



South Tyneside Council



South Shields New Central Library and Digital Media Centre and Market Place Archaeological Assessment

June 2014



prospect archaeology

Market Place, New Central Library & Digital Media Centre, South Shields

Archaeological Assessment

Client: Muse Developments

NGR: 436060 567100

Local Planning Authority: South Tyneside Council

Planning Reference: TBA

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Author: Nansi Rosenberg

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Planning Summary

LPA	South Tyneside Council							
Application No.	TBA							
Case Officer	TBA							
Relevant Policies	NPPF	17	126-141	169	Paragraphs			
	South Tyneside Local Development Framework							
Curator	Tyne & Wear Museum Service – Jennifer Morrison							
Curator consulted	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Date			
Work undertaken to date	DBA	<input checked="" type="checkbox"/>	Geophys survey	<input type="checkbox"/>	Eval	<input type="checkbox"/>	Other	<input type="checkbox"/>
Known Heritage Assets	National	<input checked="" type="checkbox"/>	Regional	<input type="checkbox"/>	Local	<input type="checkbox"/>	None	<input type="checkbox"/>
Potential Heritage Assets	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>				
Potential impact on heritage assets	High	<input checked="" type="checkbox"/>	Medium	<input type="checkbox"/>	Low	<input type="checkbox"/>	None	<input type="checkbox"/>
Further information required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Trial Trench Evaluation			
Condition required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>				

Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.

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Executive Summary

Muse Developments are making a planning application for the redevelopment of land adjacent to the existing Market Place, South Shields, for the site of a new library & digital media centre, improvements to the Market Place itself and the creation of a car park to the west of Ferry Street.

South Shields was the site of a Roman fort and civilian settlement, albeit this was located further north on the headland. The Roman fort is part of the Hadrian's Wall World Heritage Site and is considered of international importance. Roman stonework has also been located to the south of the application site, suggesting Roman activity extended over a large area. It is believed the foundation of a chapel here in the 7th century saw the settlement move southwards, focused on the chapel and monastery at the site of the present Church of St Hilda. The main settlement lay on the riverside though, where a ferry across the River Tyne where the ferry crossing is located. The western part of the site has been used as the Market Place since 1768. In the 19th century, tenement housing was located between the Market Place and Ferry Street and to the west of Ferry Street, the site lay within the property of Swinburne's Glassworks. The Old Town Hall is a listed building (NHL 1232158), constructed in 1768 to plans by the Dean & Chapter of Durham in the centre of the new market place to provide an open market hall at ground level and offices above for the Dean & Chapter's officers. To the south of the Market Place, St Hilda's Church (NHL 1232156) is Grade II listed, but is believed to stand on the site of a chapel founded by St Aidan in AD 647. Much of the Market Place was damaged or destroyed by bombing in 1941.

Excavations on the Riverside have shown this area to have been largely built up with ash and clinker and this has been confirmed by geotechnical site investigations. Early historic maps label it 'Ballast Hills' but site investigations undertaken of the area indicate that a layer of made-ground consistent with the site's use as a glassworks and railway sidings underlies more recent demolition deposits. The area between Ferry Street and the Market Place was occupied by a succession of buildings through the post-medieval and modern periods. The most recent had piled foundations and made ground, including the pile caps of the former development, were recorded to depths over 1m from the current ground surface. Within the Market Place the current surface slabs are located on a sand sub-base that directly overlies clay deposits. It is possible that the clays have been reworked which would negate the potential for archaeological deposits to survive. A further programme of investigation will be undertaken to test this.

If the clays are unworked, a programme of evaluation will be undertaken in advance of development within the Market Place to establish the locations of the air raid shelters and to assess the potential for earlier archaeological remains to exist. No further archaeological work is considered necessary to the west of Ferry Street or between the Market Place and Ferry Street.

1.0 Introduction

1.1.1 This report considers the known or suspected archaeological remains lying within and adjacent to the proposed Development Site at NGR 436050, 567110. The site is currently a mixture of public open space, the existing Market Place and an area of unused land formerly occupied by a government building and retail units. The proposed development is split between the three parts of the site with a new Central Library and Digital Media Centre in the central area, improvements to the Market Place and a new car park in the western area. Two applications will be made for the development as follow:

- A. Erection of New Central Library & Digital Media Centre, creation of a 40 space car park and pedestrian link
- B. Remodelling of Market Place and erection of market stall canopy structure

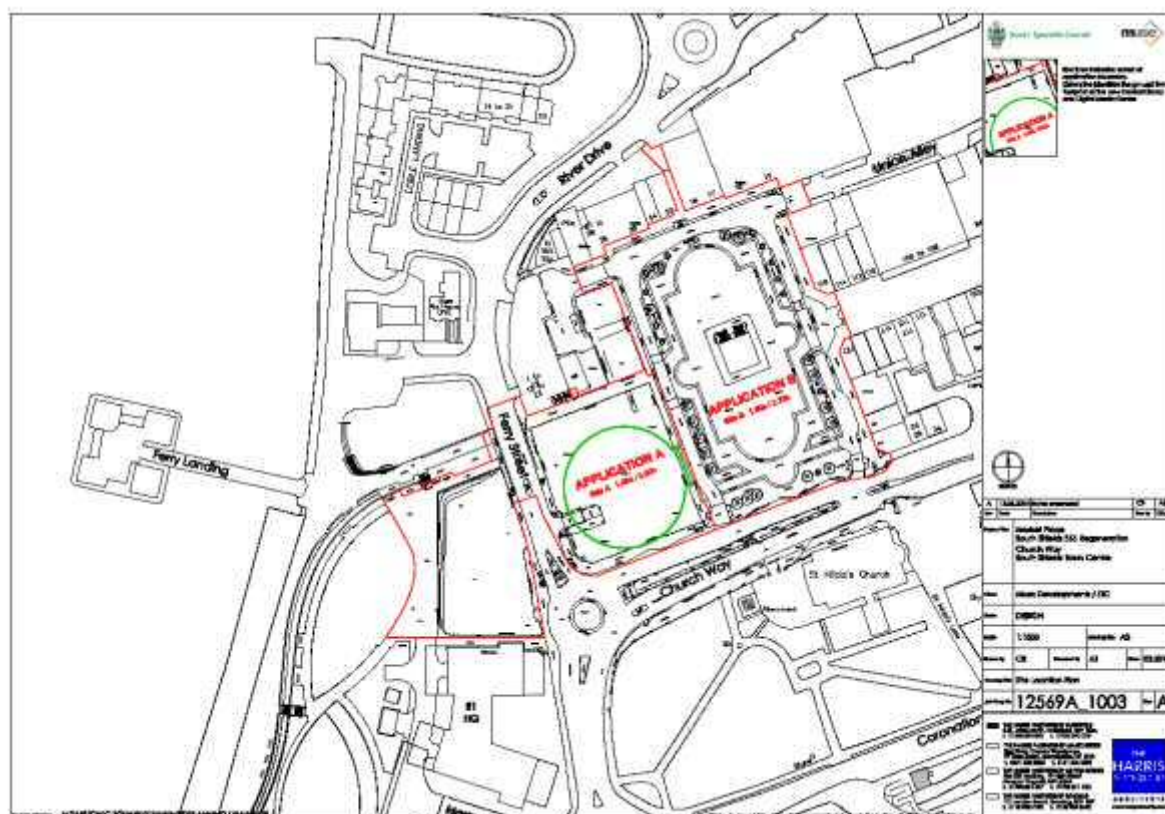


FIGURE 1: SITE LOCATION (DRAWING 12569A_1003A_SITE LOCATION PLAN_A3)

2.0 Statutory and Planning Policy Context

2.1 National Policy

2.1.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012, coming into immediate effect and replacing all previous Planning Policy Guidance notes (PPGs) and Planning

Policy Statements (PPSs). Set out below is a summary of the relevant NPPF guidance in Section 12 'Conserving and enhancing the historic environment' as it relates to archaeology only.

- 2.1.2 Section 12 provides guidance on the treatment of archaeological remains within the planning process. Whilst it is recognised that important remains should be retained, the benefits of development may be considered to outweigh the benefit of retention, especially where remains of less than national importance are concerned. Early consideration of the potential for 'heritage assets' is advised.
- 2.1.3 Paragraph 129 states: 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 2.1.4 In determining planning applications, local planning authorities should take account of:
- C. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - D. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - E. the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.5 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- F. the nature of the heritage asset prevents all reasonable uses of the site; and
 - G. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - H. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

I. the harm or loss is outweighed by the benefit of bringing the site back into use.

2.1.6 Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

2.1.7 The Highways Act 1980 (and later amendments), The Electricity Act 1989, Water Resources Act 1991, Environment Act 1995 place a duty of care on the relevant government departments, agencies and companies to consider the historic environment whilst conducting their business.

