TYNEMOUTH

AN ARCHAEOLOGICAL ASSESSMENT & STRATEGY
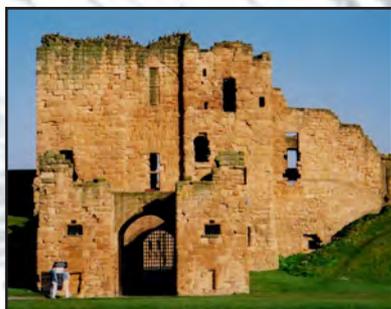
- NORTH TYNESIDE COUNCIL - DEVELOPMENT FUNCTION
- CITY OF NEWCASTLE - PLANNING AND TRANSPORTATION DIVISION
- NORTHUMBERLAND COUNTY COUNCIL - ARCHAEOLOGY & CONSERVATION
- ENGLISH HERITAGE

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PART I: ARCHAEOLOGICAL ASSESSMENT

1   Introduction

Tynemouth is one of six historic urban centres in the former County of Tyne and Wear that have been the subject of archaeological assessments funded by English Heritage. The extensive urban survey of historic towns in Northumberland and Tyne and Wear is being undertaken by the Tyne and Wear Specialist Conservation Team on behalf of North Tyneside Council. The survey aims to bring together the wealth of historical and archaeological information in an easily accessible format that can assist the Planning Department manage and conserve the town's unique and important heritage.

The work involved the collection and analysis of documentary, cartographic and archaeological sources for evidence of the extent and character of the urban development of the town. The area covered (Fig 1) represents the historic core and includes the major areas of residential and industrial expansion in the late eighteenth and nineteenth centuries.

All relevant information has been recorded on the Tyne and Wear Historic Environment Record and mapped, where possible, using ArcView. This forms the base data for the site distribution maps shown in this report.

1.1   Location, Geology, Topography

The name 'Tynemouth' is a medieval description of the location of the settlement on the north entrance to the River Tyne. The cliffs here rise steeply above the foreshore by some 30 m, giving the topography a dramatic and attractive setting.

The Priory and the Castle, Tynemouth's principal historic landmarks are sited on the major lanscape feature, the rocky outcrop. This has been formed from a resistant outlier of the Permian Lower Limestone plateau that dominates the coast to the south of the Tyne. At the base of the cliff below the priory and castle, and running into the surrounding countryside, shaly slate-marl represents the upper level of the underlying Coal Measures Sandstone. The coal mining associated with this geology is of tremendous importance from the earliest recorded time, in the industrial economy of the district, and although there are no mines in the study area of this assessment, the influence of the industry was a major theme in the historical development of the town and its hinterland (Land 1974).

The approach to the projecting headland narrows to form a ridge some 95 m wide, with a precipitous drop down to the Short Sands of Tynemouth Bay to the north, and a steep slope down to the Prior's Haven to the south. This constriction forms the logical position of any defensive line to cut off and protect the settlement on the headland. The steep ditch to the west of the barbican, and the less substantial gully that runs south-east towards the Spanish Battery are man-made defences for the

Post Medieval forts at the castle and on the smaller promontory to the south, the Spanish Battery. The topography of the rest of the area of the town is flat and featureless; well watered and with good sandstone for building in easy reach.

1.2   Documentary and Secondary Sources

Primary and secondary sources have been consulted at North Shields Central Library, Newcastle Library Local Studies Section, The Society of Antiquaries of Newcastle upon Tyne's Black Gate Library, Tyne and Wear Archive Office and the Tyne and Wear Historic Environment Record. The principal historical sources have been used, most notably HHE Craster's Volume VII of the Northumberland County History, 1907. In most matters of opinion, Craster has been preferred to WS Gibson (1843 History of the Monastery of Tynemouth) and D Lumley (1934 The Story of Tynemouth Priory and Castle). A full list of sources is contained in the Appendices.

Three Desk Top Assessments have been undertaken within the town of Tynemouth: East Street, (G McCombie 1995); The area around the Clock Tower (Heslop 1999) and for an industrial site near the station (TWM,s 2001)
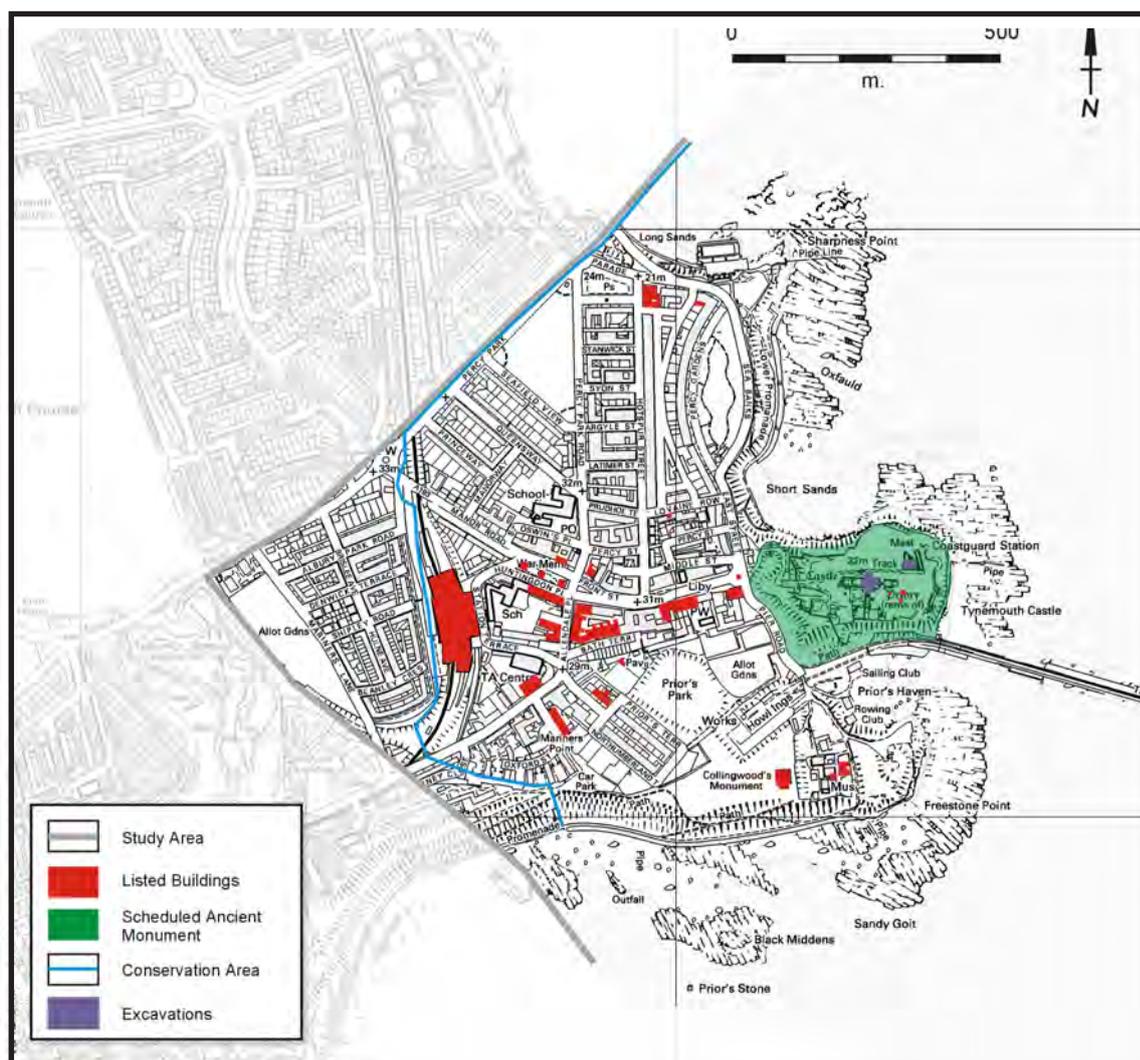
Fig 1. The Study Area showing statutory constraints and excavations

1.3   Archaeological Data

All of the Pre-Conquest sculpture from the town has been published, (Table 1 page 11).

Three excavations are noted within the town, all on or near the Headland. In 1963, George Jobey opened an area to the north of the priory church, and picked up a sequence of occupation starting in the Pre-Roman Iron Age (Jobey 1967, 33-104); in 1980, Graham Fairclough for English Heritage excavated in advance of the construction of the new Coast Guard Station to the north-east of the church, on the site of the priory Great Barn (Fairclough 1983, 101-133) and in 1995, Clive Hart for Tyne and Wear Museums excavated on East Street, in advance of housing development (Hart 1997, 87-108).

The author was involved in architectural recording in advance of consolidation on the East End of the priory church, which concluded with the production of a report for publication by Martin Leyland and David Sherlock (2000).

1.4   Cartographic Sources

Tynemouth is well covered by early mapping. The full sequence referred to in the compilation of this report is as follows:-

Map 1	*Tynemouth in the time of Henry VIII* (BM, Cotton MSS., Aug. 1,ii, Art 7)
Map 2	*Map of edifices at Tynemouth in the reign of Elizabeth* (c 1580 - BM, Cotton MSS., Aug. 1,ii, Art 6)
Map 3	1757 survey (NRO, Mining Institute, Watson Collection, shelf 21, No 27)
Map 4	1780 *Map of Tynemouth* John Fryer
Map 5	1827 *Plan of North Shields and Tynemouth* (NRO 657/1)
Map 6	1861 OS 25", Sheet LXXXIX.12,
Map 7	1868 Survey by John Green for the Duke of Northumberland, showing new houses and intended building sites.
Map 8	1894 1:500 North Shields Survey Sheet 6

Map 2 and details of Maps 4 and 5 are illustrated in this report (Figs 2, 8 and 9).

2   The Pre-urban Archaeological Evidence

2.1   The Prehistoric Period

The coastal plain of south Northumberland is an area of emerging importance in the prehistoric archaeology of Northern England. Within a 10 km radius, later prehistoric or Romano-British enclosures of farmstead size occur at Marden, West Monkseaton and Earsdon (two). A Celtic placename, *Benebalcrag* is asso-ciated with the headland (Craster 1907, 24), and although the twelfth century manu-
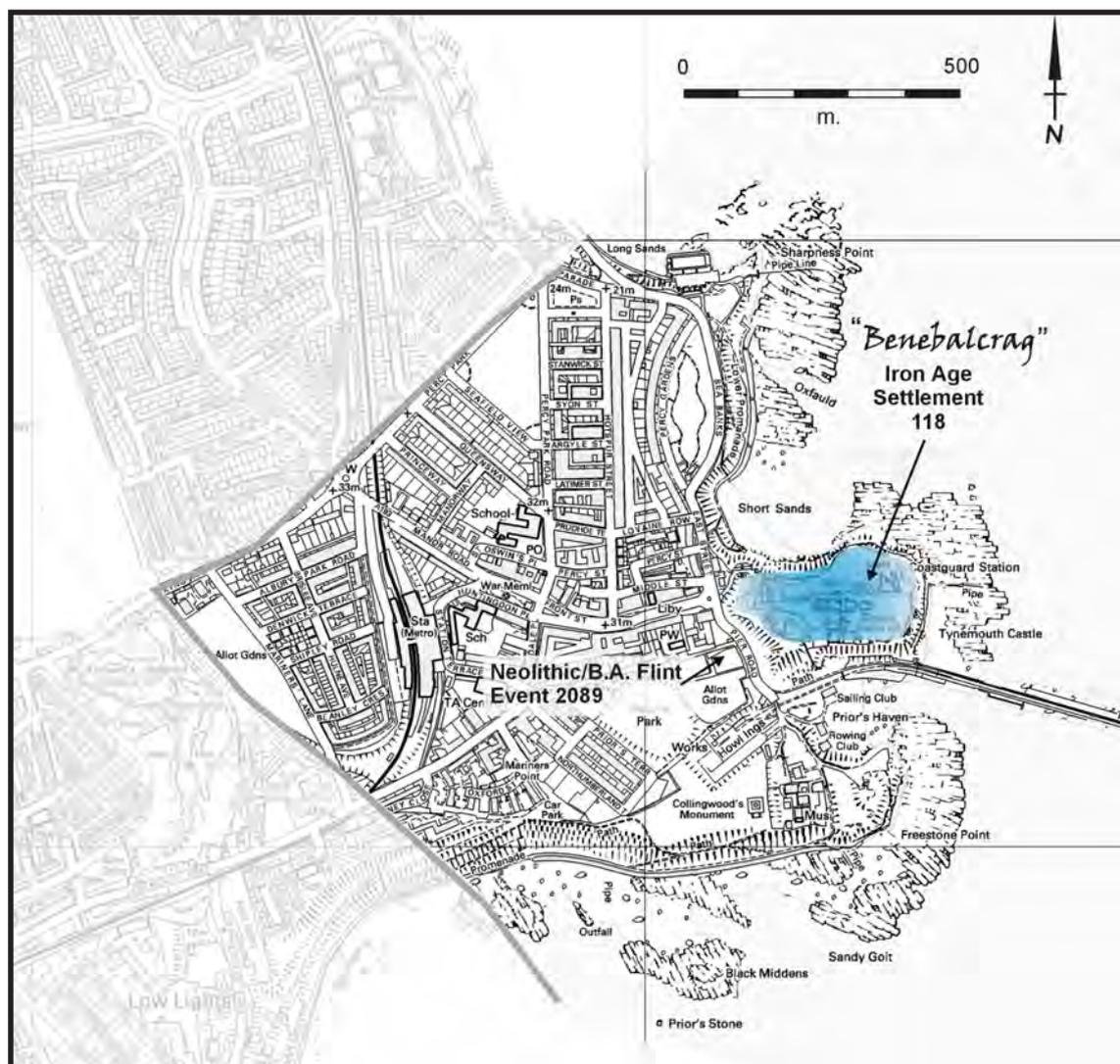
Fig 2. Prehistoric sites and finds

script containing this reference is now lost, the source of the quotation, Leland, is reputable.

