

11. SUPPLEMENTARY STUDIES: *Contributed by Members of the Atlas Working Group*

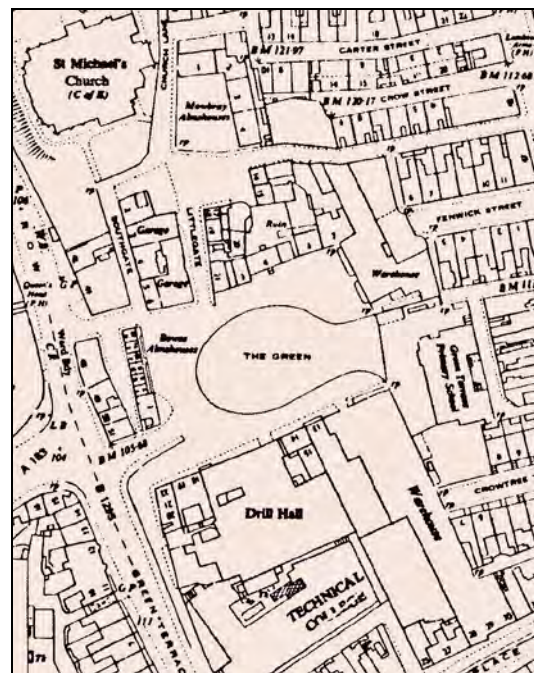
11.1: THE VILLAGE'S LOST BUILDINGS: LITTLEGATE, SOUTHGATE AND THE GREEN *Judith Miller*

11.1.1 Introduction

Bishopwearmouth Green, with its adjoining streets, was once a thriving community with a mix of homes and businesses, many occupying buildings that dated from at least the 18th century. The earliest map available of 1737 by Burleigh and Thompson depicts a tightly grouped settlement with the Church of St Michael at its core, which was agricultural in nature surrounded by open fields. The village green lay to the south which partially survives with surrounding properties enclosing the space, and the main coaching route formed along Low Row to the west and High Street West to the north.



Extract from Burleigh & Thompson's 1737 map



Extract from the 1955 1:2500 Ordnance Survey

At the centre of the settlement immediately south of Bishopwearmouth Parish Church, lay the angular block of Southgate and Littlegate which was demolished in the late 1960's. Southgate was the street to the west side of the block, and Littlegate to the east side – appearing to wrap around a second open square further to the east in earlier maps. This is confirmed by the article describing the acquisition of the new site for the Gibson Almshouses:

That the village was once walled-in is suggested by the names Littlegate and Southgate, which we still have with us. Southgate would be the entrance for those who were bound from the South and who would use Ryhope Street or Stockton Road as we know it today. Travellers from the North, and the rector himself coming from Rectory Park would use Littlegate. The

line of the wall has been defined and at one time there was to be found behind the Palace Theatre, evidences of it.

(Source: Sunderland Daily Echo and Shipping Gazette, 25th February 1935)

11.1.2 Littlegate

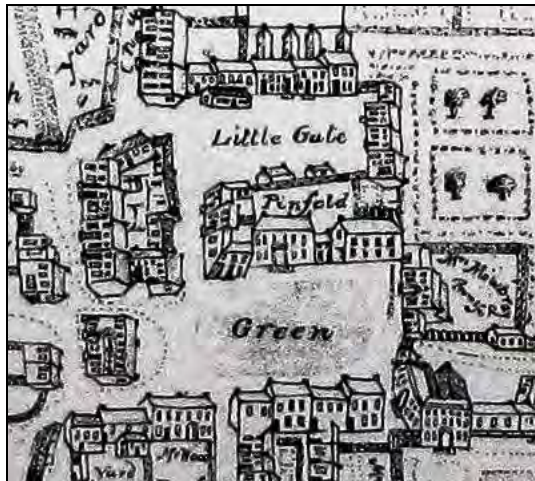
The basic form of Littlegate is shown on the 1737 Burleigh and Thompsons map. The full extent of the street on this early map combined with partial house numbering on 20th-century mapping implies that No.1 began at the northwest corner of Littlegate where it meets Church Lane.

Auction advert for sale:

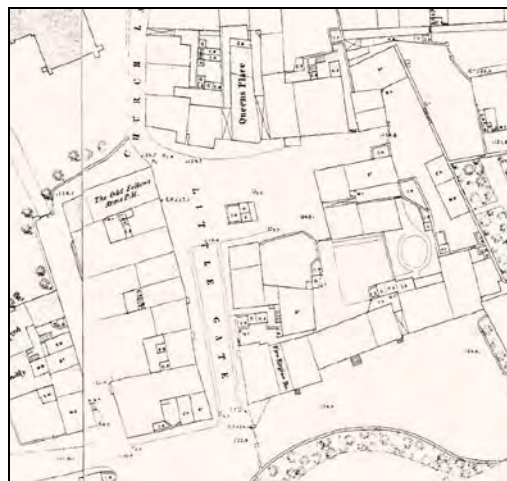
also two-seventh parts of a copyhold dwelling heuse in Littlegate in Bishop Wearmouth, now let to Thomas Lyon at the yearly rent of £2 10s.

(Source: Newcastle Chronicle, 26th April 1783)

The 1785-90 Raine's Eye Plan shows the eastern side of Littlegate around the open square as groups of two storey cottages, bordering onto the village pinfold on the southern edge with The Green further south. This map also shows the Littlegate/Southgate group formed around a central courtyard with an uneven rectangular shape of small cottages. The first edition OS Map of 1855 implies that the properties had extended into the courtyard. This map also shows what appears to be a second group of shallow footprint properties on the western side of Southgate – which may explain partial census records of more house numbers on that street.



Extract from Raine's Eye Plan, 1785-90



Littlegate extract from the 1858 OS Town Plan

No's 1-12 Littlegate

The lower house numbers on Littlegate appear to have been on the north side of the open square, roughly No's 1 to 13, with Queens Place halfway along the group as a later infill.

The house numbers come and go through the census records as do the residents with most of the properties occupied by multiple households. Some families also appear to migrate around the street, with Henry Chapman (a blacksmith) and his family at No.13 in 1851 and then at No. 24 in 1861, and James Angus (an engineman) and his family at No.4, No. 23 and No. 24 at various times.

No's 13-15 Littlegate

No. 13 Littlegate, the smaller property attached to the rear shown in the images below, was occupied by Joseph Bowman, chimney sweep in the late 19th century with a reference to the White House, 13 Littlegate in an 1886 business advert – the Tate painting shows the buildings as white rendered. There also appears to be a hanging business type sign at No.13 in the 1922 photograph. (The Bowmans had previously resided at No.3 Southgate as recorded in the 1881 census.)



D B Tate's painting of 13-15 Littlegate in 1892



Photograph of 13-15 Littlegate in 1922

No.14 and 15 are labelled on the 1954 map as a pair of properties detached from the main groups and like many properties on Littlegate were occupied by several families. An image survives of these sketched by Dingwell Burn Tate in 1892 and then occupied by Frances Trehwitt, Cartwright Horse Shoer and General Smith in 1922. The Trehwitt family also had business premises on Low Row. This painting shows the former Town Hall tower behind in the distance corroborating the location, with the two properties at No.5 and 6 The Green to the right hand side.

The 1851 census records two households at No.15 William Swinburn a stonemason, his wife Elizabeth and their 17 year old son John also a stonemason; and Mary Story a former School Mistress, her daughter and two grandchildren (judging from their ages). The 1891 and 1901 census records Thomas Keelin living at No.15, he appears to have a separate bootmakers workshop at 1.5 The Green judging from the small size of that building, but lived at 15 Littlegate. The 1861 census records three households with 14 inhabitants at No.14, two of those families had emigrated from Ireland. There is one discrepancy in the 1861 census recording the Manchester Unity PH at 15 Littlegate but this was in fact at No. 27 at the northern end of the central block of Littlegate/Southgate.

No's 17-21 Littlegate

Partial views of the properties wrapping around into The Green survive in later 20th-century photographs, and appear to have been No's 17 to 21 on the eastern side and No's 22 to 29 on the west side of the street originally judging from historic records.

No.17 and 18 formed the corner building, split amongst several households like much of the area and low income families judging from the official records. No.17 was occupied by two families on the 1861 census; John Clark a carter, his wife and ten children plus a boarder (most of the family born in Ireland), and Edward Hover a mason, his wife and four children. A total of 19 people living in the two storey plus attic building. By 1901 the property was referred to as 17/18 on the census, and this appears to have continued until at least the 1940's. The Calder family were long term residents from at least 1914 with James Calder, glass dealer included in the Kelly's Directory of that year. They were recorded at No.25

directly opposite on the 1911 census. After James death in 1929, his son John, wife Margaret and two children lived in the property.

An article in the Sunderland Echo in 2013 described the memories of a past resident of 17/18 Littlegate Doris Harker (nee Calder) born in the house in 1933,

“Number 17 was at the gable end of the house, and the door Number 18 was never used – it was where the front windows were, but all used the same yard. Next to the yard stood a stable block, empty in Doris’s time, and next to that was 14 Littlegate which was used as a workshop for a local cartwright. The area was like a village, with us and our neighbours on The Green, Church Lane, and Southgate all cut off from High Street West, Crowtree Road and Vine Place” (Source: Sunderland Echo, 17th June 2013)

The cartwright business operated by Frances Trewhitt is shown on the 1922 photograph above, it is assumed this was still present in the 1930’s.

No. 19 was a two-storey building judging from glimpses in aerial photographs with No. 21 on the southern corner wrapping around into 1 The Green. These may have been rendered with tiled roofs but the images lack clarity. A lower building is shown to the rear of No.19 on a mid-20th century image below and this is labelled No.20 on the 1955 OS Map.



Mid-1960s aerial view showing Littlegate from the east



Extract from the 1955 OS map

A 1902 auction advert refers to No’s 23 and 24, adjoining No.1 The Green, but it is unclear whether this means attached or across the street in the central block which would correspond to the property numbering on the 1955 OS Map.

No’s 22-27 Littlegate

There are some inconsistencies in the property numbers on this side of the street, and what appears to be a complete rebuild in the early 20th century for commercial premises before the wholesale demolition in the 1950’s.

Clear images do survive of the southern tip of the central block of Littlegate/Southgate, sometimes known as No.1.5 The Green. This was the workshop of T. Keelin Boot and Shoemaker on the 1891 census (The Keelin family lived at 15 Littlegate). The stone wall enclosure and yard does appear to reflect the building form shown on the 1785-90 Raine’s Eye Plan, and on 19th-century Ordnance Survey maps.



T Keelin Boot and Shoemaker, 1890

By 1924 the workshop site was redeveloped along with the adjacent properties on Littlegate as a large car repair garage shown in an Historic England archive aerial image, with an advertisement for Auto Salvage by 1939 when the photo below was taken. This company was certainly established by 1932 according to newspaper advertisements at the time, with Motor Spares Ltd operating her from the mid 1940's. The 1924 aerial photo shows a two-storey element fronting The Green, with a higher three storey part onto Littlegate.



Aerial photograph showing the digging of air-raid shelters on The Green in 1939.

The 1939 photograph above was taken when communal air raid shelters were being constructed on The Green and shows the extent of redevelopment along Littlegate compared with the 1892 image. The rendered cottage behind in the 1892 image gives some impression of the changing appearance of Littlegate at that time as more commercial premises appeared.

No.22 Littlegate is included in the 1861 census occupied by John Moor (a sawyer) his wife and five children – one son aged 17 was a grocer's apprentice. No.22 does not feature in any later census records implying either a change of use to non-residential or merger with another property.

No.23 and 24 were occupied by several families in the 19th century, suggesting that these were rented rooms, many families also had boarders. In the 1851 census six households totalling 24 people shared No.23, one of those was Mary Robinson a retailer of bread – possibly selling from the property? She lived with her sister, a nephew, a boarder who was a shipwright and his son. The 1851 census also noted two households at No.24: James Angus (an engineman), his wife, his son who was a sawyer, and two boarders both stonemasons; and Henry Chapman (a blacksmith), his wife, a young daughter and a boarder who was a stonemason. The Angus family can be found living in various properties in the immediate area at No.4 Littlegate in 1861, No.24 Littlegate in 1871 and then widow Jane Angus at No.23 Littlegate in 1881 described as a house agent - was she perhaps renting out the other rooms in the building?