2.2 Local Policy Guidance

2.2.1 The South Tyneside Local Development Plan is in preparation and at present the Local Development Framework provides planning direction. In addition the South Shields Town Centre and Waterfront Area Action Plan (The Area Action Plan) provides specific policies relating to the current study site.

The Area Action Plan specifically recognises the archaeological potential of the proposed development site. It is identified as one of only two Areas of Potential Archaeological Importance where Policy SS12 comes into effect to "promote and encourage schemes and proposals that protect, preserve and enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of the designated sites and settings".

3.0 Assessment Methodology and Significance Criteria

3.1 Buried Heritage

3.1.1 The buried heritage (archaeology) has been considered through desk-based assessment and a site visit. A full list of referenced sources is provided and references are given. Staff at Tyne & Wear Historic Environment Record gave advice and information about known archaeological sites of interest in the vicinity of the study area, and where relevant these were further investigated. Relevant primary and secondary sources held in the Tyne & Wear Record Office have been consulted. Additional sources consulted included:

- information available on a variety of internet sites including University of Leicester Historical Directories (www.historicaldirectories.org/), Access to Archives (www.a2a.org.uk) and the Archaeology Data Service (<http://ads.ahds.ac.uk/>); the Heritage Gateway (www.heritagegateway.org.uk) and data from Pastscape (www.pastscape.org.uk). A full list of sites accessed can be found in the Bibliography section

- cartographic sources held by the Ordnance Survey;
- A site visit and walkover survey was undertaken by Nansi Rosenberg on 2nd July 2013.

3.1.2 The historical development of the site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications :

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;
- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed;
- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

3.1.3 The concluding chapter of this document summarises the findings, and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

3.2 Built Heritage

3.2.1 The built heritage assessment considers the impact of the proposed development on the setting of known built heritage assets. The Grade I listed building, The Old Town Hall, is located within the Market Place.

- 3.2.2 The National Heritage List was consulted for details of designated heritage assets, and a site walkover was undertaken to visually inspect the site and inform the assessment. A photographic record was made of the views and setting of the application site, with particular attention paid to the location of the proposed Library.

4.0 Site Description

4.1 Geology

- 4.1.1 1.1.2. The site is located in an area of mixed geology with on Roker Formation Dolostone and Pennine Middle Coal Measures, locally overlain with Glaciolacustrine Devensian clay and silt (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

4.2 Topography and setting

- 4.2.1 1.1.1. The site is level in the Market Place and adjacent plot, dropping away towards the river on the west side of Ferry Street. The Market Place is paved and tarmaced with the 18th century Old Town Hall standing centrally. Many of the surrounding buildings are modern as a result of heavy bombing during the Second World War, although the Church of St Hilda stands to the south of Corporation Road, which forms the southern boundary. The plot to the west of the Market Place is surrounded by timber hoarding it where visible through the gate on the western side can be seen to be cleared and levelled ground. To the west of Ferry Street, the area for the proposed car park is currently grassed open space, which slopes down towards the River Tyne. The floating ferry dock is adjacent and the area enjoys views north and south along both banks of the river.

5.0 Baseline Conditions

- 5.1.1 Known and suspected archaeological remains are summarised and discussed in the following section. Monuments from the Tyne & Wear Historic Environment Record are identified by the HER signifier; entries from the National Heritage List are identified by NHL; records from the National Monuments Record are identified by NMR and World Heritage Sites are marked with the prefix WHS).

5.2 Designated Heritage Assets

- 5.2.1 The World Heritage Site Buffer Zone for Frontiers of the Roman Empire (Hadrian's Wall) is located within 500m of the application site.
- 5.2.2 The site contains one listed building, the Old Town Hall (**NHL 1232158**), a Grade I listed two-storey building constructed in 1786 to provide a market hall, manor court and offices for the use of the Dean and Chapter of Durham. The building was sold to the Corporation in 1855 along with the market tolls following the establishment of the South Shields parliamentary borough in 1832. The Town Hall survived the Luftwaffe bombing of the Market Place in 1941 but fell into disrepair

until it was restored in 1977. It is built of ashlar on a square plan with a timber bell turret above. The remains of an earlier market cross are located in the centre of the open arcaded market hall at ground floor level. A double branched staircase leads to the first floor on the northern side.

5.2.3 Other listed buildings within 500m of the site (see Table 1) are largely physically and visually separated from the proposed development by the presence of other buildings between them and the application site. However, very visible from the site is The Church of St Hilda to the south of the Market Place which retains an 18th century tower (possibly with medieval lower levels) but otherwise rebuilt in 1810-11. It is believed to be constructed on the site of a chapel founded by St Aidan in AD 647 (NHL1232156; HER 8078). The Church is located immediately to the south of the Market Place with its cemetery extending to the south and west. The churchyard contains further listed structures in the form of Four Gate Piers Immediately West of Church of St Hilda (NHL 1232227) and Sundial to South-West of Church of St Hilda (NHL 1232157). These, like the Church itself, are Grade II listed and are intervisible with the application site.

5.2.4 To the northwest of the application site, Alum House Ham (Tyne Dock Engineering Company) is the only other listed building that could be affected by the development proposed (NHL 1232320). This early 19th century brick and slate building is now in use as a public house.

TABLE 1 : LISTED BUILDINGS WITHIN 500M OF THE SITE

NHL No.	Name / Description	Grade
1231574	16, Barrington Street	II
1231575	1, Beach Road	II
1231582	Mill Dam	II
1231585	27, Fowler Street	II
1232150	Marks & Spencer	II
1232151	67 & 69, King Street	II
1232152	Lloyds Bank	II
1232153	105 & 107 King Street	II
1232156	Church of St Hilda	II
1232157	Sundial to southwest of Church of St Hilda	II
1232158	Old Town Hall	I
1232160	River Tyne River Police Offices	II
1232198	Barclays Bank	II
1232227	Four Gate Piers Immediately to West of Church of St Hilda	II
1232248	The Scotia Public House	II
1232262	East Wall of Train Shed at South Shields including Tile Wall Map	II
1232273	The Former Mercantile Marine Offices	II
1232317	South Shields Museum and Art Gallery	II
1232318	The Former Marine School (Ocean Road Annexe)	II
1232320	Alum House Ham (Tyne Dock Engineering Company Limited)	II
1232945	Victoria Hall	II
1277135	Wall and Railings of the Museum and Art Gallery Fronting Road	II
1277144	St Hilda's Colliery Head Stocks	II

1277214	Entrance Building of the Former Theatre of Varieties	II
1277483	Trustee Savings Bank	II
1277489	23, Mill Dam	II
1393666	Stag's Head Public House	II

5.3 Undesignated Heritage Assets

Prehistoric (before c. AD 70)

- 5.3.1 No prehistoric finds are recorded within the study area although there are records of prehistoric material from within the area of the Roman fort, including a roundhouse, indicating a pre-Roman Iron Age settlement in that location. Other prehistoric material has been found on occasion around the town suggesting settlement from at least the Neolithic.
- 5.3.2 The antlers and bones of an extinct Irish Elk were found in peat at a depth of 4 metres from current ground level, at a brickworks 280m to the south-east of the site. Although undated, they have been interpreted as probably prehistoric (HER 866).

Romano-British (AD 70 – AD 410)

- 5.3.3 A fort known as Arbeia was established on the headland called The Lawe to the north east of the application site in c. AD 160. It is protected as part of the World Heritage Site 'Frontiers of the Roman Empire (Hadrian's Wall)' (WHS 1000098) for its military role of protecting the mouth of the River Tyne and as a supply base for the 17 forts along Hadrian's Wall (<http://www.twmuseums.org.uk/arbeia/about-us.html>). The World Heritage Site Buffer Zone around the fort also protects the later civilian settlement (*vicus*) and cemetery that extend south and west from the fort. Whilst the full extent of the *vicus* and the location of a possible port / harbour are not known, there have been relatively few finds of Roman material found in the vicinity of the application site. The harbour location has been suggested to be at Mill Dam for topographical reasons although no clear evidence of this has been identified.
- 5.3.4 A road known as *Wrekendyke*, connecting the fort to the main north-south route from Chester-le-Street to the Tyne, passes within 60m of the application site. It has been entirely built over where it passes through the town centre and is not expected to survive here (HER277). A large number of reused Roman stones along Corporation Road and decorating the roundabout may indicate the former presence of significant Roman activity in the vicinity (HER 5189 & 5190). These stones have 'lewis' holes in them indicating they were lifted by an early crane system as well as chisel facing and drill holes. Water-worn boulders located at the corner of Waterloo Vale and Oyston Street may indicate the location of a ford (HER1902). A single 4th century coin is the only other definite Roman find within the search area (HER 1903), although a pottery vessel of

unknown provenance may have a Roman origin (HER 922) and an undated stone bearing Greek inscriptions may also date from that period (HER 940).