In 1963, George Jobey excavated a roundhouse to the north of the priory church. This predated Roman finds from the site (see below), and on balance of probability, is likely to have been of Iron Age date (Jobey, 1967, 33-104). It is quite feasible that the first fortification of the headland was in prehistory, and that evidence for a bank and ditch rampart of a defended promontory site has been obliterated by later earthmoving. It is feasible that prehistoric remains will be encountered across the promontory (Fig 2).

2.2   Roman

2.2.1 Archaeological Evidence

That the headland was the site of a Roman fort has long been suggested by antiquarians. Leland thought this formed the termination of the Roman Wall (Craster 1907, 36). To date there is no evidence of any military presence on the headland or along the north bank of the mouth of the Tyne.

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Evidence of domestic occupation (Fig 3) was recovered by Jobey in 1963 (Event 2215), overlying the probable prehistoric round house (TWHER 119). The Roman phase is represented by "the incomplete outline of a small hut in the form of a shallow 'ring-groove', at most 12 inches wide and six inches deep,...cut into the rock surface. There were no post-impressions visible in the trench...the internal diameter of the hut can be estimated as having been in the order of 15 feet". There were no dateable finds from the features associated with this building, but the area was overlain with a thin spread of occupation debris which may have formed the floor of the hut, containing second century AD pottery (Jobey 1967).

Also from the priory precinct, there is the recorded discovery of two significant Roman sculptured stones, an alter and a temple dedication stone, found in 1782 and 1783 respectively. Both of these are thought to have come from Wallsend (*RIB*, 1965,1300 & 1305).
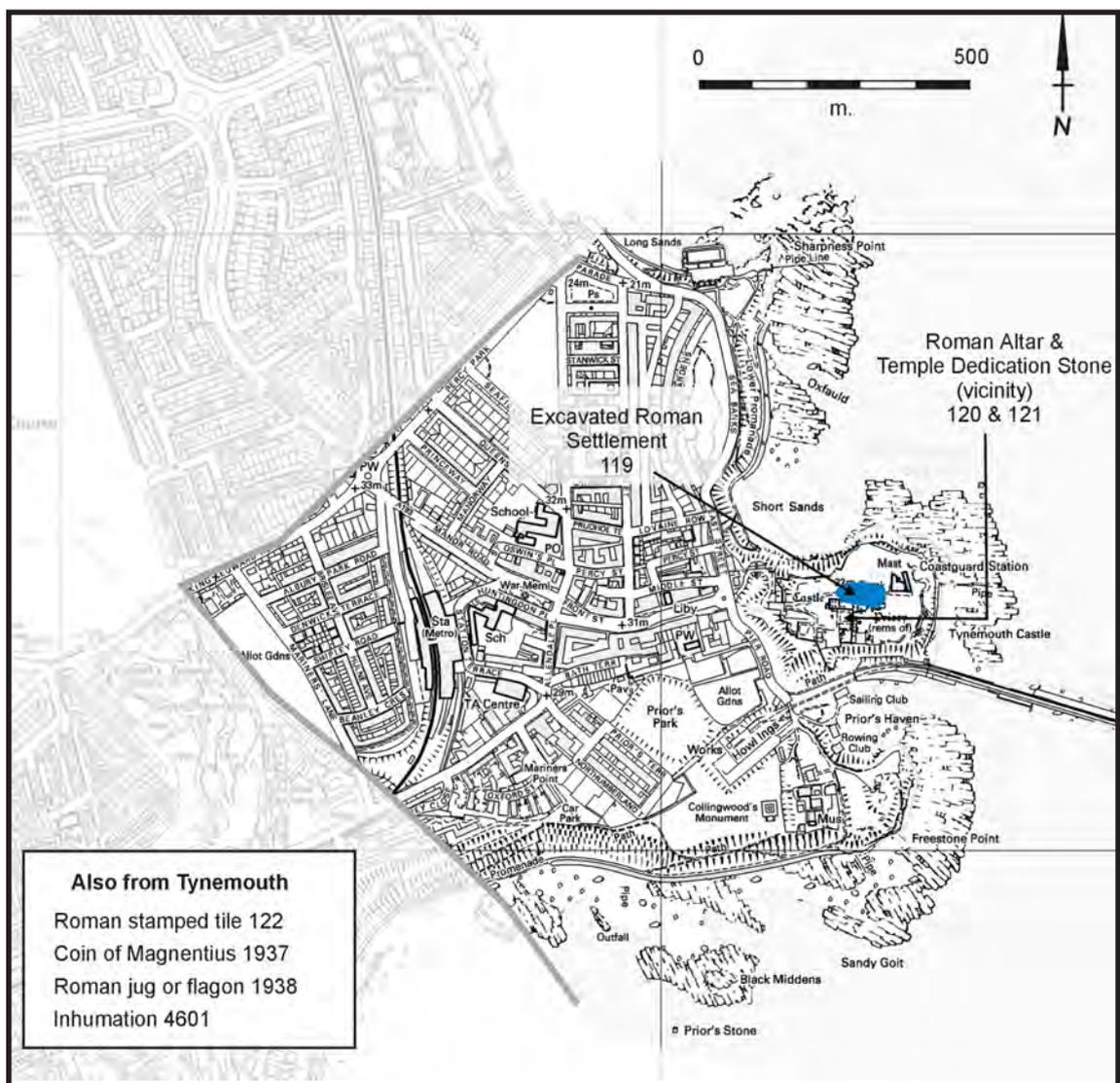
Fig 3. The Roman Period

There are a number of stray finds of Romano-British date from the surrounding area but no direct evidence to point to the character of occupation elsewhere in the study area. In 1877, an inhumation accompanied by a decorated samian bowl, manufactured c. 130-160 AD, was recovered during the construction of the Tynemouth Aquarium (later the Plaza, demolished in 1996), and is now in the collection of Cheltenham Museum (see Bidwell 1998, 161-3 for full discussion of the find).

Also of this category are two finds from the Priory; TWHER 122:-

1.   Tile, inscribed *LEG VI V*, was found in 1856 "when the present trench in front of the castle was being excavated...now in the possession of the Rev. Thomas Stephens, vicar of Horsley..." (PSAN 2, III pp 36,307)
2.   Coin of *Constantius* II (337-361) was found on the same occasion (Latimer 1857, 385).

Two other Roman period finds are recorded as coming from Tynemouth:

TWHER 1937   Coin of *Magnentius*, second AE (350-53), is said to have been found at Tynemouth (Collingwood Bruce 1885, 308).

TWHER 1938   Jug/flagon is recorded as coming from Tynemouth (Collingwood Bruce 1875, 171).

2.2.2 Definition of Settlement

The headland probably saw intermittent occupation from at least the late Iron Age, but what form this took in the early centuries AD remains unknown. A signal station might have been sited here, perhaps, as elsewhere on the north-east coast, on a cliff-edge location which has been destroyed by coastal erosion, with a small civilian settlement slightly inland.

2.3   Early Medieval

2.3.1 Archaeological and Documentary Evidence

The uncertainty surrounding the character and duration of Roman occupation at Tynemouth is continued into the later first millennium, with speculation centring on monastic activity rather than the possible military presence of the earlier period. There was a monastery in existence in Bede's time (673-735 AD) "near the mouth of the River Tyne" (Sherley-Price 1968, 276) which has been equated with Tynemouth, where, according to tradition, St Oswin was buried around 651 (Raine 1838, 24).

Also around the mid-seventh century is a story told to Bede which figures a crowd gathering on the cliffs of the north bank of the river, to be admonished for uncharitable thoughts and comments by St Cuthbert. Later tradition, promoted by the medieval monks, placing Edwin and St Oswald at Tynemouth may represent an embroidering of the spiritual heritage of the later foundation.

In 800, the monastery described by Bede was sacked by the Danes but recovered to continue in some form until 875, when it was completely destroyed, along with nuns from Whitby who were established there, (Craster, 1907, 40). Mathew Paris, the source of the ninth century information, states further that Tynemouth became a base for the Norse Army to ravage up and down the coast (*Chronica Majora,* I, 391, quoted in Craster, 1907, 41).

Archaeological confirmation of the documentary sources is present in the form of the discovery of a number of fragments of Anglo-Saxon sculpture from the vicinity (Fig 4), and most convincingly, a grave cover from Jobey's 1963 excavation (Table One page 11). Fig 1 shows the extent of excavation on and around the promontory,
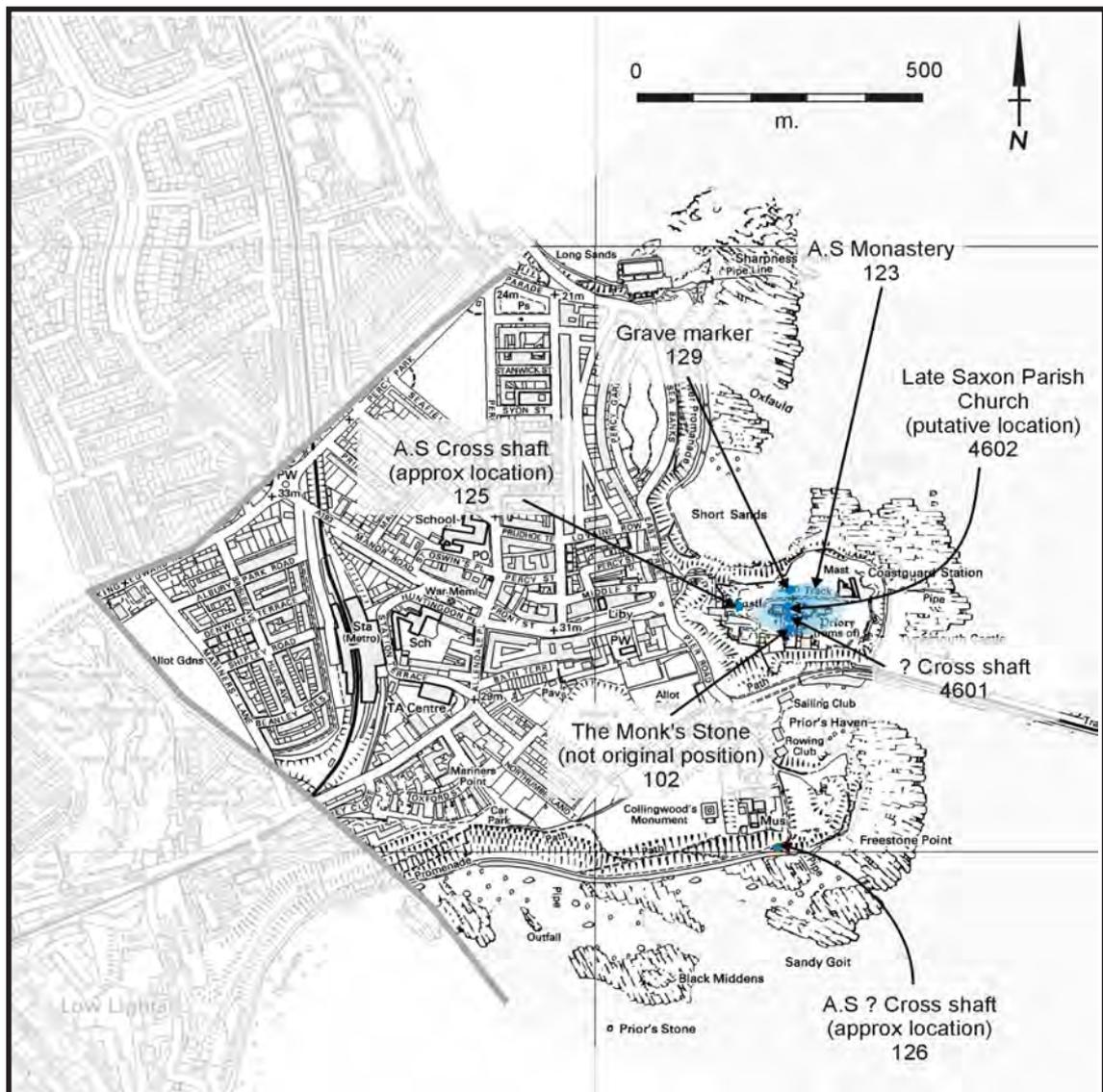
Fig 4. The Early Medieval Period