No. 23, 24 and 25 were advertised for sale as one lot in a property auction in 1914,

“Re: GEORGE SWINHOE, Deceased, TO CLOSE THE ESTATE. LOT 8 – Nos. 23, 24 and 25 LITTLEGATE, near BISHOPWEARMOUTH CHURCH, 745 square yards of land, together with the three-storied workshop, builder’s yard, office, etc. and 4-roomed dwelling-house erected upon. Total Annual Rental, £63 16s 6d. No Ground Rent”
(Source: Sunderland Daily Echo, 9th May 1914)

It is possible that this sale led to the redevelopment of the block for the car repair garage.

Little is known about the appearance of No's 25 and 26 Littlegate other than their compact footprint shown on historic maps and information about the residents in the 19th century.

No.26 was advertised for sale at property auction in 1886 and again in 1904,

“Lot 10. The Copyhold Dwelling-House, situate and being No.26, LITTLEGATE, BISHOPWEARMOUTH, containing three rooms and attic. Gross annual rent, £9 2s od. No ground rent”
(Source: Sunderland Echo, 22nd October 1886)

“Lot 11 – No.26 LITTLEGATE, near Bishopwearmouth Church, containing two rooms and attic, with w.c in yard. Rental 5s per week; no ground rent”
(Source: Sunderland Daily Echo, 11th July 1904)

The two rooms and attic were occupied by Rosina Crighton and her three adult children in 1911, two of them were labourers.

No.27 next door was advertised for sale at property auction in 1892,

“cement fronted dwelling house containing four rooms in tenancy of Mr McKay and late owner” (NB. The late owner was John Carter)

(Source: Sunderland Daily Echo, 29th February 1892)

It had previously been occupied in 1881 by William Oram, (a seaman), his wife Emily and adult son James who was a cartman. William was later in business at No.15 Littlegate as a cart proprietor listed in both the 1883 and 1888 Kelly's Directories.

These properties appear to have been redeveloped sometime in the early 20th century with Blue Arrow Taxi Company operating from the northern end of Littlegate from at least October 1938. Arthur Leedham Taylor was the owner of the business and was related to the residents of 3 Church Lane, and the Leedham family who ran the chip shop on the corner of Carter Street/Crowtree Road.

The Cyprus Hotel

We do know that at the northern end of the Littlegate/Southgate block was a longstanding public house called The Manchester Unity (1861), The Oddfellows Arms (1874) and the Cyprus Hotel (1883 – 1936) at various stages. This is referred to as No.15, No.27 and No.28 Littlegate in various records. The public house seems to have had a chequered history judging from newspaper archives with several incidents of drunk and disorderly behaviour, violence, suspected prostitution and thefts. There are also several reports of inquests being held in the building, before the magistrates court was built in 1907.

The business was offered for sale in 1889 describing the size of the premises,

“All that very valuable PUBLIC-HOUSE and Premises known as the CYPRUS HOTEL, Situate in Littlegate, near the Green, Sunderland, comprising on the Ground Floor, Sitting Room, Large Bar, Small Bar, and snug, with all necessary conveniences, capital Cellar underneath. Above are two large and lofty rooms, one suitable for a Lodge Room or Billiard Room. The property is sold consequent on the death of the owner. A capital business has been carried on for many years”

(Source: Sunderland Daily Echo and Shipping Gazette, 18th November 1889)

The owner Mark Jopling had been the landlord of the pub for many years, and was a well-known Sunderland figure and son of a High Street tradesman according to newspaper reports after his death. It is unknown whether he was related to Widow Jopling who once traded in apothecary on Church Lane, or to the owners of the Joplings department store on High Street West. The property was subsequently sold to a Mr. Archbold, a brewer from Newcastle for £4800.

The Cyprus Hotel continued to operate until 1935 until the owner Frank Lancelot Robson applied to have the license removed and relocated to a new premises. An article about the licensing application commented that Mr. Robson had operated The Cyprus Hotel for 25 years, and his name does appear in the 1914 Kelly's Directory.

The building was again offered for sale at auction in 1936 described as de-licensed premises, and in 1937 the Sunderland branch of the Durham Light Infantry moved into new headquarters in the building.

(Source: Sunderland Daily Echo, 12th June 1937).

The building is missing from the 1955 OS Map, perhaps demolished as a result of WWII bomb damage as a large bomb did drop immediately next to the building site on 24th May 1943 damaging several nearby buildings. The whole street had been demolished by 1959, with a surface car park for many years, and then Town Park formed on the site in 1980. The foundations of the building were uncovered during excavation work in 2019 as part of the Town Park Improvement Project funded by the Bishopwearmouth Townscape Heritage Scheme



Photograph of the 1943 bomb crater



Foundations of the Cyprus Hotel revealed during excavation in 2019

11.1.3 Southgate

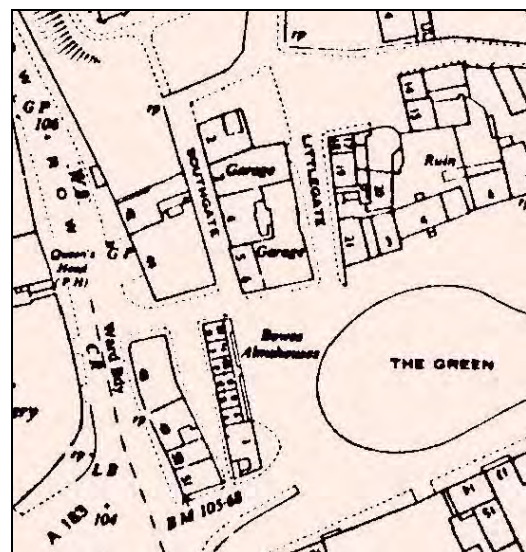
Southgate lay on the western side of the angular block running from The Green up to the southern entrance of the churchyard at Bishopwearmouth Parish Church. House numbers 1-16 appear on the national census of 1851 (the 1841 census has no house numbers) but only numbers 1-6 Southgate from 1861 onwards. The 1859 OS Map does seem to show some small properties on the west side of Southgate backing onto 42 and 44 Low Row. These had disappeared by the 1897 OS Map, and are not shown in an 1892 photo of the street.



View of Southgate in 1892, looking north towards the church



Southgate on the 1858 1st edition OS town plan



Southgate on the 1955 edition OS map

Like Littlegate, Southgate was a group of two storey cottages which appear to have gradually filled the yard spaces to the rear depicted on Raine's Eye Plan. Interestingly this shows a Mr. Reeds premises on the western side but further details of this property could not be found. The property footprints on the east side of Southgate shown on the later 1955 OS Map and labelled No's 2-6 do roughly correlate with those shown on the 1859 map. This corroborates the census information that only No's 1 to 6 survived beyond the mid-19th century.

No.1 Southgate

No.1 Southgate was on the northern corner of Southgate adjoining the public house. In 1861 it was occupied by Nicholas Chapman, (a tailor), his wife Mary, their seven children and one grandchild. The Chapmans were living at No.9 Southgate in 1851, and later lived at No.4 in 1891 – by then Nicholas was a widower and lived with son Mark (also a widower) an Iron Shipyard Labourer, daughter Annie who was their housekeeper, and three grandchildren.

No historic photographs of the building have been found but it was advertised for sale in 1899,

"Lot 2 Freehold Dwelling-House, No.1, SOUTHGATE, BISHOPWEARMOUTH, adjoining the Cyprus Hotel, Tenant, Mr. Colling. House contains three rooms. Rent, £10 8s. No ground rent"
(Source: Sunderland Daily Echo and Shipping Gazette, 28th February 1899)

No. 2 Southgate

No.2 like many properties in the area was the home of multiple families, how the building was subdivided between them is unclear. It was a two-storey L shaped block extending into the yard behind in red brick with sash windows, as glimpsed in historic aerial photographs.



Oblique aerial photograph of Southgate from the west, date unknown



Oblique aerial photograph of Southgate from the east, mid 1960s

The 1861 and 1881 census both recorded five households at No.2 Southgate totalling twenty residents on each survey. This overcrowding had reduced by the 1911 census with only two households noted, the Lee family of five occupying four rooms plus attic, and the Snowball family of seven occupying three rooms. No.2 is still in residential use in 1939 with four households totalling twelve people.

No.3 Southgate

Again No. 3 was occupied by multiple families in the 19th century but less crowded than its neighbour, with two households on the 1861 census and three households on the 1881 census. This included Joseph Bowman, a cooper, his wife and five children, one of his sons aged 14 was also employed as a labourer. The Bowmans later moved to 13 Littlegate, just around the corner.

No.4 Southgate

No.4 Southgate was a larger building judging from the historic maps. Like its neighbours, subdivided into what is assumed were rented rooms and occupied by multiple families, with the surnames changing on each census implying little continuity in occupation. Four households were recorded on the 1861 and 1881 census, with occupations including saddler, cooper, blacksmith and one carver and guildler. 11 rooms are noted on the 1891 census shared between four families, totalling 32 people. Patrick Bambrough, a bricklayer's labourer, his wife Mary and nine children - four of whom were adults shared three rooms. Another family of eight occupying three rooms also had two boarders presumably to help pay the rent.

Nos 5 and 6 Southgate

Nos 5 and 6 appear as one building on the 1955 OS Map, and this does seem to match the form on earlier maps. No.5 was subdivided into two households on the 1861 census: Ann Jefferson, her brother Frances a blacksmith, two children and a visitor who was a joiner from Portsmouth; and John Healey, a labourer, his wife Mary, their five children including their 15 year old son John who was employed as a carter, plus a visitor who was born in Ireland like John, Mary and John Jnr – perhaps a relative?

The 1892 photograph shown above includes the end wall of the two-storey building with adverts pasted on the gable wall and a small yard enclosed by a low stone wall. The 1901 census lists No.5 and 6 as one property with two households totalling 10 people living in the combined building. After that date only No.6 appears in official records.

Nos 7-13 Southgate

The exact form of these properties on the west side of Southgate is unknown, although the residents are noted on the 1851 census and may have been smaller buildings behind Low Row. No. 8 is not on the census.

There are a few anomalies in references in the British Newspaper Archive to a scarlet fever case in 1878 at 10 Southgate, and another in 1880 at 12 Southgate, and the accident of a Thomas Buchan Schoolmaster who lived in the upper flat of 12 Southgate. Which buildings No.10 and 12 relate to is unclear.

By the late 1960's all the properties on Southgate had been demolished



The area of Southgate after demolition of all the buildings in the 1960s

11.1.4 The Green

1 The Green

No.1 The Green sat on the corner of Little Gate, part of a group of 18th-century properties which once encircled the village green. From historic photos taken prior to their demolition, No. 1 was a narrow property constructed in brick with a slate roof, brick chimneys and multi paned sash windows. Records survive of various occupants during the 19th century with consistent residential use. Andrew Greig and Robert Herring lived there in 1822, the Dale family of 7 in 1851, followed by John Carter from at least 1866 to 1878. A sales notice from August 1878 describes No. 1 and 1.5 The Green as one lot containing seven rooms, advertised by John Carter. There is some confusion over the location of No 1.5 The Green as there is a reference to Thomas Keelin, boot and shoemaker at the same address in the 1891 census but photographs show he occupied the building at the southeast corner of the Little Gate block. The only other census record for No.1.5 The Green was in 1851 occupied by a Jane Baird. By 1883 No.1 was occupied by Miss Margaret Sanderson, a dressmaker listed in Kelly's Directory so potentially operating her business from the address. A 1902 sales advert following the death of the freehold owner William F Crathorne describes No.1 and two dwelling houses adjoining at No's 23 and 24 Little Gate confirming that No.1 was the corner property *"The whole property forms an exceptionally good site in a very valuable and rapidly improving locality"* (Sunderland Daily Echo, 7th August 1902). The 1911 census noted that No.1 had 4 rooms and was occupied by a Mrs Smith and her lodger.