Post-Roman – Medieval (5th – 16th centuries)

- 5.3.5 It is recorded that St Aidan established a church in South Shields in AD647 and placed it in the charge of St Hilda. The most probably location of the early church is the site of the current Church of St Hilda (HER8078). The 9th century historian Bede recorded that St Aidan gave St Hilda land to the north of the River Tyne and “a monastery lying towards the south, not far from the mouth of the river Tyne, at that time consisting of monks, but now...inhabited by a noble company of virgin, dedicated to Christ...” (HER 274). No other records of this establishment exist and it is likely that it was largely destroyed by the Danes in the 9th century. However, the parish, formerly known as Westoe, was recorded in the possession of the prior and convent of Durham in the 12th century and there is evidence for a Saxon building below the present nave (<http://www.communicate.co.uk/ne/sthildassouthshields/index.phtml>). The establishment of the monastery seems to coincide with the abandonment of the fort as the centre of settlement at South Shields. The focus shifted to the Mill Dam, a tidal inlet, and the riverside area whilst the area of the fort became open fields until the 19th century.
- 5.3.6 The town was certainly extant by the mid-13th century, known at that time as *Suthseles*. Disputes are recorded between South Shields and Newcastle over trading rights (Turner & Townsend 2009). Sea and river fishing are also recorded in the 12th century, although the precise location of fisheries is unknown (HER 4485) and despite an order being made between the town of Newcastle and the Prior and Convent at Durham in the 13th century that South Shields should have no quays and no ships berthing there, by the 15th century there were numerous fish-houses and staithes constructed (HER 945).
- 5.3.7 The town continued to grow through the medieval period, centred on the Mill Dam inlet, which fed the corn mill, and extending north and south along the riverside. 17th century maps show this layout, with the church located on the hillside to the east of the town (Gardner 1654, reproduced in HER 945). Salt panning was a major industry during the medieval period, and would have required a waterside location.
- 5.3.8 In addition to the water mill at mill dam, 16th century records indicate the presence of a windmill nearby and in the same ownership (HER 948). Post-medieval and modern development and reclamation have removed all trace of the early layout and altered the topography. Ridge and furrow seen near the Church of St Hilda provides evidence that this area east of the riverside was largely agricultural in the early medieval / post-medieval periods (HER 12734).

Post-medieval – Modern (17th century onwards)

- 5.3.9 The post-medieval and modern development of South Shields is largely industrial in nature. Salt panning was an important local industry but through the 18th century, glass manufacturing developed on the river front and the town expanded eastwards into the current market site. The market place was established by the Prior and Convent of Durham in 1767, to replace a street market that had been held in the town for many years. The Old Town Hall was constructed by Durham at this time to provide a market hall, manorial court and offices but incorporates an earlier market cross (HER 4597). Certainly the cross is depicted on Richardson's 1768 Plan of South Shields and Westoe (reproduced in HER 945). It is unknown whether there was centralised planning elsewhere in the town at this time, although it is clear the focus for industrial activities such as glassmaking and salt panning relied heavily on a waterfront location. There was also a need for access to shipping for the distribution of coals from the County Durham mines. Newcastle attempted to restrict South Shield's trading capabilities throughout the post-medieval period but the town had a monopoly of salt production on the east coast. In fact, much of the trouble with trading on the Tyne was a result of Newcastle's lack of action to make the river navigable for larger ships, which allowed the Wear to dominate until after it was significantly improved in the 1860s (<https://theses.ncl.ac.uk/dspace/bitstream/10443/192/2/ross82v2.pdf>).
- 5.3.10 In the post-medieval and modern periods, the archaeological potential of an urban site is better understood through concentrating on the study site itself and immediately adjacent buildings. The Market Place and area between the Market Place and Ferry Street have been in fairly consistent use since the 18th century. Properties on the central part of the application site are shown as arranged in two blocks between Dean Street and Church Row (later called Church Way), with West Street separating the two parts.
- 5.3.11 The western part of the application site was within the area occupied by Swinburne's Glass Works (HER 2340) and later the Harton Coal Company Staithes (also known as Low Staith; HER 2456). A glass works was first established in South Shields by Onesiphorus Dagnia in 1707 (although claims have been made that it was established in the mid-17th century) which was subsequently mortgaged to John Cookson, son of the iron and steel manufacturer, Isaac Cookson, in 1756 for the production of crown glass. It was taken over by R W Swinburne & Co in 1845. Swinburne's comprised a consortium of businessmen with other industrial interests locally, notably in collieries and railways. This was believed to mean cheap coal could be easily and cheaply transported to the glassworks which would make the works naturally competitive. A serious fire in 1859 saw the abandonment of crown and sheet glass manufacture at the site. The decision to concentrate solely on plate glass led to the eventual demise of the works as foreign imports

flooded the market, unlike with sheet glass. The works closed in 1868 only to be bought and reopened later the same year by the prospective parliamentary candidate, Charles Mark Palmer, under the company name the Tyne Plate Glass Company. The move was seen as a cynical attempt to gain votes although Palmer was part of a consortium that included R W Swinburne until 1872. Both the company and election campaign failed, although Charles Mark Palmer was very successful in other businesses, most notably John Bowes & Partners, which effectively funded the losses the glass works was making from 1868 – 1886. The works eventually closed in 1891 (Ross 1982).

- 5.3.12 The former glassworks was soon demolished to make way for the Harton Colliery New Staithes (also known as Low Staithes) in 1904, one of the termini of the Harton Railway. These were unique in the use of steam cranes to load the coal into waiting ships until the addition of an electrically powered conveyor belt in 1914 (HER2456; South Tyneside MBC et al 2004).
- 5.3.13 The Second World War saw the construction of two underground air raid shelters within the Market Place. Their precise locations are unknown although they are both believed to have been located to the east of the Old Town Hall. South Shields suffered numerous Luftwaffe bombing raids during the war, with the Market Place suffering direct hits on 2nd October 1941. Many buildings were entirely destroyed as a result of the bombing and subsequent fires caused as a result of a direct hit on Dunn's Paint Store which sent burning tins of paint and oil flying across to other properties, resulted in extensive further damage, amplified by damage to the gas mains. The air raid shelters were hit but were not as heavily occupied as they might have been as the access to them was restricted as a result of a previous bombing raid. In total, 68 people were killed, 117 seriously injured, 91 slightly injured and approximately 2,000 made homeless. In addition 240 houses, shops and offices were destroyed at the time or had to be demolished later. The Old Town Hall and the Church of St Hilda had suffered some relatively minor damage but most of the rest of the Market Place properties were destroyed or seriously damaged (http://ne-diary.bpears.org.uk/Inc/ISeq_24.html).
- 5.3.14 Following the bombing and subsequent improvements to the town centre, a government building was constructed in the central part of the application site. This is known to have been used as the Social Security Office and shops at ground floor level for at least part of its history. The building was of concrete construction with a flat roof, 3 storeys high and built on piled foundations. It formed a courtyard arrangement with parking in the centre. Coincident with the construction of this building was the creation of the widened road layout that affords bus stops along Church Way.

5.3.15 Excavations at Harton Low Staiths shows there to have been up to 10m of ballast and modern make-up layers in places. The ballast is largely undated but is likely to be post-medieval in date (Turner & Townsend 2009). Harton Low Staithes was reclaimed in 1999, a process that is understood to have included the removal of all foundations, to a depth of between 3 - 5m from ground level and the importation of 3 -5m of redeposited demolition debris (Turner & Townsend 2009)

5.3.16 Cartographic evidence provides a useful summary of changes to the site and its environs. Only the earliest and large scale maps and plans available are discussed in the following paragraphs.

[RICHARDSON 1768 A PLAN OF THE TOWNSHIPS OF WESTOE AND HARTON](#)

5.3.17 The cross is marked within the Market with wide streets to east and west of the market (King Street and Dean Street). The area now occupied by Ferry Street is marked 'Ballast'. Between the ballast and the market is built up but with no indication of the nature of the properties. The church and churchyard are also shown as is Mill Dam with a bridge crossing the inlet.

[UNKNOWN 1830](#)

5.3.18 A plan of unknown provenance, believed to date to c 1830 shows the Market Place with the Old Town Hall in the centre, Dean Street and King Street extend between unlabelled buildings and further unlabelled are located on the area closer to the riverside. Ferry Street appears to be a very narrow route through and perhaps not, at this stage, a formal road.

[ORDNANCE SURVEY 1857 1:568](#)

5.3.19 The Town Hall is identified as such in the centre of the Market Place with a route linking King Street and Dean Street shown curving around the southern end of the Old Town Hall. The area between the Market Place and Ferry Street (which is by this time a formal route) is occupied by public houses and other properties, likely to be in commercial and/or domestic use.

5.3.20 The area to the west of Ferry Street is occupied by Swinburne's Glass Works, including part of the Plate Glass Works and other buildings. Unfortunately the quality of the scanned map is too poor to read the legends on the buildings adjacent to Ferry Street.