and clearly there has not been enough area uncovered to make useful conclusions about the location, date and character of the monastic element of the occupation sequence on the headland.

Table One: ***Fragments of Anglo-Saxon and Viking sculpture from Tynemouth*** -   (full references are found in the TWHER)

HER NO.	Cramp 1984	Description	Find spot
124	Tynemouth 2; I,1, 220	Cross shaft	"old house in Tynemouth"
125	Tynemouth 3; I,1, 227	Cross shaft	"drain in Castle yard"
126	Tynemouth 4; I,1, 227-8	?Cross shaft	wall of Spanish Battery
127	Tynemouth 5; I,1, 228	Cross arm	"excavations in 1853"
128	Tynemouth 6; I,1, 228-9	Cross head	No details of find spot
129	Tynemouth 7; I,1, 229	Grave marker	Jobey 1963 excavation

A recent discovery not included in the Cramp monograph was reported by Ross Trench-Jellicoe in 1991 as being incorporated into the reredorter of the medieval priory: 4601 Trench- Jellicoe, R   1991, 71-8.

A further piece of Anglo-Saxon stonework, the Monk Stone (TWHER 102), now stands among the ruins of the medieval monastery, but originally it is believed to have stood by the side of the ancient road to the priory, north-west of Tynemouth, close to Monk House Farm. It was moved twice by the farmer, in the nineteenth century, the later site being just east of the farm at NZ 3586 7015, now the north side of Beach Road. In 1935 the Duke of Northumberland gave it to the Office of Works. It is a cross-shaft of sandstone, height 193 cm, very worn and broken, standing in a plain, broken socket, which looks original.

2.3.2 Definition of Settlement

The Saxon monastery described by Bede probably occupies part of the headland, and this may have seen a continuation of occupation after AD 875. The church and its burial ground are thought to have remained in use in some form, the latter extending beyond the confines of the promontory (see below Section *3.3.2*). There is no evidence that first millennium occupation will be found in the area of the present town.

3   Medieval Tynemouth

3.1   Documentary Evidence

The national importance of the castle and the regional significance of the priory and its considerable estates have ensured that the town figures frequently in the history of Northern England. The principal source of detailed documentation for the medieval period is derived from the monastic records of the priory, particularly the Chartulary, discussed in detail by Craster (1097, 248-258) who also had access to the Duke of Northumberland's records for further information on the later periods.

3.2   Archaeological Evidence

The three excavations in the study area (Fig 1) all produced important deposits of the medieval period, both within the priory (Jobey 1963, 19-35 and Fairclough 1983, 101-133) and in the medieval town (Hart 1997, 87-108). An evaluation to the south of Front Street explored the tenements to the rear of the medieval street, but did not locate human remains from the cemetery (Geoquest Associates 2001). Building recording of the presbytery of the priory Church has provided elevation drawings and record photographs for research and management pur-poses and formed the basis of a review of the architectural history and signifi-cance of the church (Leyland and Sherlock 2000, 111 – 136). The gravestones of the churchyard have been recorded and mapped and the records are available for consultation at North Shields Library.

3.3   Medieval Tynemouth – Components

3.3.1 The Late Saxon-Early Norman Church (TWHER 4603)

The principal sources for the early history agree that while the monastery may not have endured beyond the late ninth century, the church of St Oswin and St Mary survived into the second millennium (Craster etc), although the location of this building, and the whereabouts of the dwellings of its congregation are unknown. Parochial worship was accommodated in the priory church after 1080.

3.3.2 The Cemetery

Barbara Harbottle has summarised the several reports of human bones being found during building work and service trenching, up to 1976 (Harbottle 1976, 159). Most recently, unexamined bones are said to have come from the sides of the hole produced by the collapse of a disused sewer which ran down the centre of Front Street (*Shields Weekly News* 30 December 1980). Where recorded, the find spots have been: "within a short distance of the castle" (Newcastle Courant, 2 April, 1852); from the centre of Front Street; and from a service trench in the pave-ment of Nos. 54-60 Front Street, that is the north side of the street, 80 m west of the Clock Tower. The then County Archaeologist, Barbara Harbottle, arranged for

the 1976 discoveries to be radio carbon dated at the C14 Laboratory at Harwell, Cambridge (1978, 159). These gave a date of A.D. 1100+/-90, or after calibration, around AD 1170 (HAR – 1875; 850). This was something of a surprise, in that conventional wisdom would have had this area occupied by the housing of the medieval town at this date. If the date is correct (and further discoveries must be dated to collaborate or challenge this proposition) then the town post-dates a cemetery of considerable size, which presumably had its origins in the pre-Conquest period (Fig 5). This suggestion is taken up by Hart, (1997, 101) who proposes a re-alignment of the secular settlement in the thirteenth or early fourteenth century (ie before the 1336 survey), and its encroachment onto the burial ground.

3.3.3 The Priory (TWHER 117)

The wealth of material relating to the monastery will not be covered in detail here. Craster is the best secondary source for general purposes (1907), and Gibson's account is also of great use (1846). The later history of the monastery is described by Knowles (1910) who considered the evidence for the layout of the ancillary
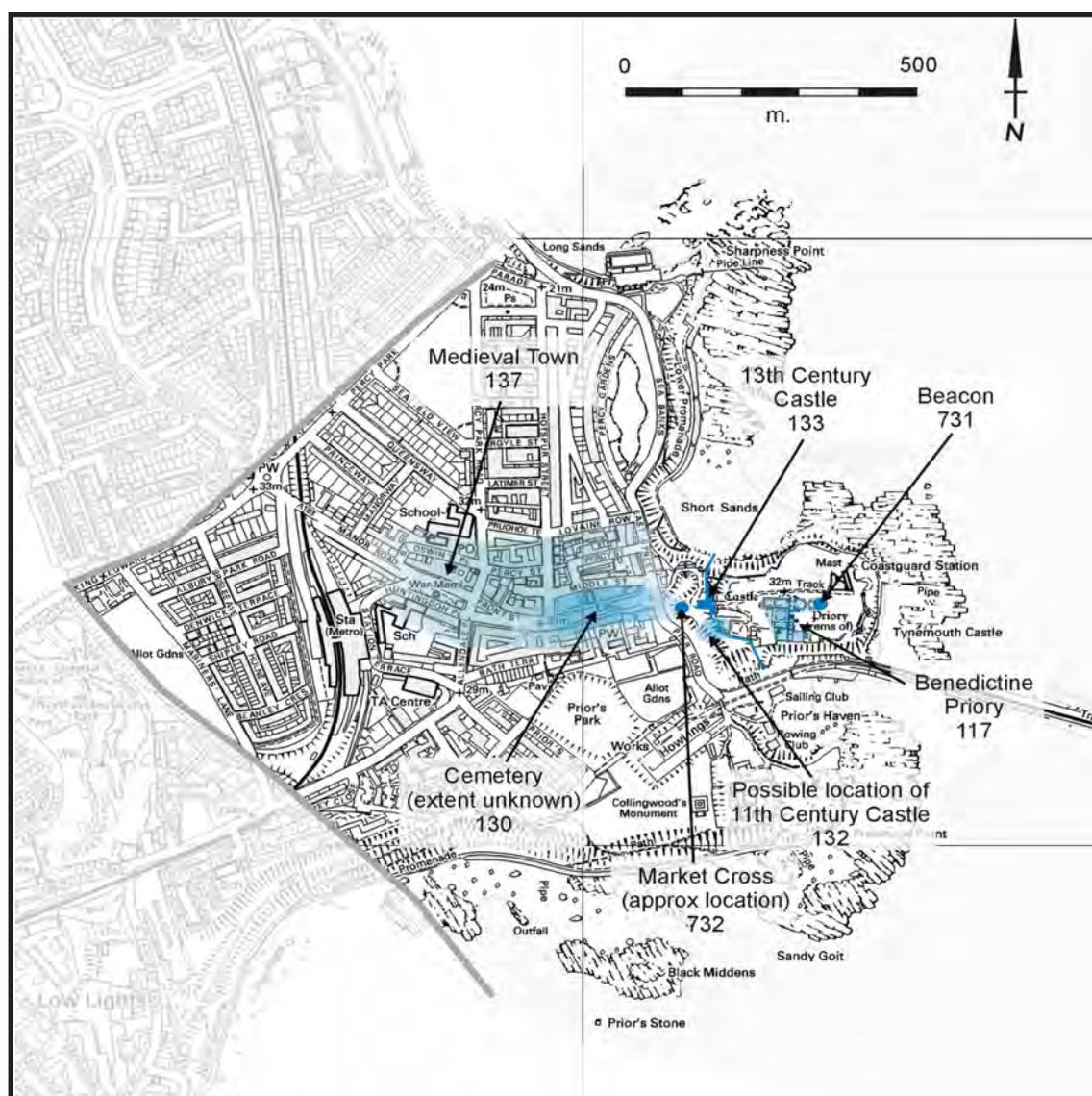

Fig 5. The Medieval Period

buildings within the precinct from the Dissolution Survey. The degree of survival, and the progress of historical and architectural research have been greatly influenced both by the fact that the nave of the church had a parochial function and the fact that the complex was absorbed into the post-medieval garrison. The priory church site was handed over to the Office of Works in 1904, but military use continued sporadically until 1960. The site was put in Guardianship to English Heritage in 1984.

Unpublished excavations at the east end of the church of St Mary and St Oswin were undertaken by R P Johnson in 1887 and were followed by further unpublished investigations by WH Knowles in 1904-5. It should be remembered that the dotted lines of the Norman church on Knowles plan and later publications (most notably the English Heritage guide-book for the Guardianship site, Saunders 1993, 20) are based on observations of unknown quality. Jobey's 1963 excavations represent the first use of modern techniques, and they focussed on the north transept and the space outside the church. Building recording directed by the author in 1996-7 took place on the presbetery, enhancing photogrammetric elevations in advance of stone replacing and repointing. New observations resulting from this work were published by Leyland and Sherlock (2000) and these will provide a framework for further research-led recording of the rest of the monastic buildings.

 The monastery was re-founded by Robert de Mowbray, Earl of Northumberland, in or around 1085. As the earlier church was a dependant of Durham, it was a source of later dispute that Robert chose the Benedictine community of St Albans as the mother house. The construction of the church began around 1090 and the choir and east end were completed by 1110, ready to house the reliquary of St Oswin, a major source of both revenue and prestige to the community. The eastern claustral offices are also of late Norman date , with the western section and the refectory being constructed in their present position in the late twelfth century.