The corner of Littlegate and The Green form the south-west

Fire Engine House, 2 The Green

The fire engine house is referenced in an 1845 Poor Law Commission report detailing the purchase of the engine house and an engine. The use is labelled on the 1856 OS map and the arched opening which contains the engine is still visible on 20th-century images. The engine was a necessary provision for the parish as there was no formal fire station in the immediate area until 1906. There are no entries for No.2 in any of the national census, implying that the space became redundant when the Central Fire Station was built.

3 The Green

No 1, 2 and 3 appear to be one building judging from historic photos, with No.3 stretching above the fire engine house on the first floor. The two-storey building had four rooms according to later census records, with multi paned sash windows and a raised doorway with rectangular fanlight over. The 1851 census details two families living at No.3 presumably one downstairs and one upstairs – The Wilkinsons a family of five, and The Fairbairns a family of four. The 1911 census similarly records two families The Wilkinsons (unknown if this is a relation) and The Swinneys, both occupying two rooms. Mrs Swinney was still resident in 1933 according to Wards Directory, and listed on the 1939 register sharing No.3 with The Tates, a family of 3. It is possible that these Tates were related to the other family of the same name living at No.19 on the 1939 register.

4 and 5 The Green

No's 4 and 5 The Green was a two-storey brick building with slate roof, large chimneys, multi paned sash windows. The split of the building is unusual with No.4 forming the bulk of the elevation with symmetrical details, and then No.5 to the right side with lower set sash openings that had been altered and what was potentially once a servant's entrance. A large

axial chimney was shared between No's 4 and 5, and the entrance to No.4 is stepped up with simple railings on each side, a six-panelled door with rectangular fanlight above, and openings to the basement. The entrance to No.5 was as street level with a panelled door and simple doorcase with no fanlight. The 1851 census lists two Davison sisters and a servant at No.4 and a widow with five daughters living at No.5. By the 1891 census Charles Bell (an assessor for the South Shields Water Company) and his family plus servant were living here, he was listed at No.4 in Kelly's Directory. By 1911 Ann Bell (widow) was recorded at No.4 and 5 The Green occupying 14 rooms with one servant, and then Charles Bell Auctioneer, estate agent and valuer by 1938. The 1939 register has an entry only at No.4 for a Herbert Watson, estate agents clerk, but the building could have been primarily in office use by this time – there is no entry for No.5.

6 The Green

No.6 The Green was one of a pair of stone cottages on the northern side of the village green, with slate roof and a small chimney. Sash windows of differing types and an ivy covered entrance door can be seen in historic photographs. Census records show a shifting occupancy of the cottage with only one longer term tenant Ann Gabriel on the 1851 and 1871 census, and then a Miss Gabriel on the 1883 Kelly's Directory. John Bell, estate agent and his family resided at No.6 in 1891 and were presumably related to Charles Bell who established the estate agent and auctioneers next door. Indeed a 1901 readers letter in the Sunderland Daily Echo newspaper from Charles William Bell gave his address as 6 The Green. The 1911 census records the Posgate family of five people living at No.6 and occupying six rooms. The 1911 census was the first to record the number of habitable rooms. The 1939 register paints an interesting picture of the changing nature of the residents living around The Green with 8 residents recorded at No.6 comprising one couple and six individuals across four households. How the building was shared between them is unknown. Of those 8 residents only 2 had paid employment as a labourer and a shop assistant, 2 were unemployed, and the remaining four women listed their occupation as unpaid domestic duties. The impression is one of apparently unrelated inhabitants with little or no income renting various rooms.

7 The Green

No.7 was in the far north east corner of The Green, slightly larger than No.6 but also in stone with a tiled roof set down lower than No.6 and a mix of window styles. The building was attached to No.8 The Green at right angles known as Fenwick Lodge and then Binns Depository. The Pickering family and their descendants were long term residents at No. 7 listed in census records from 1851 to 1911. The Pickerings are also on the 1841 census at The Green but no house number given, presumably the same property. The building had 5 rooms recorded in 1911 when Anthony Pickering, an Inspector of Weights and Measures, and his family were resident. Anthony died in 1922 aged 78. The cottage had been subdivided by the 1939 register which noted two households, presumably one on the ground floor and one on the upper floor and no Pickering residents. One 1939 resident was listed as a cinema usherette.

Crowtree House & Fenwick Lodge

Before looking at Crowtree House and Fenwick Lodge, which take up the east side of The Green, it is worth noting that in 1670 this had all been Shipperdson land and could possibly have been an early enclosure of this part of The Green. In 1738 Teasdale Mowbray of Wolsingham married Ann Reed, the then Shipperdson heiress and thereby came into possession of their lands in Sunderland and Bishopwearmouth. Wood's plan of 1826 shows Robert Fenwick in possession of all of this land, i.e. both houses and their grounds. (*John Wood map, 1826*)



The west face of Fenwick Lodge viewed from the Green

Fenwick Lodge, 8 The Green

A house is shown here on Rain's Eye Plan, and described as "Mr Mowbray's premises" (*Rain's Eye Plan*). It was built by Teasdale Mowbray after his marriage to Ann Reed in 1738. He died in 1785 and his son George inherited, but chose to build Ford Hall as his home. After his death in 1791 his widow returned to the house until 1795, after which it may have been let. The 1785 Raines Eye Plan refers to Mrs. Mowbrays premises. The 1802 rate book indicates it had changed hands, now belonging to a Mr Blakiston. By 1823 it was owned by Robert Fenwick, a brewer, who rebuilt the house and constructed a lodge facing onto Crowtree Road. At this time the name changed to Fenwick Lodge. He died in 1862 and the property was sold at auction.

"The Large and Superior COPYHOLD FAMILY MANSION HOUSE, lately occupied by Robert Fenwick, Esq., deceased, fitted up with every convenience, and suitable in all respects for the residence of a Gentleman's Family. The house fronts to Wearmouth Green on the West, and on the opposite side possesses a large Garden with a Vinery, and an entrance lodge opening into Crow Tree Road, in which there is a frontage of 204 Feet and on the North side of the House are excellent Stables, Coach House and other Outbuildings with an entrance into

Queen Square. The whole Ground admeasures 5,646 Square Yards, or thereabouts. Immediate possession of this Lot may be had"
(Newcastle Daily Journal 1st November 1862 p4 col 1)

John Wilson of Aberdeen moved to the house in 1863. He was a wholesale provision merchant and used the back premises as storage. By 1871 the garden to the east towards Crowtree Road had been built upon to form Fenwick Street. The Wilson family of six are noted on the 1881 census employing a housemaid and a cook. John Wilson is also recorded on the Kelly's Directory of 1883. The 1894 Goads Insurance Plan shows the range of uses within the building. No.8 The Green does not appear on the 1911 census and may have been vacant by that time.

The later acquisition of the building in 2016 by Binns for use as a furniture warehouse appeared in the local newspaper,

"LOCAL PROPERTY DEAL. We understand that Messrs H Binns, Son & Co, the drapers, have bought the warehouse, premises and yards, which have for so many years been owned and occupied by John Wilson, Ltd, in Fenwick Street. The premises are of an extensive character, the frontage being 170 feet and extend from Fenwick street to the Wearmouth Green. It is understood that Messrs Binns will centralise their various workshops in the new premises and use the main building for storage and warehousing purposes. The purchase price has not been disclosed. Messrs Binns enter upon their new premises next month.

(Sunderland Daily Echo Friday April 7th, 1916 p4 col3)

Crowtree House, 9 The Green

Shown on the Rain's Eye Plan as in the possession of George Mowbray, with very large south facing grounds extending as far as what became Vine Place and east to Crowtree Road (*Rain's Eye Plan*). After the death of Mrs Mowbray in 1795, the house was sold to Thomas Nicholson in 1798, a shipbuilder and ropemaker with premises at Panns. In 1799 he obtained a grant from the Bishop of Durham to enclose The Green, subject to other occupiers of property at The Green having a right of access. The oval has been enclosed with railings since this date defining the shape.

Local eccentric Dicky Chilton who lived at No.19 The Green and was a vocal defender of parishioner's rights made an annual protest to this enclosure, even though he was only six years old when Mr. Nicholson obtained The Shrubbery as it was known,

"He never tired of registering his protest against the encircling of The Green with railings, and annually climbed over the rails to perpetuate the right of way which he warmly declared has been filched from the people of Sunderland"

(The Sunderland Echo and Shipping Gazette, 19th April 1932, page 2 column 6)

Thomas Nicholson died in 1811 and his son Robert inherited the property. He then died in 1820 and the house was empty in 1823 according to the rate records, although belonging to Mrs Nicholson. There is a suggestion that Mr Nicholson rebuilt the house after buying it as it

was thought to be of a later date than Fenwick Lodge, which Robert Fenwick rebuilt. As noted earlier, Robert Fenwick bought Crowtree House and let it out.

By 1826 a Miss Vincent had opened a ladies boarding academy expanding her business from Green Street. The Northumberland Durham and Cumberland Gazette from October 1826 advertises the new establishment *“she has taken the pleasant airy and commodious mansion, late Mr Nicholson’s, in Bishopwearmouth Green, admirably adapted for the accommodation of boarders”* Northumberland Durham and Cumberland Gazette, 31st October 1826

By 1851 Thomas Meik, Engineer to the River Wear Commissioners, was living there with his wife, 2 sons, 3 servants and a nurse (*1851 Census*). By 1857 the south-eastern part of the garden, around the junction of Vine Place and Crowtree Road, had been built on to form Borough Road Terrace and Crowtree Terrace, terraces of housing for quite well-to-do people (see notes on the social structure of the streets west of Crowtree Road). (*10ft to the mile Ordnance Survey Map*). The 1861 census records John Cooper solicitor, his wife Ann Mowbray Cooper, five children and two servants.

The Newcastle Guardian and Tyne Mercury Newspaper reported the death of Mr Cooper on Sunday 6th July 1862 – *“Mr Cooper had been unwell, in fact he never got over the injuries he received some years ago when thrown out of a conveyance in Durham Lane, and resulted in his having one foot amputated ... He was comparatively young, being only in his 46th year and has left a widow and a large family”* (Newcastle Guardian and Tyne Mercury, 12th July 1862)

Description of the house in 1862 when it was sold at auction following Robert Fenwick’s death:

“ ... excellent Family Mansion House ... fronting to Wearmouth Green on the West, with a large Garden, and an entrance into Crow Tree Terrace on the South, and another large Garden, extending to Crow Tree Road on the East, with a frontage thereon of 104 Feet, together with the Stables, Coach Houses and other Outbuildings, and the open piece of enclosed land on Wearmouth Green (NB as enclosed by Mr Nicholson - see above). The whole of the premises included in this Let occupy an area of 5,270 Square Yards, or thereabouts. This Let is ... Copyhold and is now divided into Two convenient Houses, the Western portion being in the occupation of Mr Thomas Moore and the other is that of Mrs G MacKenzie. NB The Ground Rents from Crow Tree Terrace, amounting to £104. 6s.1d. were also for sale”

(Source Newcastle Daily Journal 01/11/1862 p4 col 1)

In 1871 the McKenzie family occupied the whole property with head of the family, Charles McKenzie later opening a Classical Academy at the house. Charles died suddenly at the premises on 1st January 1880 aged 53, with the family remaining at the property on the 1881 census. The house was later sold to the School Board in 1883 for £1,750.



A view of Crowtree House during its period of use as a school in the late 19th century

The Sunderland Day Industrial School opened in June 1884 and was managed by a Ms E and Mr T Goldsworthy. An article in the Sunderland Daily Echo from 19th June 1884 gives a detailed description of the building noting its square footprint, exceptionally large bay window, entrances to the west and south and open space for a playground to the north and east. Repairs and alterations costing £1000 included the removal of stucco render and repointing of the red brick beneath, combining several rooms into classrooms on the ground and first floor with newly distempered walls, and conversion of the stables and coach house to workshops. The school is noted on the 1894 Goads insurance plan as a Boys school but in fact admitted boys and girls.

The Industrial School closed in January 1906 after which it was demolished to make way for a purpose-built school, Green Terrace School, which opened in 1909, administered by the Sunderland Education Board.

After around 70 years of service to the local community Green Terrace School closed in July 1980 and was demolished in 1988 as part of the shopping centre development.

10 The Green

No. 10 was on the south side of The Green, the site currently occupied by a multi storey carpark, and originally one of a group of two storey cottages stretching towards Green Terrace to the west. This group is shown on the 1737 Burleigh and Thompson map.