[ORDNANCE SURVEY 1896 1:568](#)

5.3.21 A tram system has been provided through the Market Place and along Church Row and the route around the southern side of the Town Hall removed. Two additional buildings are shown to the east of the Town Hall, their purpose unknown. The central area of the site is unchanged.

5.3.22 The glassworks is no longer in use although it is evident that significant changes to the works have been made prior to its closure. The quayside is labelled 'Harton Collieries Staiths (New)' although the connection to the Harton Railway is not yet shown.

[ORDNANCE SURVEY 1915 1:2,500](#)

5.3.23 A public lavatory has been added to the west of the Town Hall whilst the two buildings formerly to the east of the Town Hall have been removed. No significant changes are shown in the central area of the application site.

5.3.24 The Swinburne's Glass Works has been demolished and the Harton Low Staithes are shown with multiple rail lines serving them and linking to the Harton Railway.

[ORDNANCE SURVEY 1956 1:2,500](#)

5.3.25 There is no significant change within the Market Place or central area, except the removal of the tram lines. However, properties surrounding the Market Place have been demolished, reflecting the effect of the Luftwaffe raid in 1941. One property on the northern side is labelled 'Ruin' 15 years after the attack. The building south of Dean Street labelled 'Beacon House' appears to be a new construction but in the main the central area appears to be largely unchanged.

5.3.26 Considerable changes in levels are shown around the railways at the Harton Low Staiths although this is largely beyond the redline boundary of the application site. Some unlabelled buildings have been constructed along Ferry Street.

[ORDNANCE SURVEY 1963-73 1:2,500](#)

5.3.27 New buildings are shown on the northern and eastern sides of the Market Place. The central area seems to be undergoing a programme of clearance as many buildings have been removed, whilst others are marked 'Ruin'. The western area is unchanged.

[ORDNANCE SURVEY 1985-89 1:2,500](#)

5.3.28 Only the central and eastern areas are shown on this map. New buildings occupy the central area and on the eastern and northern sides of the Market Place. The road which now forms the boundary of the Market Place has been constructed as has the widened Church Way. Ferry Approach replaces the former Dean Street to the north of the central area and is a pedestrianized route that provides access to the ferry terminal from the town centre.

[ORDNANCE SURVEY 1956 1:2,500](#)

5.3.29 There are no significant changes to the site except in the western area where the former buildings have been demolished.

TABLE 2 : KNOWN HERITAGE ASSETS IN THE VICINITY OF THE SITE

HER No.	Name / Description	Status	Period
274	South Tyneside Anglian Monastery		Early medieval
277	Wardley, Wrekendyke Roman road		Roman
866	South Shields Animal Bones		?Prehistoric
922	Pottery vessel		Unknown
940	Greek inscribed stone		Unknown
941	Bone ring		Medieval
945	South Shields Town		Medieval
948	Windmill		Med-Post-Med
1135	Bigges Main to Wallsend Waggonway		Post-medieval
1902	Oyston Street, possible ford		?Roman
1903	River Drive, coin of Valerian I (4 th C)		Roman
2288	Brandling Junction Railway, South Shields Branch (later NER)		Early Modern
2290	Stanhope & Tyne Railway (NER, Pontop & South Shields Branch)		Early modern
2331	South Shields to Sunderland Road		Early Modern
2337	Fairle's Dock		Early Modern
2339	Market Spring Lane or Forsythe's Dock		Early Modern
2340	Cookson's or Swineburn's Glassworks		Post-medieval
2341	Subscription Brewery		Early Modern
2342	Bottle Works		Early Modern
2352	Corn Mill		Early Modern
2353	Low Station		Early Modern
2354	Swinburne's Brick Field		Early Modern
2355	St Hilda's Colliery	LB II	Early Modern
2358	Ballast Hill		Early Modern
2359	Glass Works		Early Modern
2380	Rope Manufactory		Early Modern
2381	Phoenix Iron Works		Early Modern
2382	Oyston's (Alderson's) Brick Field		Early Modern
2383	Rope Walk		Early Modern
2384	Anderson's Brick Field		Early Modern
2427	Ballast Railway / Harton Coal Company Railway		Early Modern
2444	Brewery		Early Modern
2445	Ship Repairing Yard		Early Modern
2446	Saw Mills		Early Modern
2453	Wagon Building Works		Early Modern
2454	Ship Repairing Yard		Early Modern
2455	Brewery		Early Modern
2456	Harton Colliery Staithes (Low Staith)	LL	Early Modern
2457	Stone Quay Boiler Works		Early Modern
2460	Goods Station		Early Modern
2461	Gas Works		Early Modern
2462	South Shields Station	LB II	Early Modern
2590	Tilery		Post-medieval
2591	Mill Dam		Post-medieval
4484	Ballast Hills		Post-medieval
4485	Salmon Yares (12 th C)		Medieval
4487	Ballast Quay		Post-medieval

4488	Broad Landing, Wharf		Post-medieval
4500	16 Barrington Street	LB II	Early Modern
4501	Trustees Savings Bank	LB II	Early Modern
4517	Barclays Bank	LB II	Modern
4521	Marks & Spencer, 82-84 King Street	LB II	Early Modern
4523	67 & 69 King Street	LB II	Early Modern
4524	Lloyds Bank, King Street	LB II	Early Modern
4527	The Scotia Public House	LB II	Modern
4529	Customs House, Mill Dam	LB II	Early Modern
4590	Mr Thompson's Timber Yard		Post-medieval
4593	Market Place		Post-medieval
4595	Primitive Methodist Church		Early Modern
4597	Market Cross		Post-medieval
4598	Brewer's Well		Post-medieval
4599	Mill dam bridge / Deanbridge		Post-medieval
5189	Re-used Roman stones, Church of St Nicholas		Roman
5190	Roman stones, Coronation Street		Roman
5677	Staith Master's House, Mill Dam	LL	Early Modern
7832	Tilery, Mill Dam		Post-medieval
8075	Masonic Hall, 27 Fowler Street		Early Modern
8078	Church of St Hilda	LB II	Post-medieval
8079	Sundial, Church of St Hilda	LB II	Post-medieval
8081	Gate piers, Church of St Hilda	LB II	Post-medieval
8083	East wall of train shed	LB II	Modern
8084	Museum & Art Gallery	LB II	Early Modern
8085	Marine School	LB II	Early Modern
8087	Tyne Dock Engineering Co. Ltd	LB II	Early Modern
8113	Victoria Hall	LB II	Early Modern
8490	Pottery		Post-medieval
8511	Corporation Quay	LL	Early Modern
9533	National Westminster Bank	LL	Early Modern
9534	Edinburgh Building, 20-24 King Street	LL	Early Modern
9537	4 to 8 Fowler Street	LL	Early Modern
9538	Stag's Head Public House	LB II	Early Modern
9541	The Quadrant, 55-67 Mill Dam	LL	Early Modern
9549	Pillar box, Market Place / King Street	LL	Early Modern
9551	Pillar box, King St / Ocean Rd / Mile End Rd	LL	Early Modern
9556	The Waterfront Public House, Mill Dam	LL	Early Modern
9560	Ship and Royal Public House, No 1 Ocean Road	LL	Early Modern
9562	Burtons Menswear, 64 King Street	LL	Modern
9564	Riddicks, 22 Fowler Street	LL	Modern
9566	HSBC Bank, 21 Fowler Street	LL	Modern
10938	Lion Statue, Ocean Road	LL	Early Modern
11137	Merchant Navy Memorial, Mill Dam	LL	Modern
11190	War Memorial, Church of St Hilda		Modern
11726	Barrage balloon site, Mill Dam		Modern
11976	Seaman's Mission, Holborn House, Mill Dam	LL	Modern
11981	Street shrine, Waterloo Vale		Modern
12734	Ridge and furrow, Church of St Hilda		Med-Post Med
13370	35-37 King Street		Early Modern
14394	Mural, Commercial Road	LL	Modern
14395	Ferry Landing, Ferry Street	LL	Modern

14397	100-108 King Street	LL	Modern
14431	Bridge, River Drive	LL	Modern
14438	Gas holder, Oyston Street	LL	Early Modern
15397	Freemasons Hall, Ingham Street		Early Modern

6.0 Geotechnical Site Investigations

6.1.1 Geotechnical site investigations have been undertaken in the market place, the new library location and the proposed car park west of Ferry Street (3E Consulting Engineers 2014; Curtins 2014). The results of these investigations were markedly different, indicating different uses and historical development across the application site.

6.1.2 Within the Market Place there is no made ground beneath the current surface and its sub-base, although the possibility of the underlying clays being reworked was noted, which could mean any archaeological deposits have been destroyed.

6.1.3 Within the central area, proposed for the new library, the made ground is representative of the demolition of modern buildings and extends to a minimum of 1.10m depth in all areas tested. Pile caps from the most recent structure on site were recorded within this made ground, indicating the foundations were not removed when the building was demolished. However, the depth to which made ground extends, given the natural levels identified in the adjacent market place, indicate negligible potential for archaeological survival.