By *c*.1195, the house, under Prior Akarius, was sufficiently wealthy to embark on a major re-modelling of the east end, with a new, wider quire, finished-off with a magnificent presbetery which is almost the only portion to survive to clerestory level. A detailed critique of this structure is provided by Leyland and Sherlock (2000, 111-136).

Building work continued concentrating on the west end, the Cellarar's range. At some point before 1250, major new work commenced south of the church. On the east range of the cloister a new chapter-house was constructed, and the dormitory block was extended to create a new hall complex with chapel as the Prior's lodgings. To the east of this, and a little later in date, are the fragmentary remains of what must be the infirmary, and a range of other minor buildings up against the newly constructed defensive curtain wall.

The space south of the cloister, in the angle between the Prior's hall and the refectory, was taken up with a large building described as the "New Hall" on the six-

teenth century Cotton Map, functioning possibly as a guest wing or accommodation for pensioners. Also of fourteenth century date is the Lady Chapel, north of the presbytery and possibly linked via an east transept, but with the general decline in the economic climate during the century of the Scottish Wars, the principal buildings were never subsequently re-modelled. The only notable addition to the liturgical space is the Percy Chantry, the one part of the building that is still roofed, as a result of major renovation by the nineteenth Newcastle architect, John Dobson, and, very occasionally, in use for divine worship.

One further feature of the Priory's importance to contemporary commerce is the fact that the Prior maintained a beacon in one of the East End turrets for the benefit of shipping approaching the Tyne. The beacon (TWHER 731) consisted of a coal-fired brazier, probably lit from half-tide, when the water was becoming deep enough for ships to attempt the transit of the sand bars across the river mouth.

3.3.4 The Castle (TWHER 132 and 133)

The foundation of the castle is dated to the late eleventh century according to Symeon of Durham's account of the rebellion of Robert Mowbray, earl of Northumberland, against William Rufus (*Historia Regum*, II, 225) but the existing masonry is all of late thirteenth century date (Hadcock 1962, 20).

The fortification consists of a considerable gatehouse and hall with a substantial barbican and chambers. Substantial curtain walls project along the landward sides of the promontory, where the slope of the cliff is less steep, with extra towers at strategic positions.

It has been suggested that the mound of spoil to the east of the gatehouse could be the residue of the Norman motte (Craster 1907, 155). This eminence was described as "The Mount" in the Survey of 1577 (PRO *Exchequer Special Commissions*, No. 1736), and seems both artificial and older than the surrounding fortifications, but the hypothesis would require testing by excavation.

The position of the entrance to the early castle and the nature of its protective fortifications are unclear, but an early gatehouse/drawbridge may have been to the south of the fourteenth century barbican, a suggestion developed by Clive Hart (1997, 111). It may well be the case that later fortifications and landscaping have removed all evidence of the approach road and gateway into the headland. Similarly, on either side of the main gate, the original medieval walling has been replaced with sixteenth century artillery ramps, revetted in stone. (Saunders 1993, 25).

The complex has received almost no scientific excavation and little of the fabric has been recorded and analysed. It is the extent of the medieval defensive envelope which defines the area of the Scheduled Ancient Monument of the Castle (T&W County Number 23).

3.3.5   The Town (TWHER 137)

3.3.5.1 Documentary Evidence

Craster's view that the settlement was included in the initial endowment of the monastery, at which time it was little more than a small agricultural and fishing hamlet, is probably a correct assessment (1907, 248), although modern views would question his assumptions of the ethnic composition of the rental holders in the monastic records on the basis of name derivation.

The landholdings of the monastic estates in Tynemouth township were organised into a manor for tenural and judicial purposes. There is no evidence that the "Manor House" at the end of Front Street on the OS First Edition is a relic of the location of the Court offices rather than a later name of no historical relevance.

There is no documentary evidence of the character or location of occupation out-side the defensive fortification in the period before the present four-lane layout is described in the Tynemouth Chartulary of 1336 (Craster 1907, 254-5). An extract of the Chartulary, quoted by Craster, describes what appears to be the area around the Clock Tower:

"*In the first place there is a plot of waste ground next to the gate of Tynemouth Priory, on the south side. When it was built upon, it used to pay 1s. 8d. per annum; but when the houses built upon this plot had been pulled down by the Prior of Tynemouth, and as need was, demolished, that the shavaldores and other barons in time of war and shavaldry might not be received and hidden in the said houses, to the destruction and capture of Tynemouth Priory, then Robert de Slikborne surrendered this plot to the said prior; but up to now it lies waste in the prior's hands and pays nothing*"

The "gate of the Priory" is the precursor of the castle gatehouse, built by Prior John de Wheathampsted in the late 1390s.

The other streets mentioned in 1336 have been tentatively identified as follows (McCombie 1995, 4) :-

South Rawe	-	Front Street, south side
Middle South Rawe	-	Front Street, north side
North Middle Rawe	-	Middle Street, south side
North Rawe	-	Percy Street, south side

There is a fifth street mentioned in the 1336 survey as *the Cause*, the name possi-bly coming from the same derivation as "causeway" in the sense of a trodden path or routeway. This seems to connect the west ends of Front and Middle Streets (McCombie 1995, 4).

That the rectangular grid plan of the medieval and later village is a secondary feature is shown by the discovery of human remains at different points on at least four occasions (see above, *3.3.2*).

The scale of the settlement can be gauged from the number of tenants and toft-holders recorded. There were eighteen tenants holding ploughland in an undated rental of the late twelfth or early thirteenth century in the Chartulary (Craster 1907, 240), but the majority of the 66 toft-holders had no land and were presumably employed as agricultural labourers by the priory. In 1264 and 1291 there were fifteen chief tenants mentioned, showing the stability of the tenurial system. While there were one or two larger houses, like that of Sir William de Selby burnt by the Scottish Army in 1315 (op cit 254) the town was small and of modest wealth, and never achieved full borough status. A major catastrophe occurred when the town was destroyed by Scottish insurgents during the early fourteenth century border wars (Gibson 1846, 216-7), from which, in Craster's opinion, it never recovered (1907, 261).

There is a documentary reference to a market cross in 1290, where "sitting upon its steps, the justices read their warrants" (TWHER 732).

3.3.5.2 Evidence from Archaeological Recording

In 1995, redevelopment of the block facing the castle on East Street and Front Street provided an opportunity to excavate an area suspected to contain both burials and medieval buildings. No burials were uncovered, and the site was heavily disturbed by cellaring on the frontages, but valuable deposits were recorded in the rear plot. The site uncovered a number of postholes which appear to resolve into at least two buildings on a different alignment to the present layout (Hart 1997, Fig 6). These buildings are small (3.2 x 2.0m and 2.5 x 1.4m) and set back from the frontages. The only Medieval stone features from the five trenches, a drain in Trench 1 and a well-made garderobe pit in Trench 2, were on the present alignment, and there is no suggestion in the excavation report that these are not contemporary with the postholes. The suggestion that the street plan of the settlement was re-organised between the foundation of the priory and the date of the Chartulary (c. 1336) is interesting but remains unproven.

3.4 Summary of Medieval Urban Form

Documentary and archaeological evidence combine to give a picture of a small, regularly laid-out town which existed as an appendage of the religious and political focus of the priory and castle complex. There would appear to be an element of planning about the layout of the settlement, presumably by the feudal lord, the Prior of the monastery.

The town never flourished as a regional market centre, a fact partly explained by its geographical isolation, its proximity to North Shields, and, overwhelmingly, the commercial jealousy of Newcastle and its royal monopoly of regional trade.

4. Post-Medieval Tynemouth

4.1.1 Cartographic Evidence

The earliest maps were produced to depict the military installations for government purposes, and although the houses of the streets are shown, they are not accurately recorded (Fig 7). They provide complimentary evidence to the documentary sources on the scale and location of the hundred or so houses that formed the early town. The later development of the town can be more fully understood from eighteenth century maps, e.g. J. Fryer,s map of 1772, (Fig 8).

4.1.2 Evidence from Archaeological Recording

There have been no significant quantities of archaeological material excavated from this period.
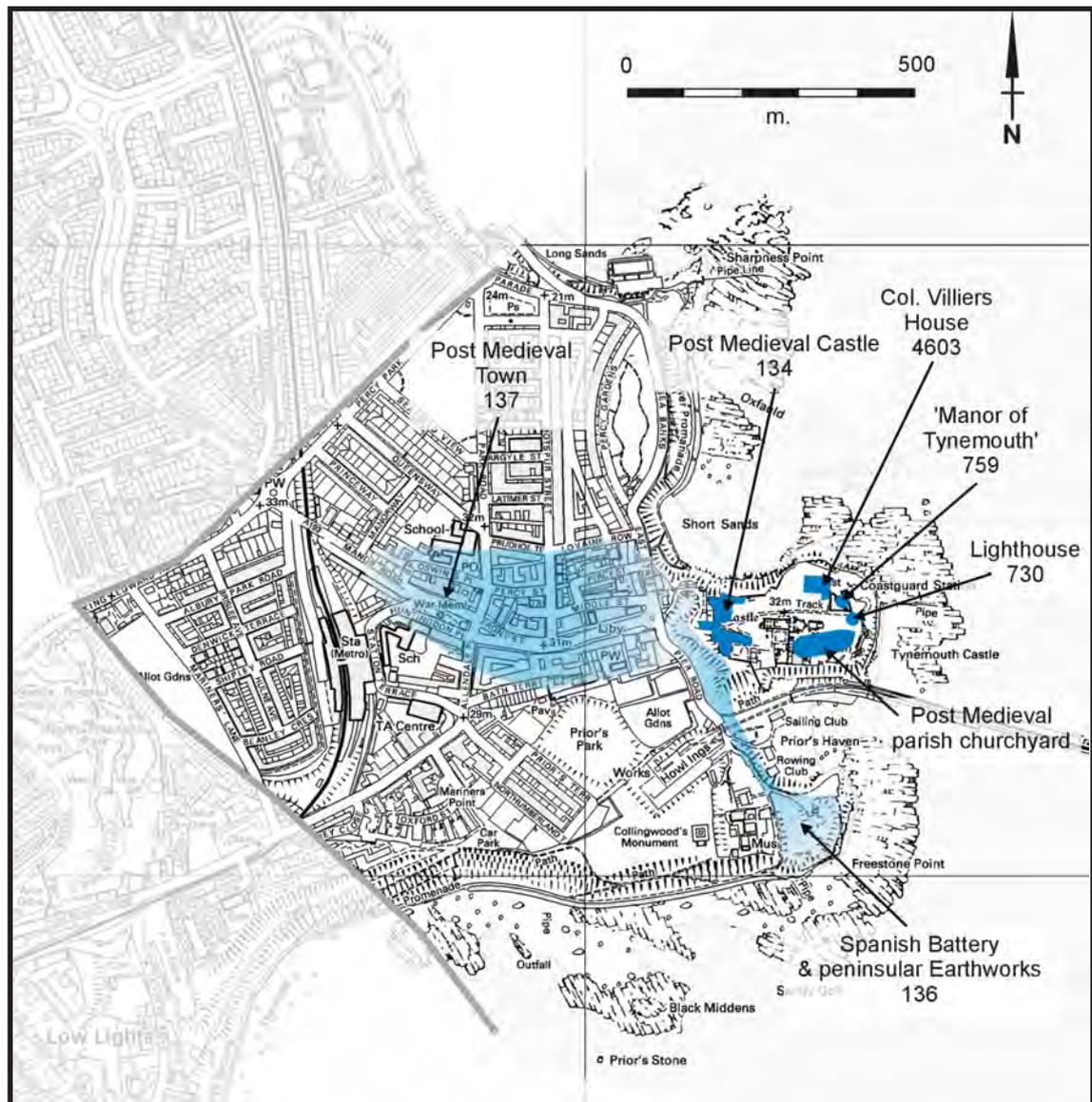
Fig 6. Post Medieval Sites

4.1.3. Documentary Evidence

The principal histories describe the development of the town between the sixteenth and nineteenth centuries. The street layout was remarkably static, apart from some extension along the roads into the town, present Manor Road, and the road down the coast. There is a wealth of material relating to the fortification of the Tyne both at the castle and the newly constructed Spanish Battery.