The 1851 census records John Martin Cooper an attorney at law, his wife, two sons and two servants at the property. By 1871 the larger Potts family lived at the property, Taylor Potts

GREEN TERRACE SCHOOL



The Infants entrance at the NW corner of Green Terrace School photographed in 1954.



Aerial view of Green Terrace School and Crowtree Terrace from the south-west.



A view of the east side of Green Terrace School in 1982.

was a timber merchant and the family of seven employed a cook and a housemaid. He was also the author of the book "History of the Trade and Port of Sunderland" published in 1892 based on his memories of Sunderland since 1820.

An interesting article from 1870 describes an incident involving Mr Potts and a dispute over works to the village green,

"A Dispute of Right of Way. At the Sunderland Police Court yesterday, Mr Taylor Potts timber merchant, was summoned for an assault on Thomas Dent, a mason. The case arose out of a disputed right of ground at The Green, Bishopwearmouth where Mr Potts lives. The corporation have recently been laying down a footpath on the south side of The Green, where they have lighted and repaired the ground for many years; but Mr Potts served them with a notice that the front of his house was private property. On Thursday week, Dent, who was employed by Mr James Young, the contractor for the flagging, was laying down flags opposite Mr Pott's house, when he rushed out very excitedly, pushed the man away, and flung his tools after him, a hammer barely escaping his head. The defence was the man had no right there, and the Bench dismissed the summons on that objection"

(Newcastle Journal, 23rd August 1870, page 2, column 6)

The Potts family apparently moved on shortly thereafter as by 1875 John Cameron, schoolmaster, and candidate for local ward councillor was referenced at 10 The Green in a Sunderland Echo article about the election. The 1881 records his family of nine, plus one domestic servant in residence.

The building was advertised for sale in 1890, providing a useful description of the interior, and refers to the frontage as part of the sale – supporting Mr Potts' claim that this was indeed private land

"The pleasantly situate family residence No.10 The Green Bishopwearmouth containing a spacious entrance hall with dining, drawing, breakfast rooms and library on the ground floor; six bedrooms, splendid kitchen, scullery, wine and coal cellars, large pantries, with servant's entrance from The Green, croquet lawn and flower garden in the rear; side entrance into Crowtree Terrace, with a frontage of about 14 yards"

(Sunderland Daily Echo, 15th March 1890, page 2 column 2)

Interestingly this advert also mentions No.9 The Green,

"The substantially-erected concrete building (adjoining the above) recently occupied as a Girls and Youth's School, containing 6 splendid class rooms, with cemented yard for each sex, which could be readily converted, if desired, into private residences; also enjoying entrances into Crowtree Terrace"

By 1891 Georgina Edwards, 2 daughters, 2 grandsons and a niece were in residence. Then in 1911 Amy Gordon, widow, her mother, daughter and one servant were resident with 7 rooms recorded on the census. This differs from the 1890 sale description, and the floorplan of the property had perhaps been altered. Certainly the 1896 OS map shows the loss of the

rear garden to development, extending No.11 and also new 2 storey separate buildings to the south occupied by J Coates Cabinet Factory (1894 Goads Insurance plan). The 1901 census records a laundry business at No.10 owned by Mr Elmes and his wife with two employees. (By 1911 they had relocated to Middlesex)

On the 1919 OS Map almost the entire former garden space had been built upon. No.10 is not included on the 1939 register. Unfortunately, no historic photographs of the building could be found, and the available aerial photos were taken after the garden was lost.

11 & 12 The Green

The earliest census of 1841 unfortunately does not give any house numbers for the street, but the 1851 census noted an Ann Tate at No.11, and multiple householders at No.12 - Jane Walker plus two children, Isabelle Smyth and her son, and Thomas Wilson his wife and four children. No.11 had continuous residents in the Watson family recorded in the 1861, 1871 and 1881 census. John Watson was a painter, and included in the 1883 Kelly's Directory.

Despite the two property numbers, this was advertised for sale as a single lot in 1890; possibly two houses had been combined to give more spacious living. It was certainly a large house, comprising 9 rooms with a wash house and workshop, and outside a vinery and garden of some 470 square yards. The 1896 OS map shows that the garden and vinery had been lost as part of the new Artillery Drill Hall constructed at No.17 in c.1888.

New residents were living at the two properties in 1891 presumably because the property had been sold in 1890. Jacob Robson, a cab driver, his wife and 2 children occupied three rooms at No.11 and Henry Cairns, master butcher, his wife and 5 children at No.12. The Goads insurance plan from 1894 is annotated "under construction for timber store" at No.12. Interestingly the next census in 1901 records No.11 as a cabinet makers workshop. No. 12 was then occupied by a William Foster, and insurance agent, his wife, son and three boarders; one of whom was a motor car mechanic – a relatively new occupation in 1901.

The 1911 census omits No.11 but records the Findlater family at No.12 occupying 4 rooms, the head of the family was a cabinet maker – possibly connected to this use at No.11 on the 1901 census? Strangely the Findlater family were later recorded at 7 Grange Avenue in 1939 living with Elizabeth Wetherell aged 63, a Dancing Room Proprietress – the Wetherell business was based at 13 The Green and she was presumably some relation.

There is no reference to No's 11 or 12 on the 1939 register. The 1955 OS Map shows a large warehouse on the site, confirmed by later 20th-century photographs of the south side of The Green

Wetherell's, 13 The Green

No. 13 was the long-term premises of Wetherells School of Music and Dance for almost a century, later becoming Wetherells nightclub in 1961 preserving the family name even when sold to the Bailey organisation (see below: *11.2 Wetherell's Club and the Wetherell Family*).



Wetherell's Club

The 1851 census lists John Hines, solicitor, his wife and seven children living at No.13. They were followed by 1861 by the Kayll family. John James Kayll was a window glass manufacturer, and lived at No. 13 with his wife and nine children, their governess, a cook, a nurse and two other servants. The Kaylls later moved to 17 The Green and John James Kayll became Mayor of Sunderland in 1866.

The 1866 borough directory is the first entry for the Wetherells at No.13 The Green having relocated their dancing school from Durham. The Wetherells were also a large family, the 1871 census records John, his wife Elizabeth and eight children – several of whom were teachers at the school.

The 1894 Goads Insurance plan provides some additional detail on the building layout showing a bay window to the front elevation, the right side of the building labelled "ruin" and the height labelled as 2 and a half stories. The rear elevation has a series of smaller outbuildings and then a larger "dancing room" to the south.

The 1911 census lists John Anthony Wetherell, his wife Elisa and daughter Elizabeth Thomasine occupying 7 rooms at No.13. Miss Elizabeth Thomasine Wetherell took over management of the school after the death of her father in 1918, and the business is included on the 1933 Wards Directory with Miss Wetherell named as proprietor. No names were recorded on the 1939 register, and the building was presumably empty at that point. A Sunderland echo article refers to Miss Wetherell renting out rooms after she stopped teaching in 1932.

In 1961 the building was acquired by the Bailey Corporation and became a nightclub with notable acts such as Gerry Dorsey (later known as Englebert Humperdinck) performing in the club. A photograph taken after the building became a nightclub shows a two-storey painted or rendered frontage, with a bay window and timber door with fanlight over, first floor sash windows and a slated dormer with sash window to the attic floor. Two small sections of railings partially enclose the front, perhaps another case like No.10 which once had a strip of private frontage rather than the building directly abutting corporation land.

The building survived until 1988 when it was demolished to make way for the multi-storey car park constructed as part of the shopping centre redevelopment.

14 & 15 The Green

The 1856 OS Map shows an L shaped building with the deeper section to the south, this backed onto the large garden of No.17 – formerly the Featherstonehaugh Mansion. The later 1894 Goads Insurance Plan does label No.14 as two-storey and in domestic use. Late 20th-century photograph of Wetherell's shows No.14 as a rendered two-storey building with a slate roof and sash windows – the building was derelict at the time.

Like many properties around Bishopwearmouth Green No.14 and 15 were both in multiple occupancy. The 1871 census notes seven households living there across the two addresses totalling 31 people, although many had been children the building must have been very overcrowded. It is unknown how No.14 and 15 were subdivided. The occupations listed included charwoman, labourers, a shipwright and a dressmaker.

No. 14 and 15 were advertised for sale as one dwelling house in 1890, described as having 4 'spacious' rooms on the ground floor, 4 rooms above, and 2 attic rooms with a 'yard and conveniences'.

(Sunderland Daily Echo Thursday 24th April 1890 p2, col 3)

The multi occupancy continued in the 1911 census which details the Whittle Family of eight people occupying two rooms at No.14, the Robson family of three occupying 2 rooms at No.14, a widow occupying one room at No.15, the Wynne and Barrow families (related) of 10 people occupying three rooms at No.15 and another family of two at No.15 occupying one room. A total of 21 people occupying nine rooms. Occupations ranged from cart men, coal miner, bank boy (aged 15), riveter and labourers giving some sense of the lower income families living around The Green.

The situation had improved by the 1939 register with only one family of three occupying No.14 and three individuals residing at No.15, but perhaps we could speculate that the other rooms were uninhabitable by that point.

16 The Green

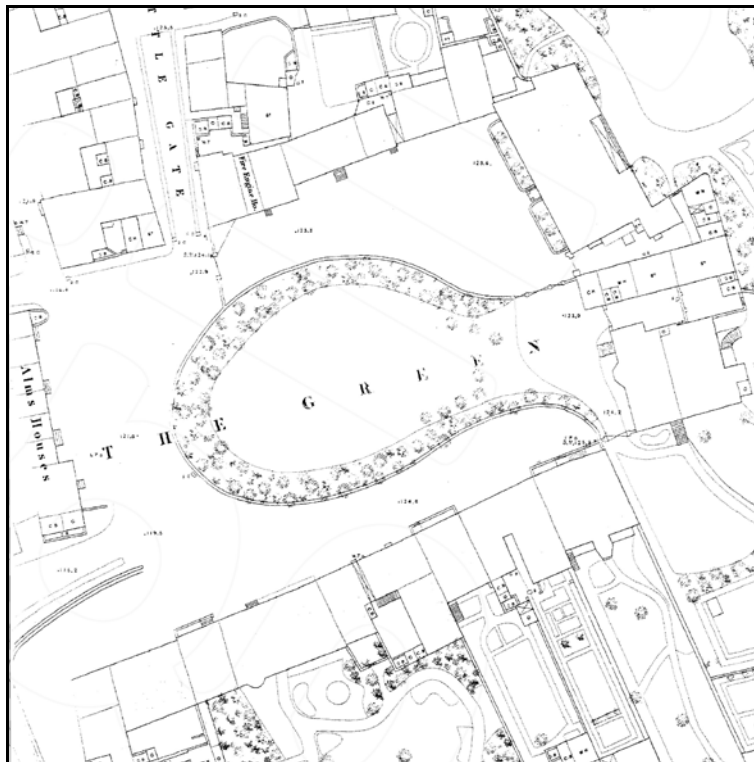
No.16 appears to have been a 19th-century infill as its location is shown as an access to a rear yard on the 1785 Raines eye map. The footprint of the building shown on the 1856 OS Map is certainly smaller than its neighbours. The 1851 census noted three households with 7

residents. One of the residents was a Mrs Halliday who was married to a seaman and one of the house servants next door at No.17 was Elizabeth Halliday – perhaps her daughter? The 1871 census recorded ten people living at No.16 which was apparently a small tenement, so presumably each household rented one room.

In 1886 the property was advertised for sale alongside No.17 and 18 which may explain how a larger site was acquired for the new drill hall. No.16 was described as a ‘comfortable tenement’ occupied by a Mrs Robinson and another. This was a small house, comprising 2 rooms and an attic.