6.1.4 To the west of Ferry Road, modern overburden is overlying ballast consistent with the description of this area as 'Ballast Hills'.

7.0 Assessment

7.1.1 An archaeological research strategy for South Shields was prepared in 2004 and, although planning policies have changed since it was written, it remains valid in determining the approach to archaeological investigation on this site (South Tyneside MBC et al 2004). There has been considerable modern disturbance, particularly to the west of Ferry Street where extensive ballast dumping, industrial activities and remediation have heavily disturbed pre-modern levels.

7.1.2 The site has negligible potential to answer questions relating to the prehistoric occupation of South Shields.

7.1.3 There is also limited evidence for Roman period occupation, which is known to have been focused on the fort and *vicus* sites to the north. The presence of reused Roman stonework in the vicinity may indicate the presence of some form of industrial activity at this time, and the location

of the port is not yet certain. The potential to answer the Roman research questions presented is however low.

7.1.4 The location of the Saxon monastery is not yet known although it is believed to be on or near the Church of St Hilda. The main secular focus during the medieval potential would appear to be near the Mill Dam and riverside and is therefore unlikely to be represented within the application site.

7.1.5 The research questions presented for the post-medieval and early modern (19th century) periods relate largely to the industrial activities taking place. However, the site has been occupied by the market since at least the 18th century and is likely to have some relevance in understanding the commercial and residential nature of the pre-industrial town. It is also noted, however, that extensive rebuilding following the 1941 bombing and late 20th century redevelopment of the town centre is likely to have had a negative effect on the survival of pre-modern features. The geotechnical site investigations suggested the clay underlying the current surface may have been reworked. If this is the case, then the potential for archaeological survival is negligible.

7.1.6 In the area of the former glassworks and Harton Low Staiths it is understood that between 3-5m of modern make-up material covers the site. It is therefore concluded that the potential for post-medieval and 19th century archaeological survival is low.

7.1.7 The proposed development will involve limited ground disturbance in the Market Place and the western area where landscaping and car parking are the only proposed impacts. The central area is proposed for the site of the new library and a greater depth of disturbance can be anticipated here. However, a late 20th century building in this location is known to have had piled foundations which will have impacted on earlier deposits. The potential for archaeological survival in this area is therefore considered low.

8.0 Conclusions

8.1.1 The site has relatively low potential for archaeological investigation, in part due to modern uses, and in part due to low impacts from the proposed development. The site can be divided into three parts in terms of the recommendations for further archaeological investigation:

- In the Market Place where limited impacts are proposed in the new development, it is not yet clear whether the underlying soils have been reworked. Further investigations will be undertaken to test this and, depending on the results, a series of evaluation trenches will be excavated to determine the presence or absence of archaeological features and to confirm the

locations and state of preservation of the air raid shelters. Proposed trench locations are shown in Figure 10.

- Although the foundations of the new library would have been a significant impact on archaeological levels, the area has been significantly truncated by the construction of modern buildings. No further archaeological work is considered necessary in this location.
- The proposed car park in the western area is not expected to have any impact on archaeological levels and no further intervention is recommended in this location.