At the Dissolution of the Monastery on Jan 12th 1538/9, the Crown assumed all the property of the religious house. This was let-out in twenty year leases as "the Lordship of Tynemouth", while some of the monastic assets were kept as perks for the Governor of the Castle (e.g. the Demesnes land in Tynemouth and Flatworth, mills and coal-mines etc). The need to raise cash led to the sale of the Lordship in 1633, the property then passing through the hands of speculators until purchased by Algernon, 10th earl of Northumberland, four years later (Craster 1907, 240).

4.2   Components of the Urban Form

4.2.1 The Dissolution of the Priory and the Parochial Use of the Church

The nave of the church of the priory "was set apart for parochial purposes and divided from the rest of the building by a stone screen erected at the time of the Transitional extension of the chancel" (Craster 1907, 124). During the life of the monastery, the prior achieved a degree of control on parochial matters by appointing the vicar, and funding a generously endowed living.
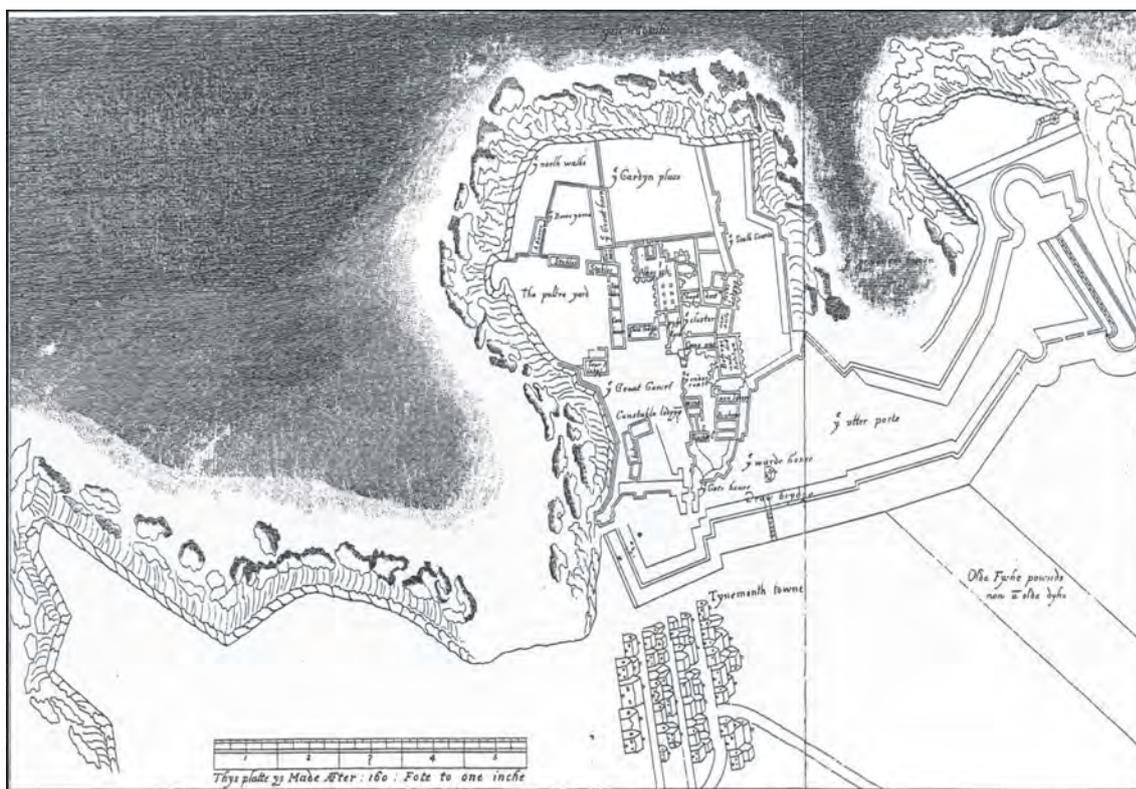
Fig 7: British Museum Cotton Manuscript, c 1580

Fig 8. J Fryer's 1772 Map of the Lower Tyne

However, after the Dissolution continued use of the parish church caused great annoyance to the new landowners, the governors of the castle. The maintenance of such a grand building was beyond the means of the impoverished parish, and the fabric steadily decayed, and by 1650 it was "quite ruined". When the roof fell in ten years later, a new parish church (Christ Church) was built to replace it. The first baptism there took place in 1675 (TWHER 760).

4.2.2 The Post-Medieval Castle

Tynemouth Castle continued in use as a military site from the Dissolution into modern times. The medieval buildings of the outer court were still used, being absorbed into the fabric of the garrison where useful, and cleared away where not, until by the eighteenth century, almost all were gone. The castle became a Royal major garrison and base for operations against the Scots, for example by the Earl of Hertford in 1544 (Saunders 1993, 36).

In 1545, the entrance was remodelled by extending a linear earthwork right across the isthmus, to link with a new fortlet, the Spanish battery, (Adamson 1896,62). A redan, an acutely angled projecting bastion, was added immediately in front of the barbican, which was entered via a gate in the north flank of the redan, and we know that the road into the castle was further modified in 1805, to allow larger ordinance into the interior. The redan was still extant in 1885, when a well is depicted close to the apex but the outer walling, which projected out above the ditch, was gone by 1905, when W H Knowles was surveying the monument (see rear fold-out map in R N Hancock's HMSO *Handbook*,1936).

This period also saw the reinforcement of the medieval walls of the castle by stone-revetted earthworks to provide artillery platforms. Gunports were inserted in the wall by the gallery, and in the wall running down to the tower by Prior's Haven. These features largely survive within the Scheduled Ancient Monument.

The seventeenth century history of the site is largely unresearched, but the part played by the garrison in the wider sweep of events, which saw sieges in 1644 and 1648, has been described by CS Terry (1899). A detailed analysis of the fabric would reveal any surviving evidence of Civil War artillery damage and repair.

After the Civil War, Col. Villiers, the Governor of the Castle, built a house (c. 1672-76) to the north of the presbytery. It was later used as a military hospital, and possibly a barracks, (Saunders 1993, 37).

With the Dissolution, the maritime community lost the benefit of the beacon maintained by the monks for the assistance of ships in the Tyne. By Royal Order of 1581/2, this duty was revived and given to the Governor of the Castle, but partly funded by the Guild of Trinity House, Newcastle. The East End of the Conventual church was sufficiently intact to allow this to still be located here, but in 1659 the access stair collapsed, and the beacon in the turret went out for good. Rather than re-build the stair (the option favoured by the Newcastle burghers and Trinity House), Villiers held-out for a sizable increase in the ship-toll (to 12d from 4d per ship entering the river) to enable a completely new lighthouse to be constructed. The new lighthouse was a free-standing classical tower, on stepped footings (TWSMR 730). It survived until 1775, when it was re-modelled, being eventually demolished in 1898, when the more modern and efficient lighthouses at Souter Point and St Mary's Island had made it redundant. (Craster 1907, 205-6).

The hall and lighthouse are shown on a number of contemporary illustrations and the shell of the building was still in existence when the Society of Antiquaries of Newcastle visited in August 1902, but sadly, as reported in the Proceedings for that year "*in a short time this house will be, like the lighthouse, a thing of the past, and Tynemouth will be the poorer for the removal of another landmark.*" (PSAN, 1902, 273).

In 1783-4, the castle, which had been used for keeping prisoners-of-war during the frequent "small-wars" of the eighteenth century, was refitted as a garrison, with the gatehouse converted and heightened as a barracks and Percy chapel, by now the only roofed survivor of the monastery buildings, was used as a powder store (Saunders 1993, 37).

4.2.3 The Spanish Battery and the Peninsular Earthworks (TWHER 136)

The use of the Tyne as the assembly point for Henry VIII's fleet for the 1544 invasion of Scotland, brought home the need to provide artillery positions which commanded the estuary, to supplement those on the castle promontory. A site was selected 300 m to the south of the castle, on the other side of the small landing site known as Prior's Haven, and a new fort was designed with round bastions designed with the advice of two Italian military engineers, Antonio de Bergoma and Gian Tommasa Scala, under the overall direction of the principal English engineer, Sir Richard Lee. A report noted that the position in 1783 had eleven 18-pdr in poor condition, which ought to have been removed, but it is not certain if this was done. (Clarke and Rudd, 1989, 1).

4.2.4 The Post-Medieval Town

The four main streets continue to contain the vast majority of properties. The less significant cross-street, *the Cause,* no longer seems to contain houses, but there was probably some expansion along the major roads into the settlement. It is possible to speculate on the changes in function occasioned by the Dissolution, and the change of lordship as the castle became a Royal Governorship. Little money seems to have been expended between times of war and unrest, and while a steady presence would provide some revenue to the town, the change in status from the *caput* of a Liberty to a small artillery garrison would represent a major net loss of prosperity and purpose to the town.

4.3 Summary of Post-Medieval Urban Form

A direct continuation of the medieval form is suggested by the evidence. The major developments were occurring on the periphery of the urban core, concerning the construction of new defences as changes in military technology dictated, and in the surrounding countryside, which was becoming increasingly industrialised as the coal industry expanded.

5. Nineteenth Century Tynemouth

5.1.1 Documentary Evidence

The industrial period archaeology of the town is dominated by the development of the railway and by the formation of the river mouth pier in the nineteenth and early twentieth centuries. The railway link allowed the tourist trade to develop and this was enhanced by the commercialisation of "health-giving" spring water containing *chalybeate* or iron salts. All of these developments are documented in contemporary sources, but generally the later history of the town is not extensively covered in secondary sources and we await the production of a comprehensive modern history.

5.1.2 Cartographic Evidence

Two important pre-OS maps survive from the nineteenth century: John Wood's 1826 "Survey of Tynemouth" and John Rook's "Plan of North Shields and Tynemouth" of 1827 Fig 9). Being so closely dated allows a direct comparison to be made between the two, with the conclusion that the latter is more accurate and complete than the former. The example in North Shields Local Studies Library is labelled "Presented to the Duke of Northumberland, 1880" and shows, by means of differential shading, the number of storeys of the building blocks depicted.

