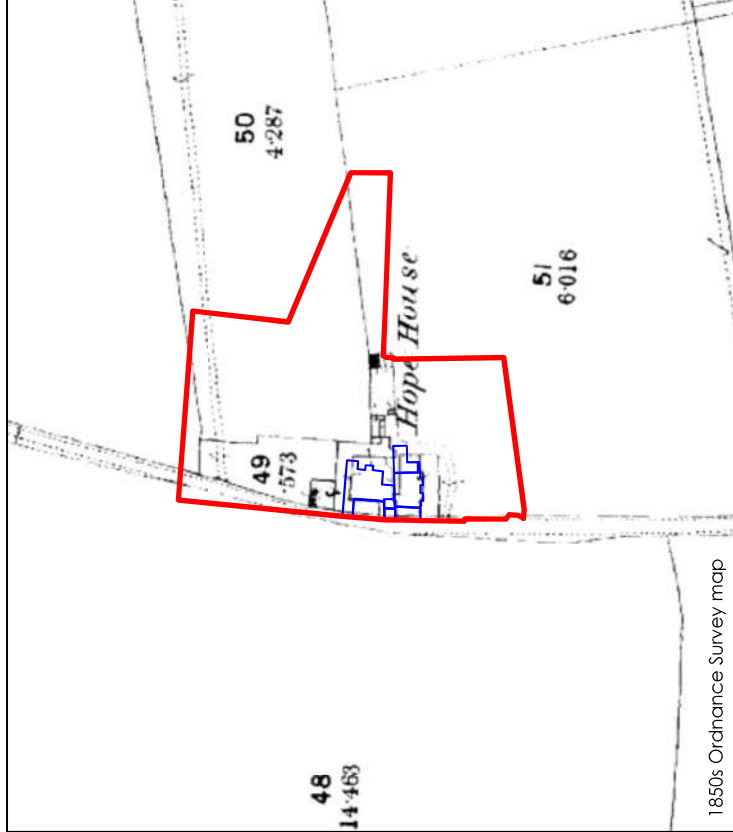
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First floor



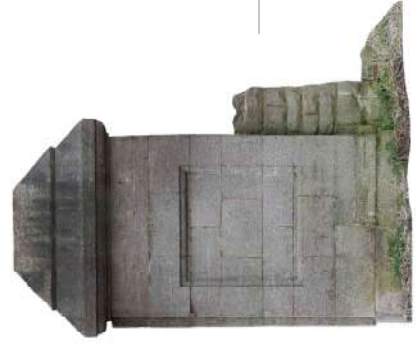
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Whitburn Lodge
South and West
Tynes and Wear
archaeological building recording
report 6.1.11

Figure 6: Elevations



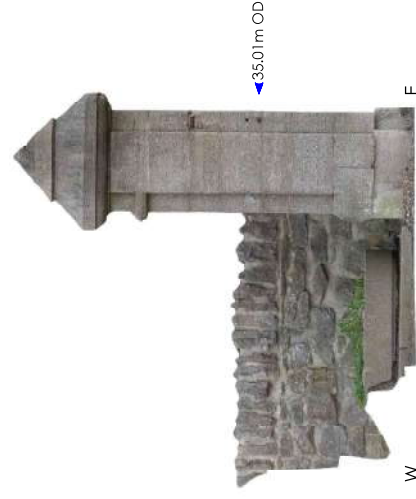
North Pier, east face



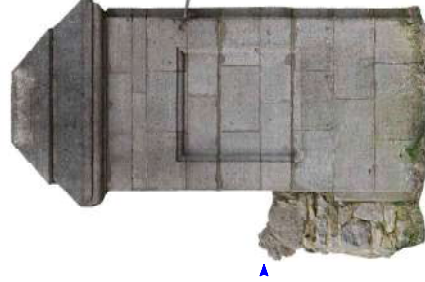
North Pier, north face



North Pier, west face



North Pier, south face



South Pier, east face



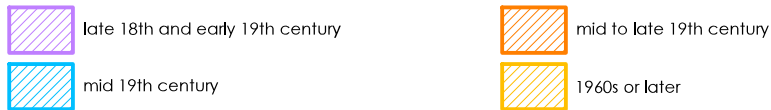
South Pier, north face



South Pier, west face



South Pier, south face



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