9.0 Bibliography

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10.0 Figures

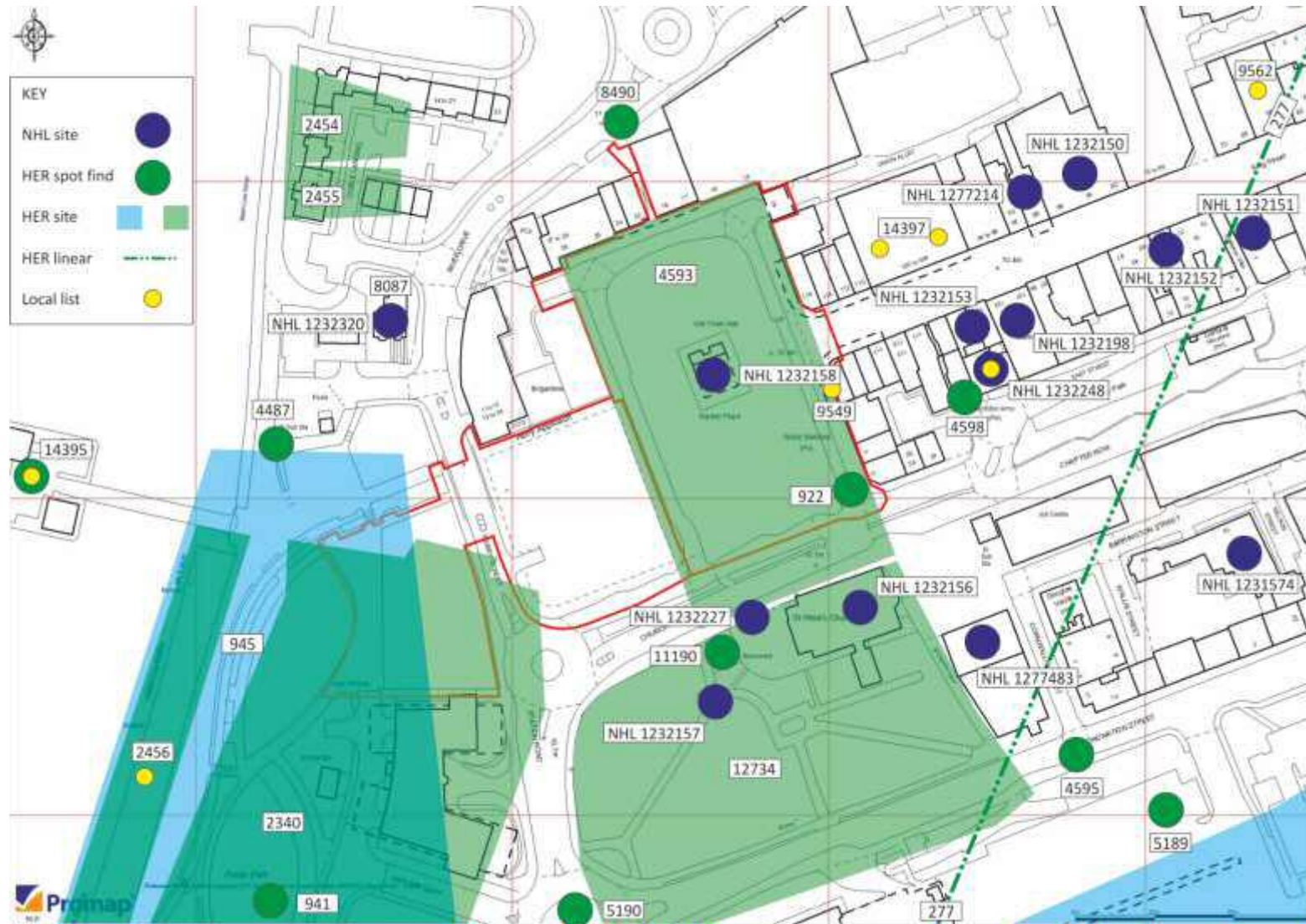


FIGURE 2: SITE LOCATION AND KNOWN HERITAGE ASSETS

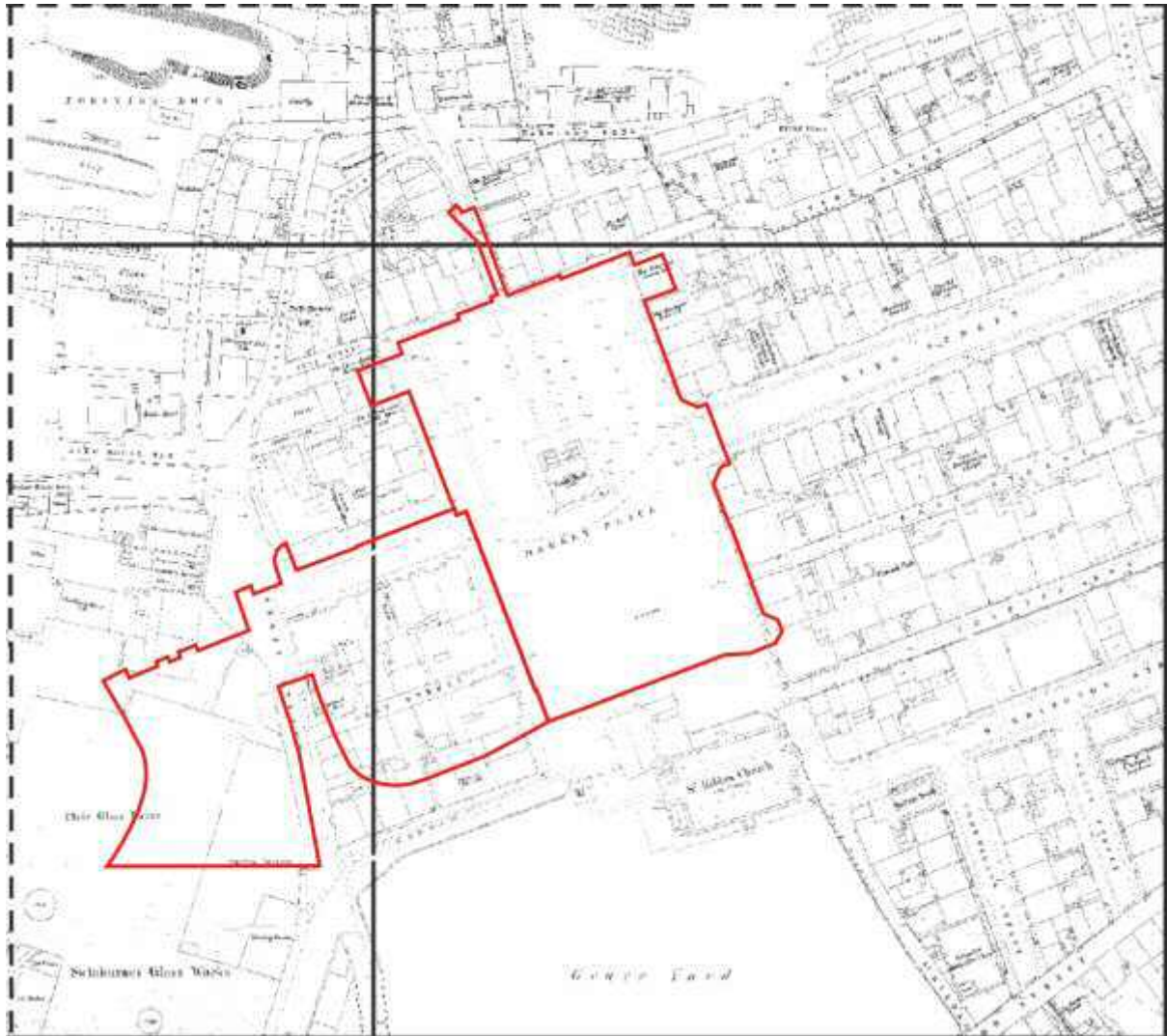


FIGURE 3: ORDNANCE SURVEY 1857

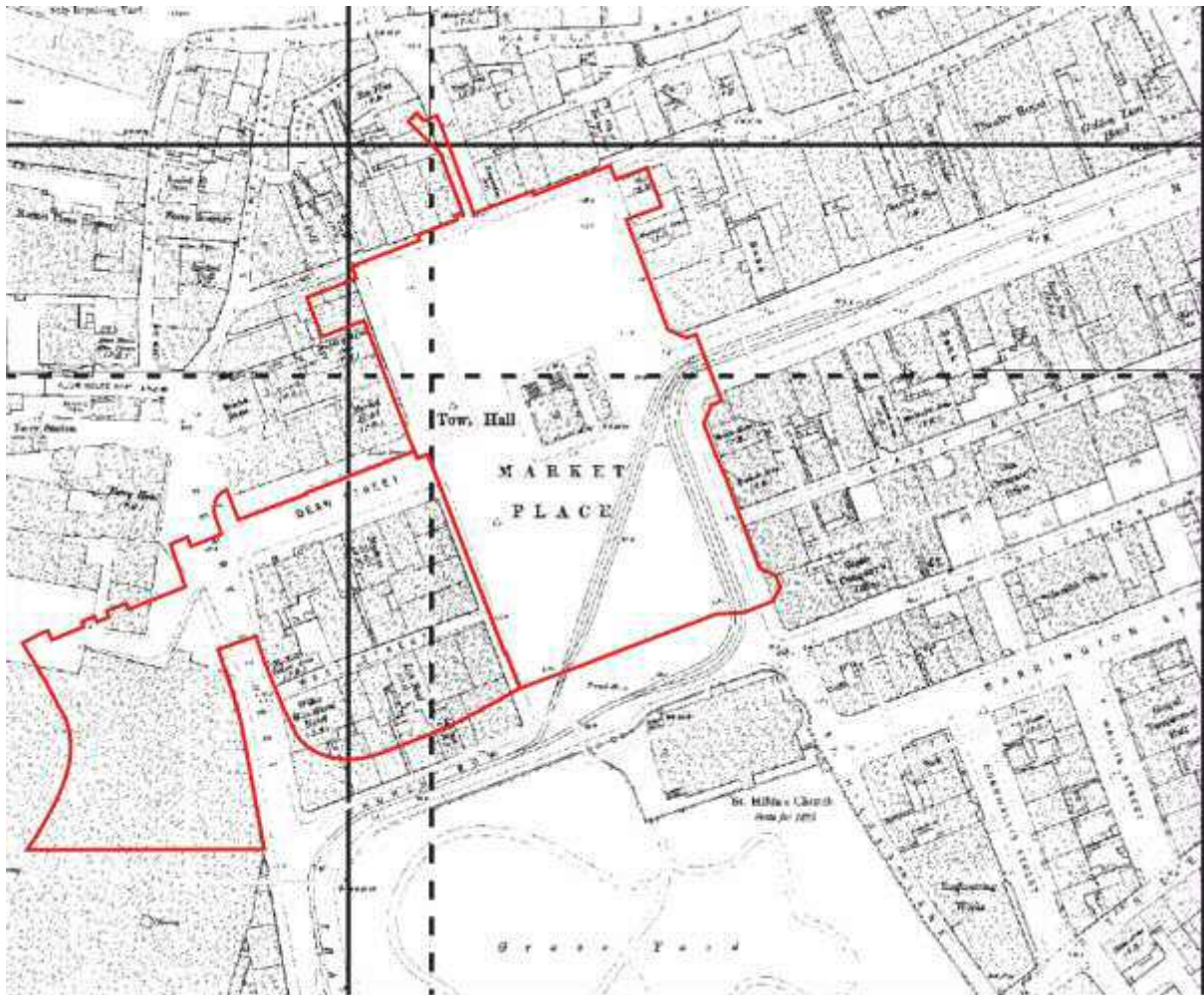


FIGURE 4: ORDNANCE SURVEY 1896

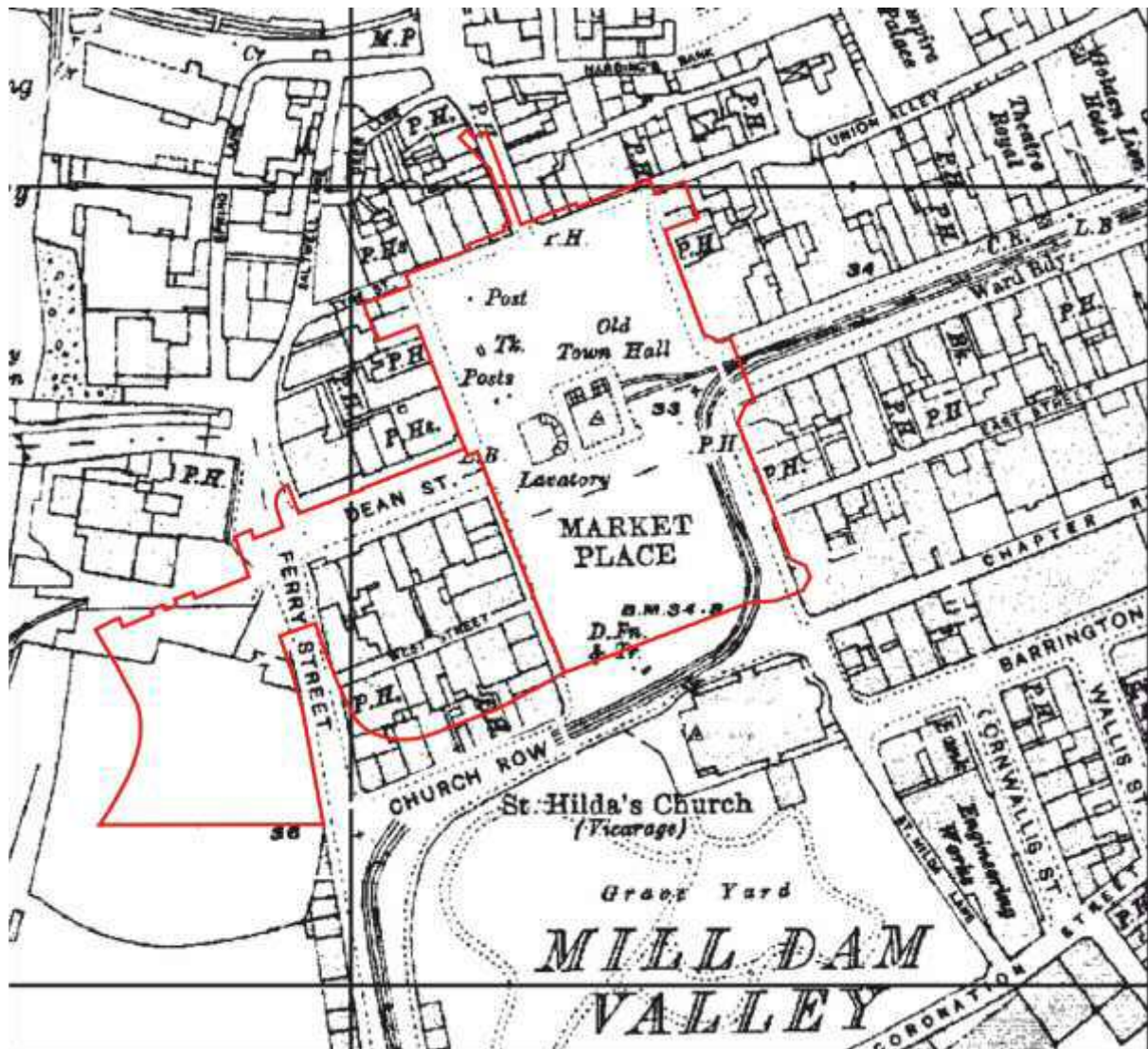


FIGURE 5: ORDNANCE SURVEY 1915

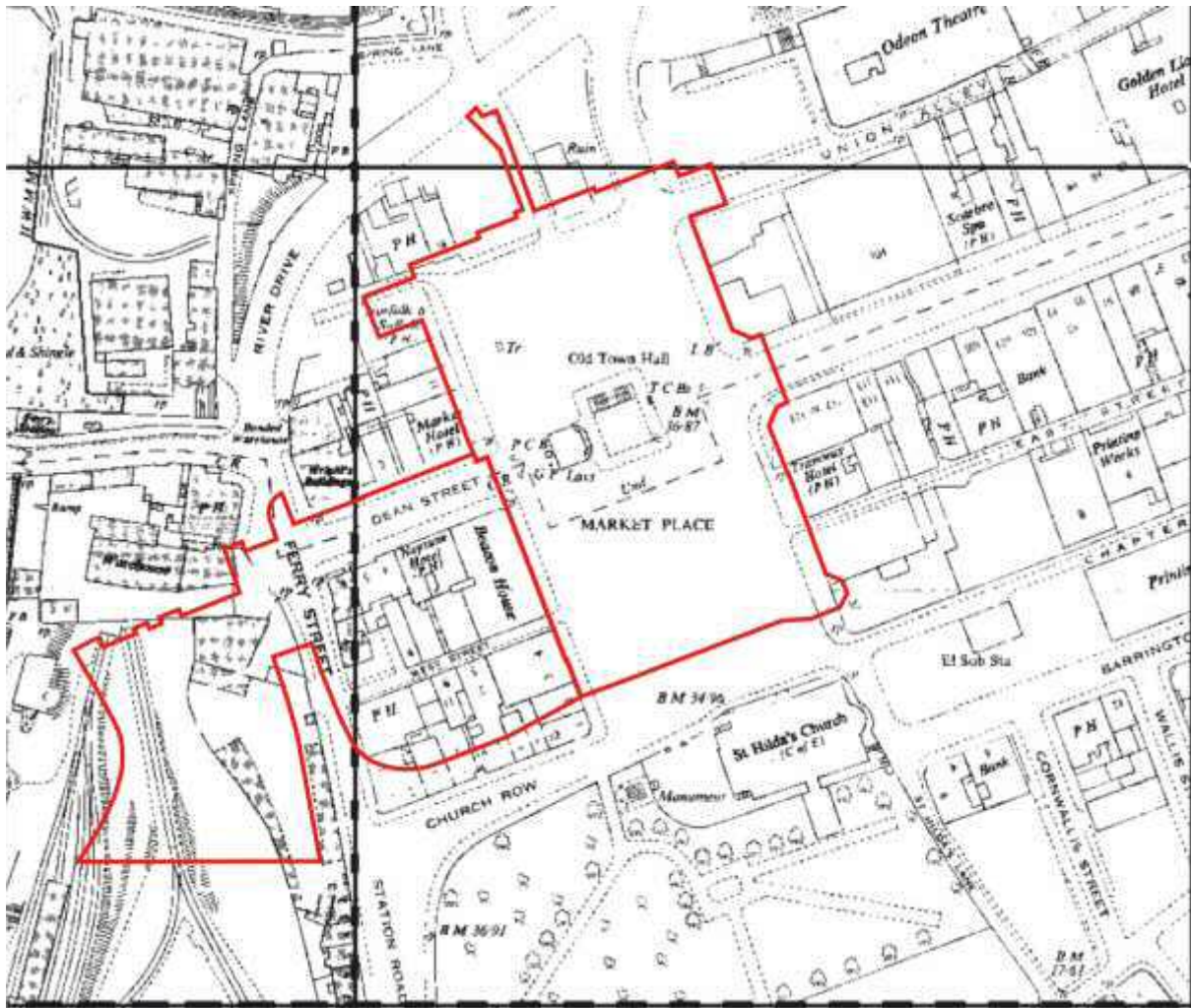


FIGURE 6: ORDNANCE SURVEY 1956

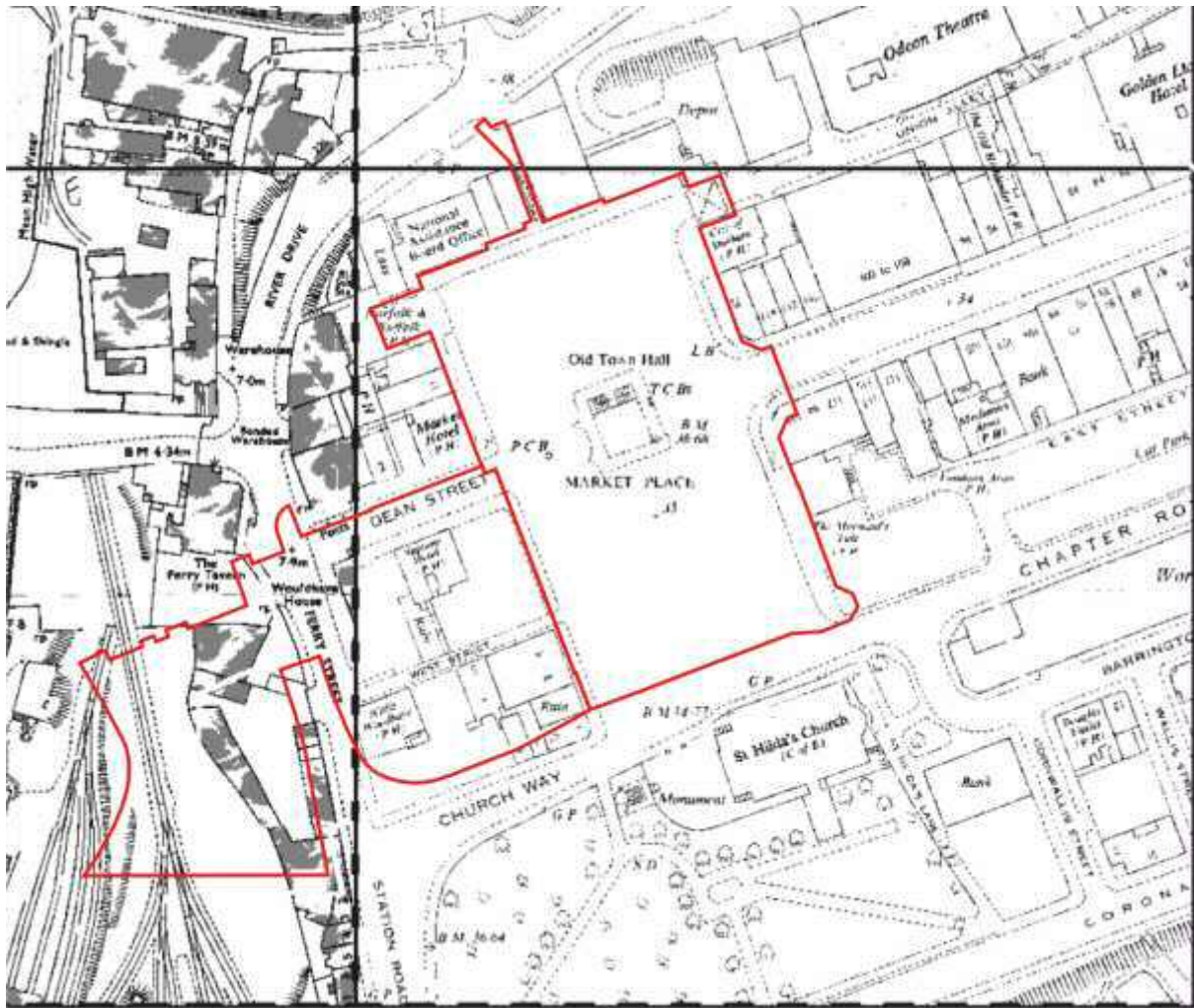