Additional to the usual OS sequence is a map by John Green showing the proposed scheme for the construction of Percy Gardens, dated 1868.
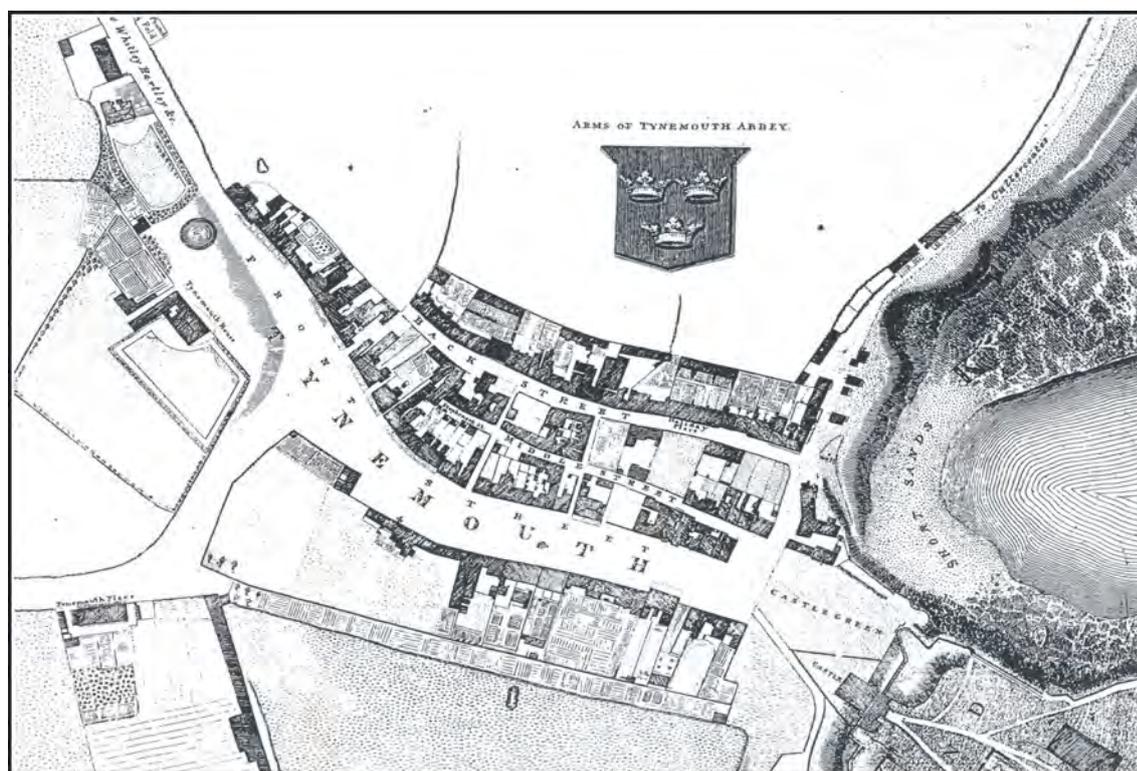
Fig. 9: Map of Tynemouth by John Rook, 1827
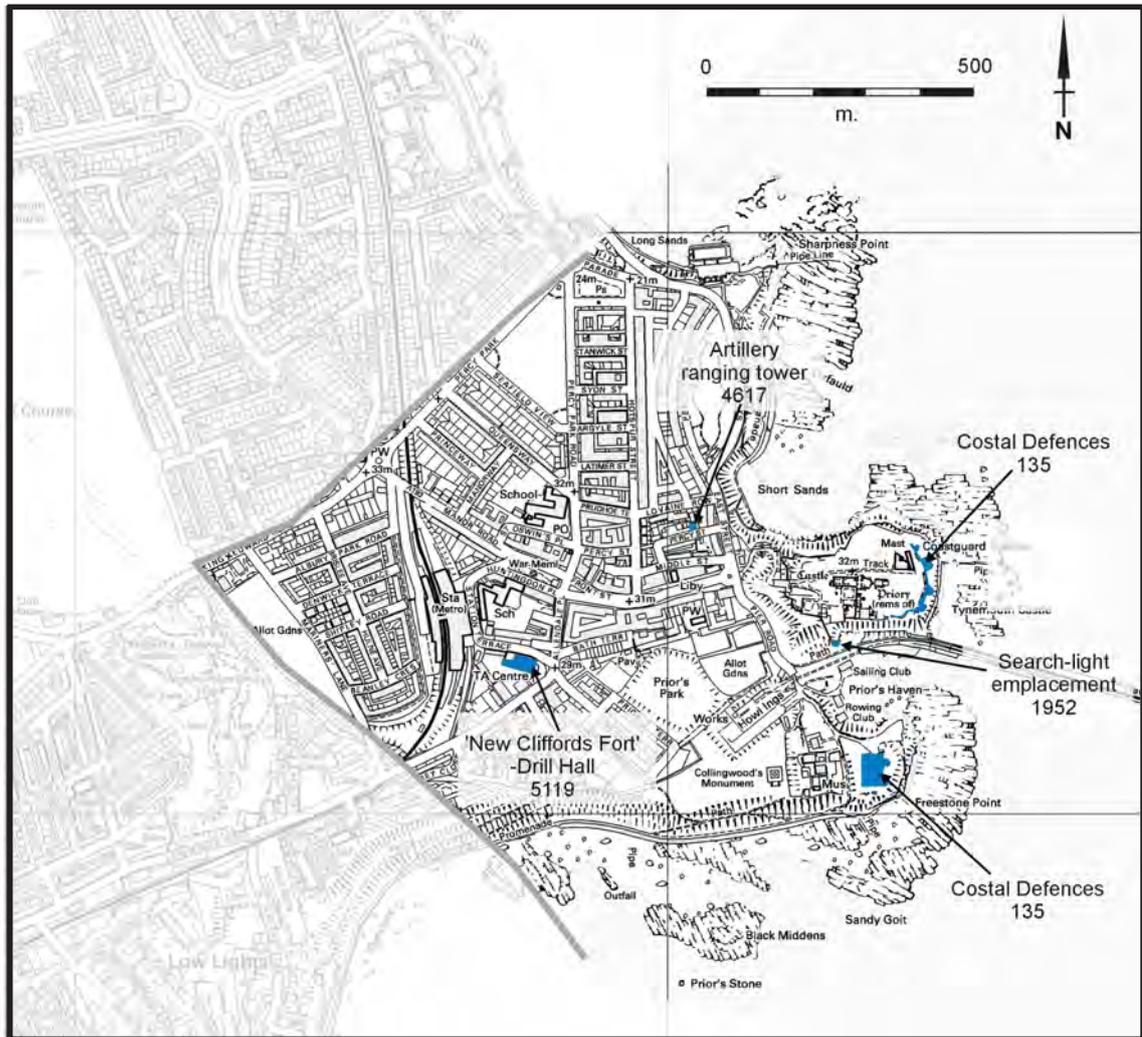
Fig 10. Nineteenth & Twentieth Century Military

5.2 Nineteenth Century Tynemouth – Components

5.2.1 The Coastal Defences

It is probably inappropriate to differentiate between the fortifications on the castle and the Spanish Battery in the nineteenth century (Fig 10), as they seem to have been treated as one unit. When the castle was re-armed in 1803, the north bank of the Tyne bristled with artillery – three on the castle wall, six on the "Lighthouse battery" (east of the present Coast Guard station); seven on the Spanish battery and five in flanking positions (Clarke and Rudd 1989, 1). From nineteenth century maps (eg Rook's 1827) it is clear that the military had cut off access to the whole of this complex with an embankment running north-east/south-west from the barbican to the river bank above Black Middens. The development of the pier cut through this boundary, and opened up the area east of the Collingwood Monument for development.

During the Peacetime stand-down following the Napoleonic Wars, the flanking cannons were dismantled, and from now on the castle positions, with the wider

field of fire needed for the longer range cannon, were favoured at the expense of the Spanish Battery. For example, in 1881, when the castle had twenty pieces including 6 of the latest rifled guns, the Battery had only three obsolete smooth bores (Clarke and Rudd 1989, 2). In the following year, a substantial overhaul of the armaments was recommended, as the pace of technological development made each new position quickly out-of-date. In 1898 the Lighthouse was demolished, and new batteries were constructed and in 1902 the site rostered two 6" naval guns and two 12-pdr Quick Firing guns. A 9.2 " gun was added two years later.

At the outbreak of the First World War, the entrance to the river was designated as a "Defended Port" (Saunders 1993, 38) and Tynemouth became the command centre for the Tyne region. No new ordnance was added, but in 1916 the old command centre on the site of Villiers' House was replaced with a new tower concealed among the terraces of the new town, now designated a Grade II Listed building (47a Percy Street, TWHER 4617).

In the Second World War, the artillery was supplemented by a 4" gun, used for training merchantmen in the fight against the U-boat menace. In 1943 the garrison was replaced by the Home Guard and in less than a year was placed on a 'Care and Maintenance' basis. The guns were scrapped in 1956 and the army left the headland for good in 1960 (Clarke and Rudd 1989, 2).

5.2.2 The Town

The introduction of the railway and the construction of the pier stimulated a further period of expansion. In general, the housing was of superior quality, and almost all of the main blocks of terracing are still in existence and continue to be much in demand. The general streetscape of Tynemouth is described in more detail in the excellent Village Character Statement (2001) which also contains suggestions for the preservation of the special character of the environment.

Main developments:-
Lovainne Row, rebuild of Northern side of the original 4-street layout (OS First ED). This linked with Percy Gardens, 1868 (John Green plan for Duke of Northumberland), and then Hotspur Street and Percy Park Road, all good quality terrace accommodation for the tourist and other railway-stimulated commercial developments in the area, shown on the 2nd Ed OS.

At the western edge of Front Street, Huntingdon Place is set back from the present Manor Road, the old road to the Common fields, and it and Newcastle Terrace are pre-1st Ed OS. The terrace facing Percy Park and the Prior's Terrace/Northumberland Terrace are slightly later. Of lower specification, but still extant are the streets that fill-in the gap between the present station and Spittal Dene to the west (Mariner's Lane to Birtley Avenue).
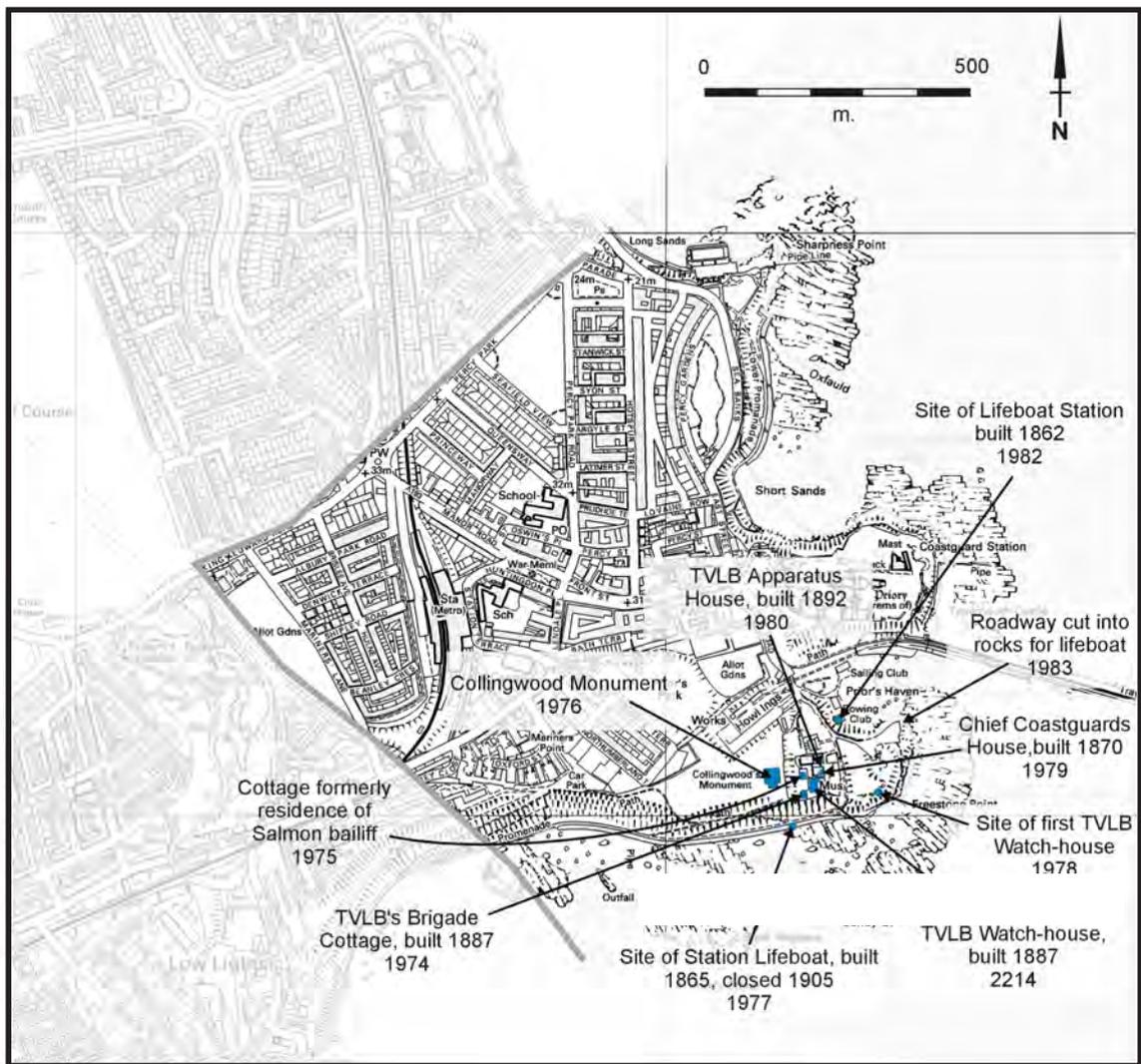
Fig 11. Maritime Sites (information supplied by C. Lambert of TVLB)

5.2.3 The Pier

The construction of the pier at Tynemouth has been described as "one of the most difficult undertakings of its kind ever carried out in this country" (R B Porter 1959, 1). It took 54 years to complete the work, which finally gave shipping protection from north- and south-easterly gales. Until the completion of the two piers (Tynemouth, north, and South Shields, south) provided sheltered water at the river mouth, larger vessels found that if the wind was seaward, then wave-troughing over the Outer and '6-foot' bars prevented entry to or exit from the river. An earlier shorter north pier is still visible at the foot of the cliff, and is shown on the First Edition OS 6" map. The main pier was nearing completion in January 1897 when tremendous gales breached the outward curving terminal, destroying almost 100 m of the pier down to foundation level. A review of the options for rebuilding elected for a straighter line which could be constructed within the foundations of the ruined length. The work was completed in 1908. The stone used for the rubble work, the lower courses and the lower facings is magnesian limestone from the Tyne Commissioners' own quarry at Trow Rocks, South Shields, while the

Freestone for the upper sections came from quarries at Benton, Byker, Heddon and Whitehouse. Cornish Granite was used for the steps, parapet and copings.