(Sunderland Daily Echo, 2nd December 1886, page 2, column 2)

No.16 appears to have formed part of the Drill Hall development c.1888 judging from the 1894 Goads insurance map, and is missing from the 1901 and 1911 census however oddly it does reappear as a property number in the 1939 register. The tower feature added to the Drill Hall apparent on aerial photographs appears to be on the site of No.16



The Green shown on the 1858 1st edition Ordnance Survey plan

Featherstonehaugh Mansion, 17 The Green

The former Featherstonehaugh mansion was the largest property on the south side of The Green with extensive gardens to the rear and shown on the 1785 Raine's Eye Plan as Mr Wood's premises. Walker Featherstonehaugh Esquire is then included in Pigot's Directory of 1828 in the category of Nobility Gentry and Clergy living on Wearmouth Green, and earlier birth records for his children from 1823 onwards refer to Wearmouth Green. The 1841 census recorded Mr Featherstonehaugh, three children and 6 servants living on The Green. (his wife had died in 1834).

By 1851 the property was occupied by James Hartley, his wife, 5 children, and 3 servants. Mr Hartley was also a glass manufacturer based at the Wear Glass works at Deptford from 1836 to 1860 and was Mayor of Sunderland from 1851-52 and elected as an MP in 1865. According to the National Archive, Mr Hartley went into business with his son John and Mr. John James Kayll, with the firm renamed Hartley and Kayll for a time.

John James Kayll and his family, plus four servants, are then listed on the 1871 census at 17 The Green, having relocated from No.13 (the Hartleys had left before the 1861 census). Mr Kayll is described on the census as a window glass manufacturer, and he also served as Mayor of Sunderland in 1866.

The Cave family are then resident from at least 1875 with a Henry Arthur Cave included in the 1883 Kelly's Trade Directory. The property was advertised for sale in 1886 and gives some useful information about the building, which had been 'recently occupied by Mr Cave'. The house had a drawing room and dining room (converted into one room), breakfast room, library. Upstairs were 6 bedrooms, 4 attics, a bathroom and WC, and a 'substantial wood built Dancing Room'. There were also 'front and back' kitchens and as a sign of the house's former status, a 'never failing supply of spring water'. There was dry cellarage and externally, a large croquet lawn, quoit ground and conservatory. There was also a stable, hay loft, lock-up coach house, harness room, yard and conveniences. Charles Bell of The Green was named in the advert as a contact for the sale.

The sale advert was actually for three properties, No. 16, 17 and 18 The Green. It is assumed that it was a result of this sale that the property was acquired for the new artillery drill hall as headquarters for the Durham Artillery Volunteers. The monthly chronicle of north country lore and legend published in May 1888 refers to its recent construction for the 5th Durham (Sunderland) Artillery Volunteers and the new building is later shown on the 1894 Goad Insurance map and the 1896 OS Map. It occupied a substantial footprint and was two storeys high. The 1920 memorial for members of the unit lost in the first world war was later moved to the Minster after demolition of the building in 1968.

18 The Green

No.18 was again one of a group of historic properties along the south side of The Green, appearing more cottage like than its larger neighbours judging from the 1856 OS Map.

In 1886 it was advertised for sale occupied by a Mrs Thompson, and the Thompson family had in fact resided there for some time. John Thompson, his wife, five children and one servant are listed in the 1851 census. The 1871 census lists Mary Thompson as a widow and interestingly her daughter Miriam Kayll also widowed was resident at the time, she had married Henry Robert Kayll in 1860 – the brother of James John Kayll and a close neighbour on The Green.

The 1886 advert described the property as comprising a dining room, 2 bedrooms 2 attics, front and back kitchens, WC, a 'capital dry wine cellar', coal cellar and conveniences. The

auctioneer of 16, 17 and 18 The Green was clearly aware of the changing character of the area as he said the premises were 'well adapted for a Public Institution, being surrounded by a lofty wall'. However, hedging his bets, he also described the location as 'a healthy, quiet, respectable part of the Borough; free from its turmoil, and yet adjacent to the principal business part'.

(Sunderland Daily Echo Thursday December 2nd, 1886 p 2, col 2)

The Drill Hall was constructed on what was No.17 in 1888 and included land to the rear of No.18 judging from the 1896 OS Map. An aerial photo from the 1960's appears to show the retention of the frontage of No.17 and 18 and a conversion is mentioned in a newspaper article from 1888 (Newcastle Weekly Chronicle Supplement 21st April 1888) but a closer photograph of the Drill Hall front elevation has not been found.

By 1891 Henry Rideout, a Sgt Major in the Royal Artillery lived at No. 18 with his wife and three children and was presumably connected with the unit based at the Drill Hall constructed in 1888. The property was later occupied by a Sgt Major E C Flack according to Wards Directory in 1933. This could explain the retention of part of the previous dwelling to the front of the site perhaps put to use as officer accommodation, with the more functional spaces erected added behind.

Glimpses of the building in 20th-century photographs show a two-storey property higher than its neighbours, rendered or painted appearance, multi paned sash windows and a small enclosure to the front with railings.



Mid-1960s aerial view of The Green from the east



18, 19 and 20 The Green from the NW

Dicky Chilton, 19 The Green

Dicky Chilton was a long-term resident of Bishopwearmouth Green and a well-known eccentric figure in the local area. His father Richard Chilton was a joiner and cabinetmaker who married Elizabeth Liddle in 1792 at St Michael's Church, their first child Dicky was born in 1793 followed by six siblings. When his father died in December 1818, Dicky inherited the property at 19 The Green. An article from the Newcastle Weekly Chronicle Supplement in 1888 refers to Mr. Richard Chilton Snr having built the substantial house, apparently replacing a pair of cottages. *(Source: Newcastle Weekly Chronicle Supplement 21st April 1888)*



(Dicky Chilton and 19 The Green. Source: Sunderland Antiquarian Society)

Dicky Chilton is listed on the 1841 census as the sole occupant of the property. His widowed mother had by then moved in with his brother Wilson Chilton who was a shipbuilder, she died in 1842. Dicky was described as a general merchant on the 1851 census and then “no occupation” on the 1871 census, presumably as he was then 77 years old.

The monthly chronicle of North-Country Lore and Legend from 1888 (volume 2) published a biography of Dicky Chilton which contained a colourful description of No.19 The Green and the neighbouring properties,

“The following is Mr Brown’s graphic description of Dicky’s “dowly domicile” which he occupied alone for many years, and which his neighbour Mr Alderman Kayll not unaptly characterized as labouring under a chronic “winterpest” :- Long before my time the old mansion on Wearmouth Green presented a ruinous aspect, and to all outward appearance was uninhabited. Its wretched condition was all more apparent by comparison with its trim neighbour, the residence of the prince of glassmakers (Mr James Hartley) The Featherstonhaugh Mansion was very large, with spacious pleasure-grounds in the rear, and Mr Hartley had extensively improved the premises by alterations and plate-glass windows. Furthermore Mr Hartley had a family, kept much company, and, being a popular citizen and public man, the house had always a bright and cheerful look. The windows adorned with flowers, gay with life and beauty, formed a striking contrast to the cheerless desolation next door. The wrecked house had all the gruesome accessories of a haunted building, or one left to the tender mercies of the Court of Chancery. This fact, no doubt, prevented the rising generation from demolishing it altogether, while the neighbours and passers-by would not allow its eccentric owner to be meddled with. The house was exactly twelve yards square, with a door in the centre, ascended by some two or three well-worn steps outside. The walls were built of rubble, with stone quoins and “in-and-out” bands to openings, over which was “rough-cast” (plastered with lime and dashed with gravel), Most of this skin had been “shelled off”, exposing the heterogenous composition of its rubble. On the ground floor were four large rooms, and a come-and-go staircase up to five bedrooms. The yard in the rear was

only six yards deep, and was singular in not having a back entrance, the only opening being from the middle hatch, through which the mysterious owner often crept, using it as a door”
(Source: *Monthly Chronicle of North-Country Lore and Legend, 1888, Volume 2*)

Dicky was a vocal defender of the rights of the parishioners. He made an annual protest to the enclosure of the village green by Mr. Nicholson after he obtained The Shrubbery in 1799 as it was known,

“He never tired of registering his protest against the encircling of The Green with railings, and annually climbed over the rails to perpetuate the right of way which he warmly declared has been filched from the people of Sunderland”

(Source: *The Sunderland Echo and Shipping Gazette, 19th April 1932, page 2 column 6*)

Newspaper articles give accounts of his attitude to the Church, attending services only on Christmas Day when he wore his best boots, and doing his laundry purposefully on Sunday mornings - hanging the wet clothes on the railings around the Green to offend churchgoers. He had the reputation of being a miser, unwilling to upkeep the property at 19 The Green but at the same time enjoying the fact he lived in what had become a genteel area for wealthy merchants. It is reported that upon being removed to the workhouse after suffering a stroke, various bags of money and other treasures were found secreted about the house – including the original plan of Bishopwearmouth Church which he had long been suspected of concealing to vex the Rector.

After Dicky Chilton’s death at the Sunderland Workhouse in November 1875, the property was sold at auction along with another property he owned at 27 Little Gate.

“Recently at The Palatine Hotel, Sunderland, Mr Barnes sold by auction the mansion on The Green, Bishopwearmouth, which belonged to the late Dicky Chilton, a well-known eccentric who was in his day styled “the parish patriot”, and one of whose peculiarities it was to let his property go to ruin. The house which has 12 yards frontage, is copyhold, and though in such a condition that it will have to be rebuilt, it brought the handsome price of £275, the purchaser being Mr. Lackenby. A smaller house, also a roofless, windowless place, in Littlegate, which belonged to Chilton, brought £62”

(Source: *Illustrated Sporting and Dramatic News, 1876, Volume 5*)

The following photographs show the condition during Dicky Chilton’s lifetime and then after it was sold, with a new roof and windows, and repairs to the render. Presumably changes were also made to the floor plan as the number of rooms subsequently rented out differ from the above description.



19 The Green before and after Dicky Chilton's death. Source: Sunderland Antiquarian Society

The 1891 census recorded two families sharing the property each occupying two rooms, Robert Guy a blacksmith with his wife and two children, and Robert Allen a painter/decorator with his wife, one child and a servant. The property continued to be in multiple occupation with the Tate family of eight in three rooms (Mr Tate was a Cartman), the Robinson family of five in two rooms (Mr Robinson was a Barman), and Rachael Baxter (a Milliners Assistant) in two rooms recorded in the 1911 census. Some of the Tate family were still living at No.19 in the 1939 register, alongside the Goodall family of three and a Mr and Mrs Rowell.

The building was mentioned as a few doors down from the Drill Hall in a Sunderland Echo article on Dicky Chilton from 24th November 1949 and was still shown on the 1970 OS map, but had been demolished by the 1987 OS Map, and is now on the site of The Bridges multi storey carpark.

20 The Green

No.20 The Green was situated on the corner of Green Terrace, wrapping around into The Green. It was a smaller property than Dicky Chilton's home with a simple door surround with panelled door fronting The Green and sash windows. A second entrance was to the Green Terrace elevation providing access to No.21 and then a separate slightly taller house was No.22 judging from later 20th-century Ordnance Survey maps and historic photographs.

The 1841 census contains no house numbers, and there is no entry for No.20 on the 1851 or 1861 census either. The next survey in 1871 recorded Ann Robson and her servant Margaret Law in residence as one household but No.20 is omitted from the 1881 census. Perhaps some change between how the address was recorded is responsible given that the building wraps around the corner. The property was in shared occupation by 1891 with Margaret Wharton, her two children and three lodgers occupied four rooms. In 1911 Isabella Gibson an upholsterer rented 2 rooms and by 1939 Margaret Richmond a housewife, Joseph Caddihey a builder's labourer and Doris Southern a buffer maid were resident recorded as one household but potentially more as roommates.

The building was demolished in the 1970's like much of The Green but the high stone wall which wraps around into Green Terrace survives and is a Grade II listed structure.