FIGURE 7: ORDNANCE SURVEY 1963-73

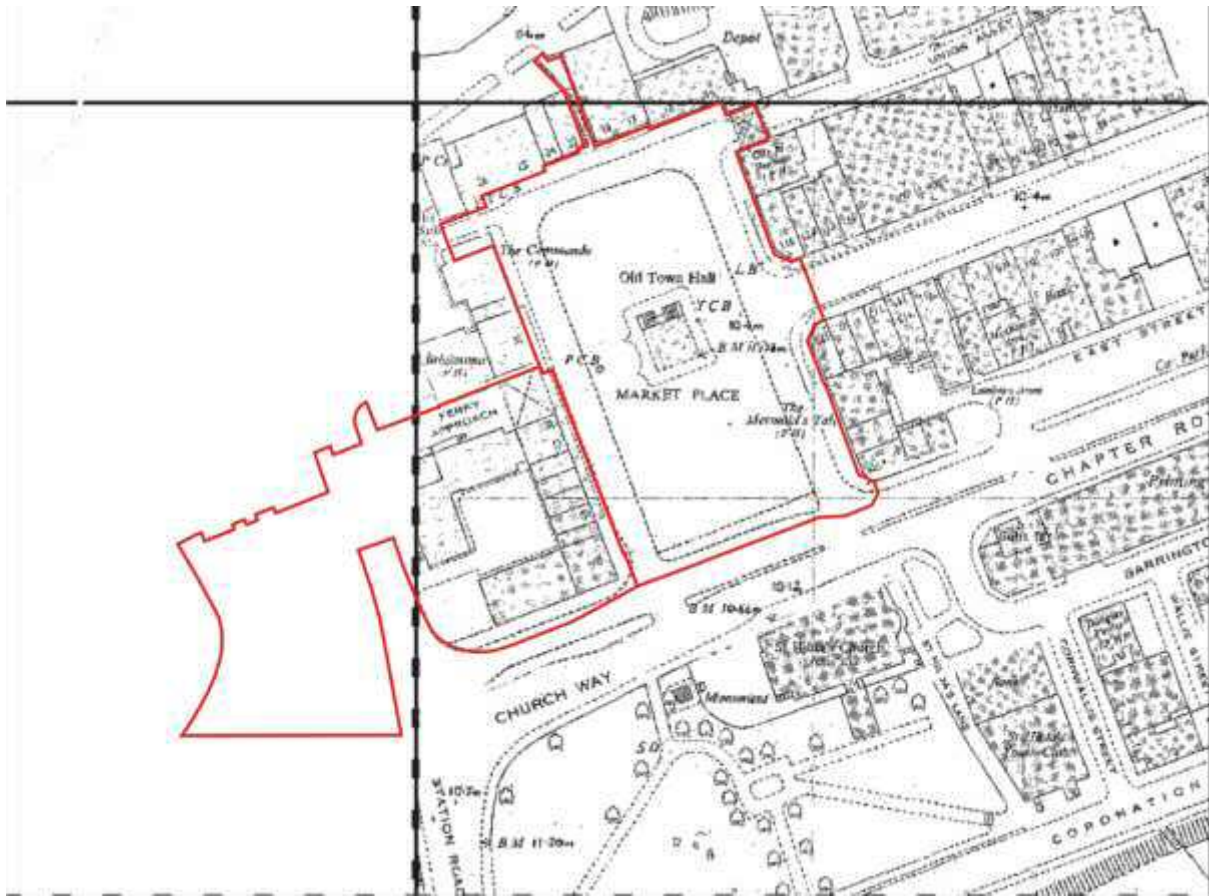


FIGURE 8: ORDNANCE SURVEY 1985-89

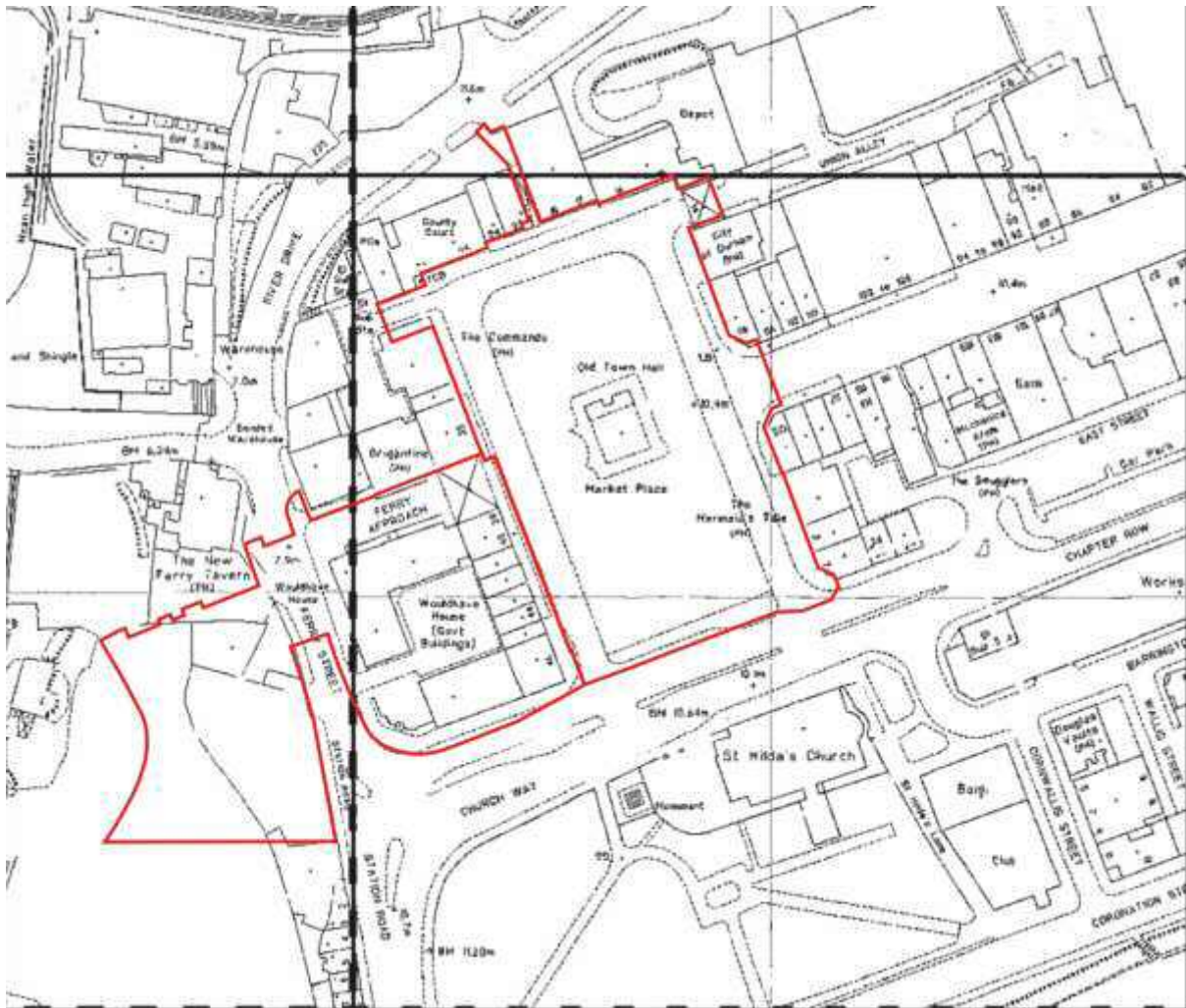


FIGURE 9: ORDNANCE SURVEY 1993



FIGURE 10: PROPOSED TRENCH LOCATIONS

11.0 Plates



PLATE 1: THE OLD TOWN HALL FROM THE SOUTH-WEST



PLATE 2: VIEW SOUTH FROM OLD TOWN HALL TOWARDS THE CHURCH OF ST HILDA



PLATE 3: VIEW NORTH-WEST ACROSS THE MARKET PLACE FROM THE JUNCTION WITH CHURCH WAY



PLATE 4: CHURCH OF ST HILDA FROM THE CORNER OF MARKET PLACE AND CHURCH WAY



PLATE 5: VIEW INTO CENTRAL HOARDED OFF AREA LOOKING TOWARDS THE OLD TOWN HALL



PLATE 6: VIEW TOWARDS THE CHURCH OF ST HILDA FROM THE CENTRAL HOARDED OFF AREA



PLATE 7: VIEW SOUTHWARDS FROM NORTH-WEST CORNER OF MARKET PLACE



PLATE 8: VIEW SOUTHWARDS ACROSS WESTERN PART OF SITE TOWARDS BT HEADQUARTERS



PLATE 9: VIEW NORTH FROM WESTERN PART OF SITE TOWARDS ALUM HOUSE HAM



PLATE 10: VIEW SOUTH ALONG THE RIVER TYNE BANK TOWARDS THE SOUTH SHIELDS CONSERVATION AREA FROM THE WESTERN PART OF THE SITE