A railway ran along the pier to the Tynemouth Goods Yard, serviced by a large travelling crane. While the pier is listed (Grade II), the crane was specifically omitted from the listing description and it was removed in 1987. The Commissioners' Work compound (TWHER 2048) is now a car-park surrounded by grassed banks. Traces of brick walls of the limekiln shown on the OS 25" Second ed map (LXXXIX,12) can still be made out (Eric Hollerton, *pers. comm.*)

5.2.4 Maritime Institutions

Tynemouth has an important place in the national development of maritime rescue facilities. The harrowing scene of a double shipwreck off the Black Middens in 1864 prompted the formation, through local initiative, of the first volunteer life brigade in the country. Fig 11, produced for this Assessment by Chris Lambert of the Tynemouth Volunteer Life Brigade, locates the positions of the buildings used by the brigade and the life-boat sheds and slip-ways.
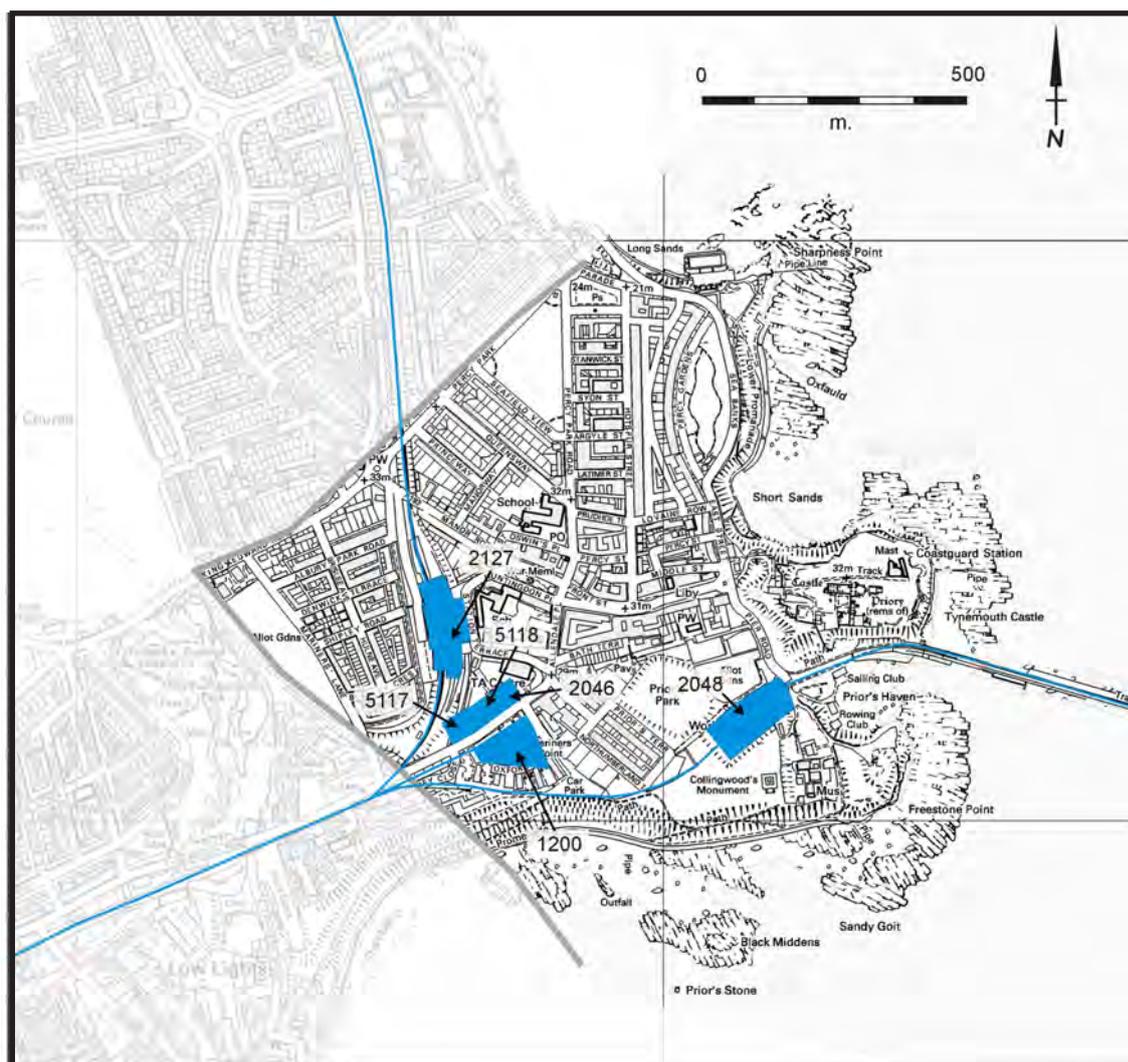
Fig 12. Nineteenth Century Industrial Sites

5.2.5 The Railway

The coming of the railway to Tynemouth was the single most important development on the settlement in the post-Medieval period. The Newcastle and North Shields Railway was first opened in 1839 between a terminus in Carliol Square, Newcastle, and the present Metro station at North Shields (Fig 12). In 1847, this line was extended, as part of the Newcastle and Berwick railway, to a new terminus (TWHER 1200) in what is now Oxford Street, Tynemouth. The buildings involved were designed by John and Benjamin Green, and their building survives alongside the later classical building.

Meanwhile, the Blyth and Tyne was extending its system, and in 1860-1 opened a branch from Hartley to a terminus of its own on the north side of the main Tynemouth Road, some 500 m to the west of the earlier site (TWHER 5117). This site is also still extant, but as a station was succeeded in 1864 by a temporary site (TWHER 5118) a little way to the north-east of its predecessor, on a short new spur and in 1865 this in turn was superseded when the spur was extended to a third station (TWHER 2046) on a site just to the north of the other company's terminal. Meanwhile in 1864 this company had also opened up its own route to Newcastle, terminating at New Bridge Street, and running from the junction at Monkseaton via Backworth and Jesmond.

Eventually, however, the Blyth and Tyne was taken over by the North Eastern Railway, and a grand re-organisation was almost bound to occur. A new line on a new alignment althogether, was constructed from a junction on the original Newcastle to Tynemouth route some 300 m to the west. A continuous loop was thus completed, and the older line was subsequently abandoned, except for a short length to the older station which was used as a depot.

A new station (TWHER 2127) was provided and in a grand manner, the degree of ornamentation and extent of roofed platform provision reflecting the importance of Tynemouth as a tourist destination. Thus, there are four bay platforms to the south and three to the north, and between the two through platforms there are two additional tracks for the running round of locomotives and the shunting of stock.

Architecturally, the station buildings are a delight, reflecting the prominence of the sea-side traffic. The major part of the passenger platforms are roofed over with an iron and glass canopy of almost 200 m in length.

5.3 Summary of 19th Century Urban Form

The town developed from the old core without experiencing any major re-alignment or clearance. The Castle and the Station stood at either end of the 4-street grid, and new streets were laid-out on a regular pattern to the north and west and to a less formal extent to the south. There is virtually no industrial or major commercial development around Tynemouth, a factor largely responsible for the maintenance of the status of the town as a desirable sea-side destination and residential centre.

PART II - ARCHAEOLOGICAL STRATEGY

Introduction

It is not expected that Tynemouth will witness any major waves of urban re-generation in the forseeable future, and much of the buried heritage is well-protected by means of existing legislation. The Castle and Priory, as befits monuments of national importance, are the subject of protective legislation (see below) and much of the buried fabric will be indirectly preserved beneath buildings which are protected via Listed Building and Conservation Area constraints, but should re-building occur, in the context of the renewal of old building stock, or for commercial development, for example, for the growing Heritage tourism market <u>appropriate archaeological measures must be integrated into the development schemes.</u> The following section explains how this process is achieved within the Planning Process.

6. Research framework

Decisions on the future management of the archaeological sites and deposits likely to be affected by re-development in Tynemouth need to be informed by an appreciation of the importance of the archaeology encountered. That will be largely determined by the potential that any previously undisturbed deposits may add to our knowledge and understanding of the history of the town, its dependant hinterland, and, in certain circumstances, to contribute to national and international research themes.

To assist in assessing the RESEARCH POTENTIAL of the archaeological resource, it is helpful to draw-up a framework within which archaeological work should be undertaken, and to define (as far as possible, and in the light of present knowledge) in what parts of the town the differing research questions will come into play. As the results of new work are absorbed, new and more detailed questions will be formed, which can be brought into the research framework periodically, perhaps every five years, when the Unitary Development Plan is reviewed.

6.1 Prehistory, Roman and Early Medieval

6.1.1 Research Agenda

- What was the character of prehistoric settlement on the headland; was it permanent and enduring or of limited occupation, and did the monastic and military precinct re-use a prehistoric embankment of a defended promontory site of late Bronze Age or Iron Age date.

- What was the nature of Roman occupation of the headland – did it represent

a continuation of previous settlement or was there a military presence, in the form of a Signal Station or other encampment.

- Was there a Saxon monastery on the headland and to what extent did occupation survive around the church during the period before the establishment of the Benediction monastery in the eleventh century.

6.2 Medieval Tynemouth

6.2.1 Potential for Survival of Medieval Deposits

On the headland, a good level of survival of deposits can be expected, although there may be poor faunal and metal survival within the strata. The spread of deposits across the medieval town has been shown, during the excavations at Front Street, and from reports of archaeological finds, generally thin and poorly stratified, with large areas of sand and wind-blown deposits above a poor quality calcerous bed-rock. Many eighteenth and nineteenth century properties are cellared, and when this is the case, there is no likelihood that occupation deposits survive on the plot. Every opportunity should be taken to record deposits, even when later over-building has reduced the potential that coherent remains will be preserved. Of particular importance is the question of defining the extent of the medieval settlement, and the character of landuse around the medieval streets.

6.2.2 Research Agenda

- Where were the first conventual buildings, and is the published plan of the East End of the Church (Knowles 1910, etc) accurate.

- Where was Robert de Mowbray's castle, and what form did it take? How does the surviving fabric of the castle confirm or challenge our documentary - derived history of the castle?

- What is the date range of the Front Street cemetery, and where was the population living before the Front Street-Middle Street layout came into being.

- Is there evidence for planning in the early town and was there a standard burgage size to the tenements.

6.3 Post Medieval Tynemouth

6.3.1 Potential for Survival of Post Medieval Deposits

As with the medieval deposits, the later material might be expected to survive well on the headland, but poorly elsewhere across the study area. The most important single area is that on the Spanish Battery peninsular, where successive ditches

and embankments were levelled but not totally obliterated when the area was landscaped in the 1980s.

6.3.2 Research Agenda

- What was the layout of the headland during this period, and what remains of the other military fortifications of the Tyne defences?
- Does the sequence for the evolution of the fortifications evidenced from documentary sources tally-up with what was actually put in place on the ground?
- How can archaeology improve our understanding of the site-specific development of the burgage plots, and give clues to wider questions, like the degree of prosperity of the town during different periods.