The retaining wall being examined by the Atlas Study Group



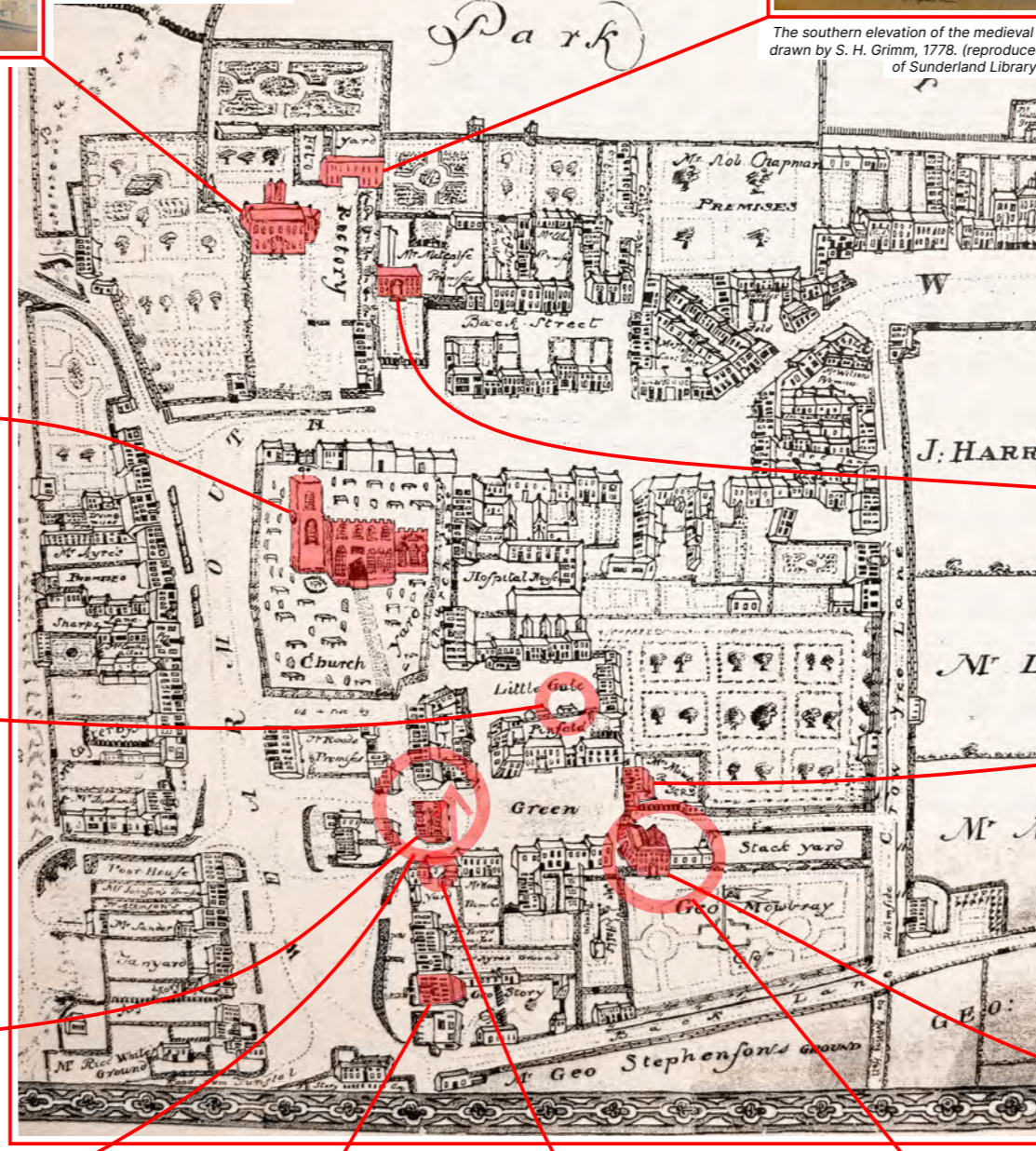
Historic photograph showing the retaining wall running around the corner of The Green and along Green Terrace.

Lost Buildings of Bishopwearmouth



Many notable buildings which once graced the former village of Bishopwearmouth have been lost, becoming redundant as the function and character of the area changed, and then demolished.

Rain's Eye Plan of Sunderland and Bishopwearmouth c.1785-90



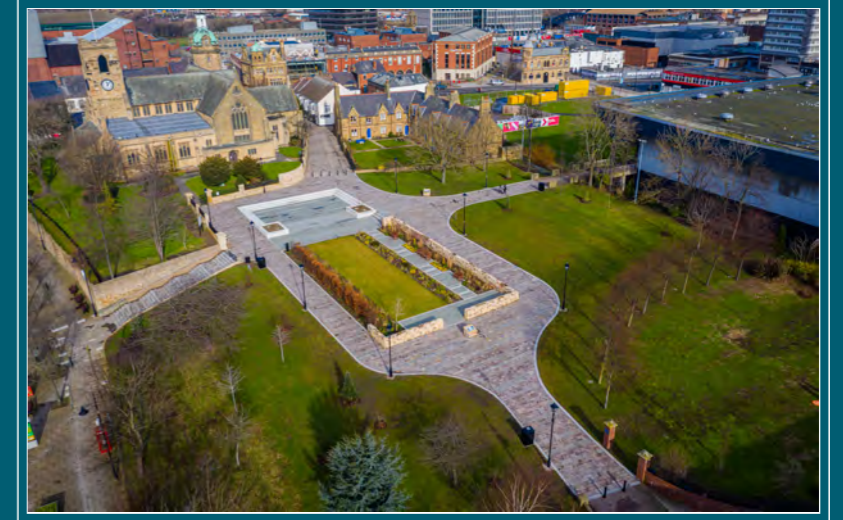
(Above) A view of the south frontage of the Rectory mansion in 1822. (Above right) The rear range of the Rectory depicted by S. H. Grimm in 1778 showing the surviving medieval structures (reproduced courtesy of Sunderland Library Services).



The great Rectory which stood to the north of the church, survived until 1856. Home to the rector of the parish, the main house, a substantial mansion, was rebuilt c.1700, but to the rear a range of medieval structures continued in use, until the house was demolished, whilst to the east, part of the great tithe barn clung on well into the 20th century.



The southern elevation of the medieval Tithe Barn drawn by S. H. Grimm, 1778. (reproduced courtesy of Sunderland Library Services).



The medieval church of St. Michael & All Angels (reconstruction drawing by Peter Ryder).

Repeated rebuilding of the parish church has removed all but a few traces of the medieval structure, so that it too may be considered 'lost', although the final great remodelling by W.D. Caroe in 1932-35 has produced a worthy replacement.



Built before 1737, Rectory House belonged to Henry Metcalfe at the time of Rain's Eye Plan. It was demolished around 1902 to make way for the Empire Theatre.

By the late 18th century there were several well-appointed mansion houses with substantial gardens in Bishopwearmouth, many depicted on Rain's Eye Plan of 1785/90.



13-15 Littlegate in 1922, looking east.

The streets immediately south and east of the church formed a small warren of tightly packed properties, mostly of 18th-century or earlier date, lining Church Lane, Littlegate and Southgate. Late 19th and early 20th century photographs give a good impression of their appearance.

However, as Bishopwearmouth was absorbed by the expanding commercial and industrial town of Sunderland in the 19th century, the wealthy owners abandoned their Bishopwearmouth houses, fleeing urban dirt and pollution for more salubrious residences further out in the countryside.



Fenwick Lodge, built by Teasdale Mowbray after 1738. By 1871 the extensive gardens had been covered by terraced housing, and the building itself fell into commercial use. It was acquired by Binns for use as a furniture warehouse in 1916. Demolished in the 1970s.



The Bowes Almshouses, founded in 1721 and restored in 1879, seen from the edge of Green before demolition in the 1960s.

These were all swept away in the 1960s. Minster Park provides visible reminders of these streets by marking their position and displaying their original name plaques.



A photograph of 1892 from the western end of the green looking north up Southgate towards St Michael's Church, with the Bowes Almshouses visible to the left.



Southgate House, was built by Thomas Storey in the late 17th century. In the 1870s the house was used as a school and was demolished to make way for the Galen Building after sale to Sunderland Corporation in 1896.



Dickie Chilton, a local eccentric, outside his house at 19 The Green.



Green Terrace School was opened in 1909, replacing the Sunderland Day Industrial School. It educated the local community's children until closure in 1980, by which time urban redevelopment had resulted in most residents moving away. Demolished in 1988.



Crowtree House, shown as belonging to George Mowbray on Rain's Eye Plan, was later sold to the School Board and turned into the Sunderland Day Industrial School which opened in June 1884. Demolished in 1906.

11.2: WETHERELL'S CLUB AND THE WETHERELL FAMILY

Jan Lawson

In 1961, the Bailey Organisation opened a new nightclub at The Green in Bishopwearmouth. The name they decided to call their club was **Wetherells** because it was the name of the family which had run a school of dancing there for more than a century.

That family's history in Bishopwearmouth follows

John Anthony Wetherell (born Sunderland in 1816) had come from Durham where he ran his school of dancing in the 1792 Assembly Rooms on the South Bailey. He opened his first dance school in Sunderland in Assembly Garth in the East End. In 1851 he, his wife Elizabeth and their first 5 children were living at 118 High Street. In about 1855, he moved up to 13 The Green in Bishopwearmouth (reputedly the site of the old Customs House prior to 1841) with his wife Elizabeth, three daughters and three sons. (The Wetherells in fact went on to have 8 children.)



John Anthony Wetherell in 1863

In 1861 he is shown on the Census as a Teacher of Music and Dance living with his family at number 10 The Green. Other sources say he actually bought number 13 The Green in 1863 and largely reconstructed the dwelling, building a dance hall at the rear. (Presumably the family were living in number 10 while the building works were going on.) He carried on his exclusive school of dancing with the help of all the family, also forming an orchestra. The 1871 Census shows the whole family resident at number 13 The Green and of his 6 eldest children, 4 were shown as "Teacher of Music and Dance" and 2 as "Musician".

WETHERELL'S CLUB



Wetherell's Nightclub at No 13 The Green

Wining ★ Dining ★ Dancing ★ Cabaret

Wetherells Club

THE GREEN, SUNDERLAND : TELEPHONE 5317
★ CABARET TONIGHT ★

Early Cabaret 10 p.m.	Midnight Cabaret
GERRY DORSEY	DICKIE ARNOLD AND DOTTIE

.....

★ ALL NEXT WEEK ★

Early 10 p.m. (Sun. 8.30)	Midnight (Sun. 10.30)
Dynamic Vocal Entertaining Group	DANNY WILLIAMS
KIM AND THE KINETICS	

OPEN NIGHTLY AT 7.30 (Sunday 7 p.m.)

No Cover Charge to Members except Friday/Saturday

Advert for Wetherells Club 1st January 1966 with Gerry Dorsey (who later renamed himself Englebert Humperdink) supporting Dickie Arnold and Dottie

By the 1881 Census, his address is shown as numbers 12 & 13 The Green. Only one daughter, Ann Georgina, is now living at home with her father (both now described on the Census as "Professor of Music & Dancing") plus a granddaughter, Elizabeth Thomasine aged 4, the child of his eldest son, also called John Anthony and Mary Jane (nee Thompson) who died after childbirth in November 1876.

When John Anthony Wetherell above died in 1889 the school was carried on by his eldest son. When he died the Probate showed that he left the grand sum of £198-17sh-7d! As well as running the dancing school, John Anthony Junior gave lessons in violin and was, for many years, choirmaster at St Peter's Church in Green Terrace. John Anthony Junior is shown as a widower living at 13 The Green on the 1891 Census with his only child Elizabeth Thomasine now back with him. 1901 saw him still a widower but he remarried in 1908 to Elisa Clark and in 1911 he is shown as still living at 13 The Green with his new wife and daughter Elizabeth Thomasine.

After John Anthony Junior's death in 1918 and his daughter Elizabeth Thomasine decided to carry on the school. The Probate after his death showed that he left £469-6sh-3d to his daughter. Elizabeth tried, but without much success, to teach the more modern dances such as the fox-trot, one-step and modern waltz which her father had thought much too undignified and would not teach. One of the neighbours, a Mrs Kirton who lived at 12 The Green at that time recalled the school when it was under Miss Elizabeth's control. She said: "I well remember as a very small child being taken to look through a small window, unseen, at the marvellous scene in the ballroom of the ladies and gentlemen of the town, in full evening dress with officers of the Army and Navy resplendent in full dress uniform and dancing to the strains of music from the orchestra formed by the Lax family of Sunderland."

Miss Wetherell carried on teaching until 1932 and then concentrated on letting out rooms in the property which had been greatly modernized. They were let for private dances, until 1961. During the mid/late 1950s, there were regular Saturday night dances and although full evening dress was no longer required, these dances were held in high esteem because they were deemed "respectable" (no alcohol, early finish time etc) and run by a well thought of spinster lady.