6.4   Nineteenth Century Tynemouth

6.4.1   Potential for Survival of Nineteenth Century Deposits

Documentary and cartographic sources have the potential to substantially add knowledge of the early modern development of the town. Particular attention should be directed to recording and preserving physical survivals of the early railway and tourist facilities, and preserving distinctive and chronologically distinctive nineteenth century architecture. A further theme of great national and regional significance is the archaeology of marine rescue on the north bank of the Tyne in the late eighteenth and early to middle nineteenth centuries.

6.4.2   Research Agenda

- What was the chronological order and relative spatial position of the sequence of modern fortifications, and how did they relate to the wider command structure and regional defensive lines.
- What remains of the industrial infra-structure of the pier construction.
- How many of the early buildings associated with the history of marine rescue survive and how do they compare with other facilities elsewhere on the north-east coast.

7.   The Existing Statutory framework

The management of archaeological sites and deposits, both known and suspected, is achieved through a number of different legislative measures, concerning both archaeological monuments and planning law. These operate at a national level for the most important sites (Scheduled Ancient Monuments) and at a local level for sites thought to be of lesser (local or regional) importance. Sites of local

and regional importance are managed through a combination of planning law and policy guidance notes.

7.1 Scheduled Ancient Monuments

The most important archaeological sites in England are listed and protected under the terms of the *Ancient Monuments and Archaeological Areas Act, 1979.* Consent is required from the Department of Culture, Media and Sport (who act on the advice of English Heritage) for any works carried out on or in the vicinity of a Scheduled site. The main criteria for Scheduling is the importance of the monument measured against national criteria.

There are two SAMs in the study area, the priory and the castle, forming one site in English Heritage Guardianship. The imminent closure of the Coast Guard station will see the re-use of the building for other purposes. This may require archaeological mitigation.

It is not suggested that any new sites be recommended for Scheduling.

7.2 Listed Buildings and Conservation Areas

Those archaeological monuments which incorporate substantial above-ground fabric and are deemed to contribute to the quality of the built environment can be listed under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990. These enhance the powers of the Local Planning Authority and can indirectly preserve buried deposits by preventing development which would be permitted elsewhere. The extent of the Conservation Area relevant to the study area is shown on Fig 1. It should also be noted that a new conservation area is proposed for the Fish Quay area. It is anticipated that formal designation as a conservation area will occur in 2003/4, although the boundaries are unlikely to impinge on the Tynemouth Study Area.

7.3 Planning Policy Guidance and the Unitary Development Plan

The protection and management of the majority of archaeological sites is the responsibility of the Local Authority, and is effected through Planning Policy. North Tyneside has a comprehensive approach to the preservation and enhancement of the built and natural environment which is detailed and made widely available through the *North Tyneside Unitary Development Plan*. The present plan was formally adopted in March 2002.

Planning Policy Guidelines 15 and 16 are currently under review.
Tynemouth village character statement was adopted by North Tyneside MBC in August 2003.
Archaeological issues are the subject of Policies E18/1-7 (Sections 5.79-5.81).
Policies E18/3-4 are not relevant to urban areas.

E18 THE LOCAL AUTHORITY WILL PROTECT THE SITES AND SETTINGS OF SITES OF ARCHAEOLOGICAL IMPORTANCE FROM DAMAGING DEVELOPMENT; AND WILL SEEK TO ENHANCE THE SETTING AND INTERPRETATION OF SITES OF ARCHAEOLOGICAL IMPORTANCE.

Archaeological policy in the District of North Tyneside reflects national awareness of the importance of preserving and building upon the physical remains of community's heritage.

E18/1A DEVELOPMENT WHICH WOULD ADVERSELY AFFECT ARCHAEOLOGICAL REMAINS OF NATIONAL IMPORTANCE, INCLUDING SCHEDULED ANCIENT MONUMENTS, OR THEIR SETTING, WILL NOT BE PERMITTED)

The Planning Authority will work with the Department of Culture, Media and Sport to ensure the preservation, in perpetuity, of the nationally important monuments at Tynemouth. The Authority is actively working to enhance the setting of the historic monument and to improve public access and awareness of the remains. The Tynemouth Conservation Area Partnership scheme, which has been responsible for the major landscape improvements around the Clock Tower and other initiatives across the Conservation Area, is an indication of the commitment of the Authority to stimulate appropriate, conservation-led development to ensure the long-term economic and social well-being of the town.

E18/4A DEVELOPMENTS WHICH WOULD ADVERSELY AFFECT THE SITE OR SETTING OF ARCHAEOLOGICAL REMAINS OF REGIONAL OR LOCAL IMPORTANCE WILL NOT BE PERMITTED UNLESS THE NEED FOR REDEVELOPMENT AND ANY OTHER MATERIAL CONSIDERATIONS OUTWEIGH THE RELATIVE IMPORTANCE OF THE SITE.

Important archaeological remains across the known and suspected historic core will be afforded protection as a material consideration in the Planning Process.

E18/5 WHERE DEVELOPMENT IS PROPOSED WHICH MAY ADVERSELY AFFECT A SITE OF ARCHAEOLOGICAL INTEREST OR POTENTIAL THE APPLICANT WILL BE REQUIRED TO SUBMIT AN APPROPRIATE ASSESSMENT OF THE POTENTIAL IMPACT OF THE PROPOSALS ON THE ARCHAEOLOGY AND WHERE NECESSARY UNDERTAKE AN ARCHAEOLOGICAL FIELD EVALUATION BEFORE THE APPLICATION IS DETERMINED.

This policy ensures that applicants are aware of the need to demonstrate that any significant development within the historic core will not inadvertently destroy archaeological remains. A fuller explanation of the way archaeological issues are dealt with during the Planning Process is given below.

E18/6 WHERE ASSESSMENT AND EVALUATION HAVE ESTABLISHED THAT PROPOSED DEVELOPMENT WILL AFFECT A SITE OR AREA OF ARCHAEOLOGICAL INTEREST THE APPLICANT WILL BE REQUIRED TO PRE-

SERVE ARCHAEOLOGICALREMAINS *IN SITU* UNLESS THIS IS CLEARLY INAPPROPRIATE OR DESTRUCTION OF THE REMAINS IS DEMONSTRABLY UNAVOIDABLE, IN WHICH CASE A PROGRAMME OF ARCHAEOLOGICAL WORKS WILL BE REQUIRED TO BE SUBMITTED AND AGREED WITH THE LOCAL PLANNING AUTHORITY BEFORE THE START OF DEVELOPMENT.

E18/7 WHERE ARCHAEOLOGICAL REMAINS OR ARTEFACTS ARE DIS-COVERED DURING THE COURSE OF DEVELOPMENT ON PREVIOUSLY UNIDENTIFIED SITES THE LOCAL PLANNING AUTHORITY SHOULD BE NOTI-FIED IMMEDIATELY AND SUCH FINDS SHOULD NOT BE UNNECESSARILY DAMAGED OR REMOVED.

8. Archaeology in the Planning Process

In areas of the town where archaeological deposits are predicted a number of stages are recommended by the then Department of the Environment (Planning Policy Guidance 16, DOE November 1990) to ensure that the Local Planning Authority has sufficient information to achieve the correct balance between encouraging urban re-generation and economic development on one hand, and respecting and preserving the surviving heritage on the other.

8.1 Pre-Application Discussion

Early consultation with the County Archaeologist and the Industrial Archaeologist is of enormous importance. They can provide an **initial appraisal** of the likelihood that archaeologically sensitive deposits need to be considered for any specific planning application, and give advice on the steps that may need to be taken at each stage of the process.

Should advanced warning be received that the development might affect archaeological remains, the applicant will need to provide the Planning Authority with information of the likely impact of the scheme on any buried remains. This is estimated from existing records (including this report), historical accounts, and reports of archaeological work in the vicinity, in conjunction with a number of sources which suggest the nature of deposits on the site, like bore-hole logs and cellar surveys. This is presented in a standard format, known as a **Desk Top Assessment,** prepared by an archaeological consultant on behalf of the applicant, to a specification drawn-up by the County Archaeologist/Industrial Archaeologist, who can also assist by providing a list of organisations which do work of this sort. A Desk Top Assessment must be done to the highest professional standards, by staff who are suitably qualified and experienced in handling the source material (documentary, cartographic, archaeological) and aware of the wider research background for the period under study.

On the basis of the information provided in the Desk Top Assessment, the Planning Authority will determine the need for further work to test whether deposits predicted in the Assessment have survived on this plot. This is usually achieved by

trial excavation and is known as a **Field Evaluation.** This programme will also be defined by the County or Industrial Archaeologist, and may employ a range of survey and analytic techniques besides excavation. Should important remains be brought to light, the preferred option would be avoidance of disturbance (Policy E19) for example by the use of building techniques that ensure minimal disturbance of the buried remains on the site.

With the benefit of the Assessment and Evaluation reports, the Planning Authority can make the appropriate decision (in the context of the Policies set out in the Unitary Development Plan, Section 6.3 above) on whether to give consent to the scheme or not, and if so, what further steps need to be taken to mitigate the destructive effects of the development on the archaeological remains (Policy E18/6). This will ensure that any remains that will be unavoidably destroyed are archaeologically excavated, analysed and published, so that the site is "preserved by record" if not in fact. The requirements for further work will normally be attached to the Planning Consent as conditions, such as the model condition outlined in PPG16 (Section 29):

"no development will take place within the area indicated (this would be the area of archaeological interest) until the applicant has secured the implementation of a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority"

8.2   Archaeological Planning Conditions

The **Written Scheme of Investigation** mentioned in the model condition is a detailed document which sets out the precise extent of work required, covering such factors as the area to be excavated, the volume of deposits to be recorded, the methodology employed, the degree of expertise required, the amount of analysis and research required, finds collection policies, conservation of perishable artefacts, the deposition of finds and archives and the eventual publication of the results. Such programmes are expensive and time-consuming, and represent to the developer a construction cost against which to balance the real benefits of locating in the historic centre of the town.

Clearly, many sites in the urban area will not require the degree of work outlined above. In many cases the small scale of the disturbance associated with the development, or the low probability that archaeological remains will have once existed, or survived on the site, will mean that a much lower level of observation and recording is required. Known as a **Watching Brief**, this is the time-tabled attendance of a suitably qualified archaeologist at the point when digging is underway. Any archaeological deposits encountered will be quickly recorded and any finds collected, without undue disruption to the construction work. Again, the County Archaeologist will provide the specification for the Watching Brief. The recommended model condition on a Planning consent will state:

Tynemouth

"no development shall take place until the developer has appointed an archaeologist to undertake a programme of observations of foundation and construction work to record items of interest and finds in accordance with a specification provided by the County Archaeologist. The developer must contact the County Archaeologist at least three weeks before the proposed commencement of works to allow this process to take place."

Where standing buildings form a component of the archaeological resource, there may be a need to undertake **Building Recording** in advance of demolition or renovation. This will not be restricted to Listed Buildings, which are selected mainly on an architectural criteria. Tynemouth has a number of outwardly unprepossessing structures which are important in forming a link with past communities and industries, and which will merit recording by qualified archaeologists or building historians to an agreed specification which will reflect the importance of the structure and detail the most suitable recording methodology (eg photographic survey, elevation recording etc).

An alternative method of arranging for archaeological work during the course of a long and complex development programme is through the use of a Section 106 Obligation, where one is used for other elements of a re-development. It is not recommended to use a Section 106 Obligation purely for archaeology.

8.3   Unexpected Discoveries

PPG16 provides advice on the extremely rare circumstance that exceptional and unpredicted remains are encountered while development is in progress. There are powers at the discretion of both the Secretary of State, and the Planning Authority to intervene to ensure that nationally important remains are protected. The developer can insure against any resultant loss, and would, if all appropriate steps have been taken before the discovery, be entitled to compensation. In most cases, it has proved possible to achieve a satisfactory conclusion through voluntary negotiation. The best insurance is to take the appropriate steps (Assessment, Evaluation etc) at the right time.

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Abbreviations used:-

AA	Archaeologia Aeliana
PSAN	Proceedings of the Society of Antiquaries of Newcastle
RIB	Roman Inscriptions in Britain

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the north walke

the Gardyn place

Barns yarde

the Great Barn

Stables

Stables

the pullen yard

South Cuppola

Abbey ...

...y cloister

Great Gerell

Constable lodge

 y warde ...