1961 was when Miss Wetherell retired, at the age of 85, to live in 10 St Bede's Terrace. She lived there until her death at the age of 91 in 1968. The premises at 13 The Green were leased in 1961 to the Bailey Organisation, which chose and was allowed to use the name **Wetherells** for its night club. It was a name which for so many years had held such a high reputation in the dancing world. The club became very popular throughout the 1960s and 70s. It ran cabaret throughout the week which involved many of the top stars of the day. On her death in 1968, Miss Wetherell left £17,406.00.

At Wetherells Club on January 1, 1966, a certain Gerry Dorsey was the early act supporting Dickie Arnold and Dottie. A few months later, Gerry changed his name to **Engelbert Humperdinck** and became a famous star. By October that year, he was topping the bill at La Strada and was the No. 1 in the charts with "Please Release Me"

Sources:

Essay on Bishopwearmouth Township by C.B.Walker, published by Sunderland Antiquarian Society in 1983

UK Census Records 1851 - 1911

Sunderland Antiquarian Society Newsletter July/August 2012, p7

11.3: HINDS BRIDGE, LOW ROW, GREEN TERRACE, AND WEST END

John Tumman & Judith Miller

11.3.1 Introduction

The area described here was at the western extremity of the original village and whilst it is not really possible to know when buildings were first erected, given its location on a main road around the village, and the proximity to the church, which may have been founded in around 930AD, it may be assumed to have been fairly early on. Given the paucity of early information, this appraisal focusses on Low Row and Green Terrace between the 18th and end of the 20th centuries.

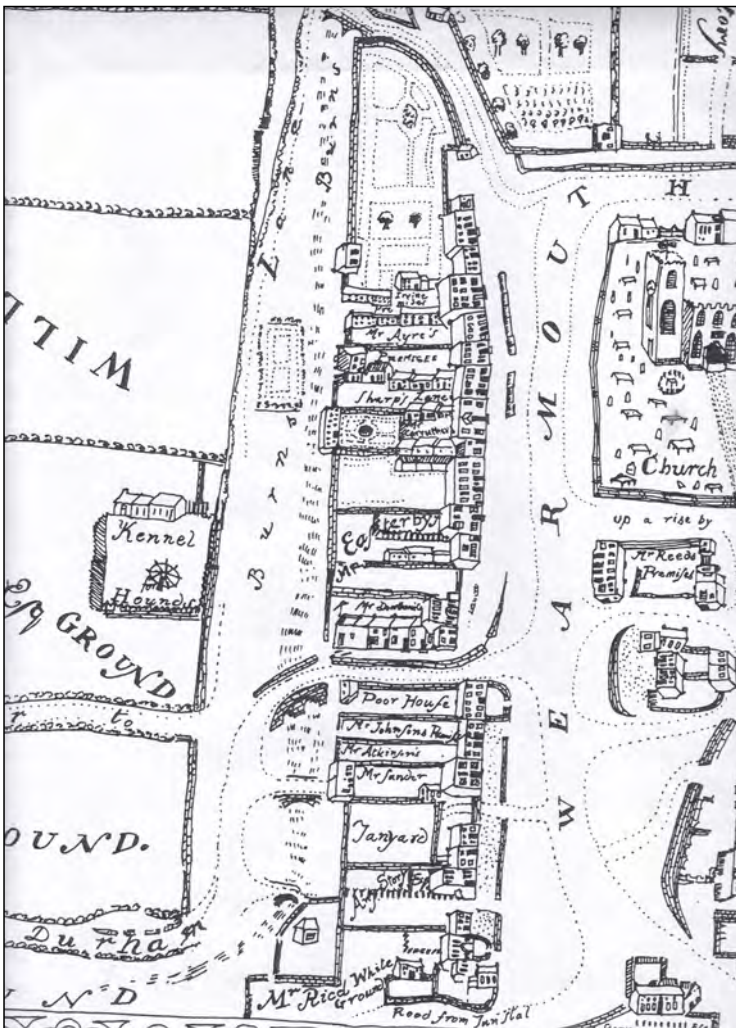
11.3.2 Overview of the Area

Broadly, development can be traced as follows:

- The Award of Roads of 1649 referred to both Hinds Bridge and what became Hind Street. The old road to Newcastle went over Hind's Bridge and west to Ford where, as the name implies, the river could be forded;
- By the early 18th century, much of the area of Low Row and Green Terrace was built up (*Burleigh & Thompson's map, 1737*);
- There was probably little change up to the 1790s, when Low Row had a series of courtyards and alleys behind the houses fronting the street with a vacant plot laid out as gardens at the junction with High Street West. Green Terrace had houses, some with generous gardens and, whilst there were no courtyards there was a small tannery to the rear of houses in the centre of the block. The road from Durham, instead of coming into what is today Vine Place, was aligned more to the north east and joined the road from Chester-le-Street to turn into Hind Street, or cross a bridge over the burn into Low Row and the village. (*Rain's Eye Plan of 1785/90*).
- By the 1820s the vacant plot on Low Row had been built on. There was a "Steam Mill" behind Green Terrace, and the Infirmary fronting Hind Street had been built. (*John Wood's plan 1826*).
- The mid-19th century saw the Low Row area densely developed, particularly at the north end, number of households living in them, alongside small industrial uses. Green Terrace remained residential, though the "West End", to the rear, had two tanneries and a flour mill. The urban area by this time had extended considerably to the west of the confines of the old village and the road from Durham had been realigned to run into Albion Place as it does today. (*Ordnance Survey 10ft to the mile map 1857*)
- By the end of the 19th/early 20th century, these blocks of former village properties had been totally subsumed into the urban area, although the earlier layout remained. Trade Directories indicate Low Row was largely commercial, whilst Green Terrace remained residential, even though the flour mill was immediately behind the houses there. (*Second Edition Ordnance Survey map*)

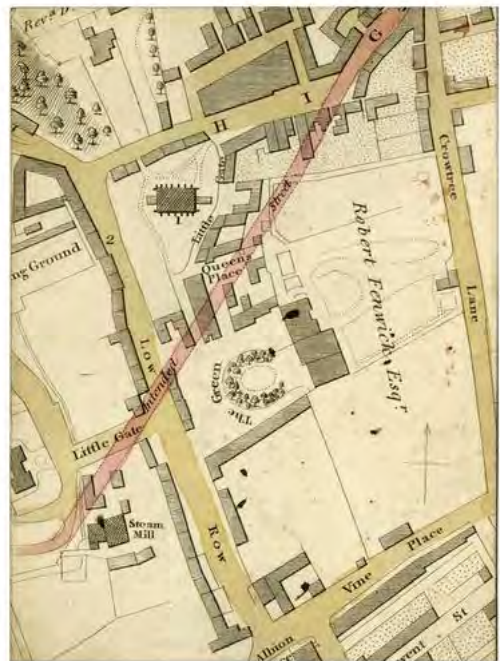


BURLEIGH AND THOMPSON'S MAP, 1737



RAIN'S 'EYE' PLAN

JOHN WOOD 1826
PROPOSED ROAD
DURHAM RD TO
HIGH ST



Today, most of the village buildings, all of the courts and alleys, and the flour mill have been lost to redevelopment as the westward extension of the town centre has made significantly different demands on the use of land here. However, other than the ring road, the basic building blocks remain similar to those of earlier times.

11.3.3 Hinds Bridge and Hind Street

The name “Hind” derives from a historic term for the principal farm servant (*see for example The Lothian Farm Servant, by H Cheape (1983) page 83*). Hinds Bridge and Hind Street no longer exist, the St Michael’s Way stretch of the Ring Road having been built over them in the 1980s. Hind’s Bridge was the portion of the old road to Newcastle via Ford between Low Row and the bottom of Silksworth Row; the bridge was of stone and crossed the Howle Eile Burn, part of a stream originating at Hastings Hill, passing through Barnes and Burn Parks, flowing into the river at Galley’s Gill. It, and the line of Hind Street, were referred to in the King’s Award of Roads in 1649. Hind Street, running south of Hinds Bridge to the road from Chester-le-Street, was 11 yards broad, to enable coaches and horses to pass. The Rain’s Eye Plan shows it outside of the village and west of the burn, which may seem strange: it is almost as if it was a kind of ‘by-pass’ to Low Row to facilitate access to the road to Newcastle. It became known as Hind Street, and sometime during the early to mid-19th century the burn was culverted beneath it. An old name for Hind Street was “back o’ the burn”, and on the Rain’s Eye Plan it is referred to as “Burns Lane”. (see extract from Rain’s Eye Plan). (*Source for much: Corder Hinds Bridge page; HER 163*)

There was no frontage development at all to Hind Street or Hinds Bridge until the early 19th century, by which time the Infirmary was built, along with two blocks of property to the north (one being Trewhitt’s Buildings – see below), and Green Hill Cottage. At the junction of Hinds Bridge with Low Row, Gray’s Buildings had been constructed (*Source: John Wood’s Map 1826*). Some further development at Hinds Bridge took place later in the century, culminating in the construction of Thornton Place by the 1890s. By the 1850s there were also some houses on Hind Street, though strangely, despite its central location, it remained relatively devoid of frontage development, even in the 20th century (see photograph). (*Source: First Edition OS Map 10ft to the mile*)

In 1890 William Walker set up Hind’s Bridge Mill in Hind Street. He was a corn merchant dealing in animal feedstuff. William Walker & Bros. Ltd sold the mill in 1960 to Northern Farmers Trading Association and it was subsequently closed down and demolished. (*Source: “Bishopwearmouth Village” by C B Walker. Sunderland Antiquarian Society, Sunderland’s History Vol 1 1983 page 45*)

To the west of the Howle Eile Burn, Rain’s Eye Plan shows a “kennel for hounds”;; these were for the hounds of the Bishopwearmouth Independent Hunt and still existed in 1828 (*1828 Poor Rate Book Tyne and Wear Archives*). It is difficult to pinpoint their location, but they would have been within what is today the City Campus of the University. (*Source: Rains*

Eye Plan book and Corder Hinds Bridge (part of HER 163)

The Infirmary

The Infirmary was constructed in 1822 – 1823 to a design by Ignatius Bonomi, who also designed St Mary's Church on Bridge Street (see photograph). Today, the Infirmary is listed Grade 2 and forms part of the University. It (*Source: English Heritage Listing Description*)

Dr William Reid Clanny was the first chief physician at the Infirmary, and was in post when cholera broke out in the town in 1831 and as such, was responsible for the treatment of sufferers. At the time the cause of cholera was not known and there were differing opinions on the matter. Dr Clanny was of the opinion that it was due to atmospheric disturbances producing a gaseous miasma and the resultant "hyperanthrax". (*Source: Durham Mining Museum Archives dmm.org.uk/archives/a_clan11.htm*).

With the opening of a new hospital, the Royal Infirmary, in 1867 (*Source: National Archives*), the building then became a Primitive Methodist College until around 1880, then St Mary's Roman Catholic School until it moved to new premises; it is now the Northern School of Photography, part of the University.

Trewhitt's Buildings and the Trewhitt family

Trewhitt's Buildings were a block of 4 houses owned and occupied by Francis Trewhitt with a smithy let by him to a Mr Cowell and appear in the rates books for 1828 and 1831 (*Corder page Hinds Bridge HER 163*). The original 4 houses had been added to by the mid-19th century with what could have been additional houses and a malt kiln in the central court. They were demolished in the early part of the 20th century and replaced with a building housing the "Central Kitchens". The site is now occupied by the Design Centre of the University.

The Trewhitts, originally from West Auckland, were well known innkeepers, cartwrights and property owners. The family's long connection with the area is reflected throughout the 19th-century trade directories with 1829 Pigot's Directory entries for Robert Trewhitt a blacksmith on Low Row, and Francis Trewhitt listed as landlord at The Plough Inn, 43 Low Row. Some misfortune befell the family later in the century with the sudden death of 17 year old Isabella Trewhitt while walking with her father, William, a cartwright on Low Row (*Source: The Newcastle Guardian, 17th July 1847*), and William himself was later declared insolvent in 1849 (*Source: London Gazette, 17th February 1849*). In the same year, Francis Trewhitt was listed as a Trustee and Inspecting Officer of the Friendly Benefit Building Society, whose meetings were held in the long room of the Queens Head (*Source: Durham Chronicle, 23rd March 1849*). He is later listed as a retired brewer, living at Crow Tree Road, on the 1851 census. He died later that year and was buried in Bishopwearmouth churchyard. His son, also Francis, was a blacksmith and was listed in the 1883 Kellys Directory at 48 Low Row. Another Francis Trewhitt was a farrier based in Little Gate according to the 1914 Kellys Directory, presumably his son continuing the family tradition in name and business. In addition, the crescent of houses at the south end of Low Row, which survived into the 1920s, was also known as Trewhitt's Crescent.

11.3.4 Low Row

This area was mostly built up from at least early 18th century, although there was a vacant plot at the northern end which would not be developed until the early 19th century. The rest of the block south as far as the point where the roads from Durham and Chester-le-Street entered the village, comprised village houses with long plots extending west to the Howle Eile Burn; by the late 18th century some of these had become alleys and yards with small houses in them (e.g. Sharp's Lane). By mid/late 19th century, as the town centre spread west along High St West and encroached on it, Low Row became a very mixed use area, containing smithies, a mill, bakers and other commercial uses, along with residential accommodation. Interestingly, one resident of Low Row described himself in the 1851 census as a "Lawyer and Publican"! Further change in the 20th century saw redevelopment both in the middle and at the south end.

Low Row today has none of the buildings of the mid to late 19th century. Gone are the dark, tightly packed alleys and courts; premises housing the mill brewery and other small companies and the National School. Gray's Buildings were redeveloped in the 1880s as Victoria Buildings; the Hat & Feather Vaults was rebuilt at the turn of the 19th century and in the early 21st century the south end was redeveloped as a hotel.

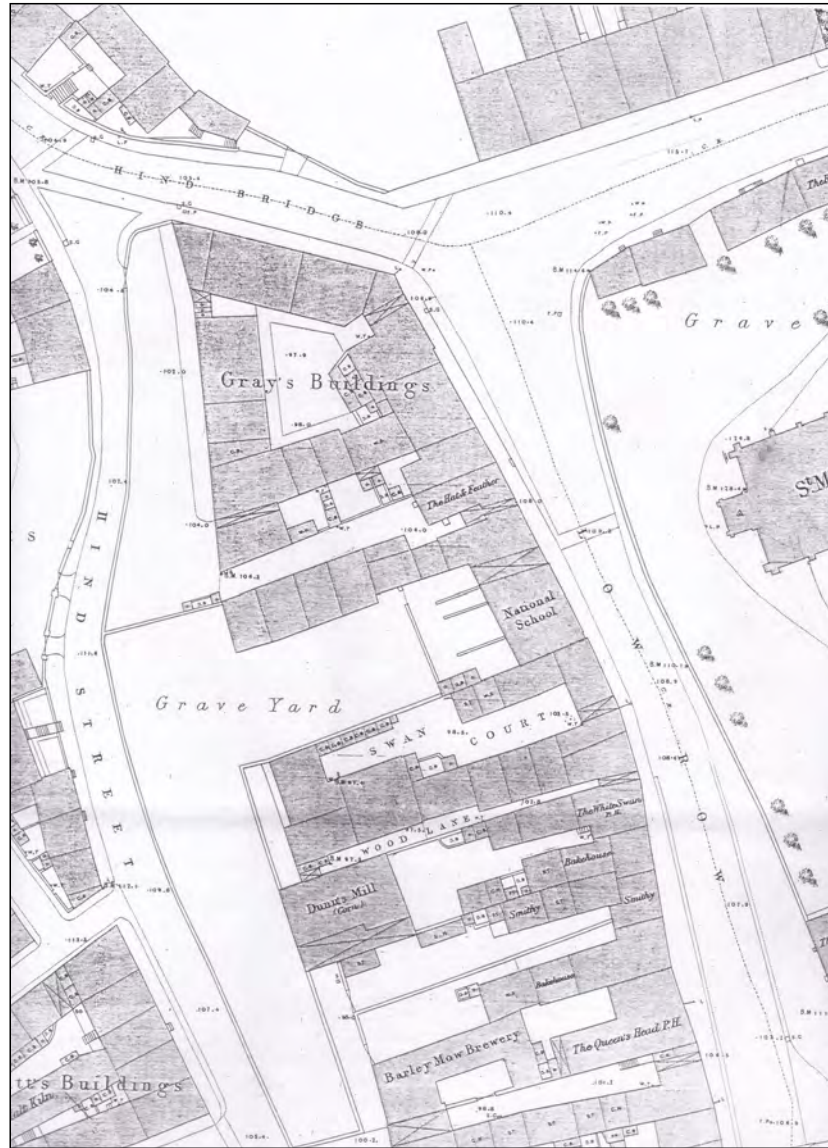


Looking south along Low Row with Green Terrace in the distance in August 1963

There are essentially four elements to Low Row:

- Victoria Buildings/Revolution public house;
- The Green Rooms public house (Hat and Feather Vaults);
- Establishment public house/ Hind Street Cemetery;
- Travelodge Hotel.

Each is considered in more detail below.



EXTRACT FROM THE 1ST EDITION ORDNANCE SURVEY
1857, SHOWING LOW ROW (NORTH).



EXTRACT FROM THE 1ST EDITION ORDNANCE SURVEY
1857, SHOWING LOW ROW (SOUTH).

Victoria Buildings (including Gray's Buildings)/Revolution public house

This is a large block of property situated at the junction of Low Row and High Street West.

In the late 18th century this site was a landscaped garden area with walkways, apparently enclosed by a wall (*Rain's Eye Plan 1785*). It is possible that Rev.Gray, former Rector of Bishopwearmouth, who left Sunderland in 1827 to become Bishop of Bristol, owned this land, as the 1831 rate book shows the Bishop of Bristol as an owner in the vicinity (*Source: Tyne and Wear Archives Poor Rate Book 1831*). Apparently the land was a place where servants and farm workers were hired in May and November (*Source: Corder and article by C A Smith Sunderland Echo 9th December 1971*). Rector Gray did receive an inheritance following the death of father in 1819 and is known to have used this for various charitable projects potentially including the redevelopment of the site. By the mid 1820s, Gray's Buildings had been built there (*John Wood's map of 1826*). It is not clear what form these buildings took, though they had a central courtyard accessed via an alley at the corner of High Street and Low Row and another from the Hind Street side and in all probability were tenements (*Source: 10ft to the mile O S map 1857*). The early sketch below shows the appearance of the Gray's Buildings.



Sketch of Gray's Buildings (Source: Sunderland Antiquarian Society)

The Gray's buildings were advertised for sale in May 1882, and the advert provides an interesting description of the accommodations. It is assumed that the site was redeveloped as a consequence of the sale.

"All the immense BLOCK OF PROPERTY known as GRAY'S BUILDINGS, situated in High-street and Low-row, Bishopwearmouth West. It comprises the following properties viz: Nos. 10 and 10half, Gray's Buildings, containing Shop and Two Rooms; No.11, adjoining, containing Eight Rooms and Cellars; No.12, precisely similar to No.11; No 13 has Workshop, Two Rooms, and Two Cellars; No.39, Low-row, comprises Two Workshops, Two Rooms, and large Yard accommodation; No.40 has five Rooms, Warehouse and Cellar; No.41, contains Five Rooms and One Attic; No.39 Back Low-row, comprises Six Rooms and Yard &c; No.1 Foundry Yard, in

the rear of Gray's buildings, contains Joiner's Shop, Warehouse &c; No.2 Foundry-yard, has Three Rooms; No.3 Foundry-yard, Three Rooms and Cellar; No.4 comprises Four Rooms; No's 5 and 6, Six rooms and Cellar; No.7 contains a large Cartwright's Shop and Six Rooms. The Premises are well situated for business and commercial purposes. The area is extensive and the whole of the Ground is included in the purchase. The Property produces a gross Annual Rental of £254 11s 8d, and there is no Ground Rent charge"
(Source: Sunderland Daily Echo, 15th May 1882)

Victoria Buildings were constructed in place of Gray's Buildings in 1887, the date appearing on the tower at the corner of Low Row and High Street West. Built as shops with residential accommodation above, they reflected the then westward extension of the town centre. The name is likely to honour Queen Victoria's Golden Jubilee in June 1887. The 1901 census recorded 12 residential households in the building.

The ground floor remained in retail use for much of the 20th century, for many years being McCanns furniture store. As peoples' shopping habits changed in the latter part of the 20th century, the western part of High Street West ceased to be important as a shopping street and the building was converted to a pub in 1987, occupied by Victoria's, Strutts and, more recently, Revolution, on the ground and first floor.

The lane between Victoria Buildings and the Hat and Feather Vaults (Greens) is, perhaps surprisingly, not a remnant of the old street pattern but would have been laid out at the same time as Victoria Buildings, as it is accessed via an arch under the southern end of that building.

Greens PH

The current building was originally known as The Hat and Feather Vaults, built by Charles Green and Company in 1904 and later renamed Green's. This replaced an earlier Hat and Feather Inn (see photograph) which stood at the front of a long plot reaching back to Hind Street with an un-named court to the rear. This court appeared to contain a number of separate curtilages, possibly 6 or 7 in number. There is no clear indication of their use, however the 1851 census does list three households totalling 16 people at 36 Low Row potentially living in the court. The earlier Hat and Feather is first mentioned in the 1828-9 Pigot's Directory with Hannah Ellis listed as the landlady, and various landlords changing through the 19th century before the site was redeveloped following a change in ownership in 1901. An article in the Sunderland Echo in March 1902 announced the reopening of the Hat and Feather by Charles Green and Co, and subsequently in 1904 tenders were sought for the pulling down and rebuilding. (Source: Sunderland Daily Echo, 12th February 1904) The replacement and current building was designed by Wm and T.R Milburn, prominent local architects.

According to an article reflecting a talk by John Robinson, given to the Antiquarian Society in 1904 (reproduced in "Antiquities of Sunderland", Vol 5 page 5. Sunderland Antiquarian Society 1904), during the rebuilding of the Hat & Feathers in 1901, a section of old road was found at a depth of about 12 feet in the inn yard adjoining the disused burial ground. It was in good condition and built of cobblestones; it seems there had been similar finds at Seaham



THE INFIRMARY, BUILT 1822-23. NOW THE HOME OF SUNDERLAND UNIVERSITY'S NORTHERN SCHOOL OF PHOTOGRAPHY

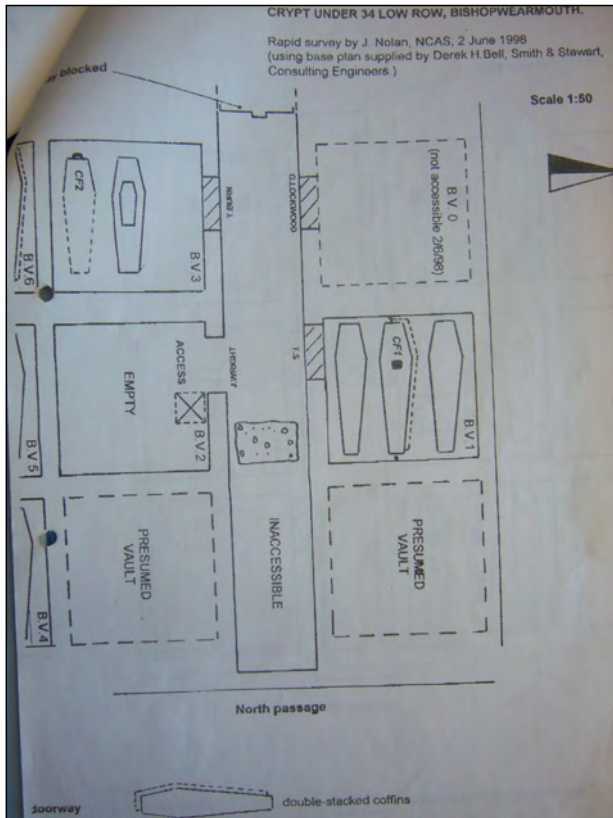


HIND STREET AND BURIAL GROUND

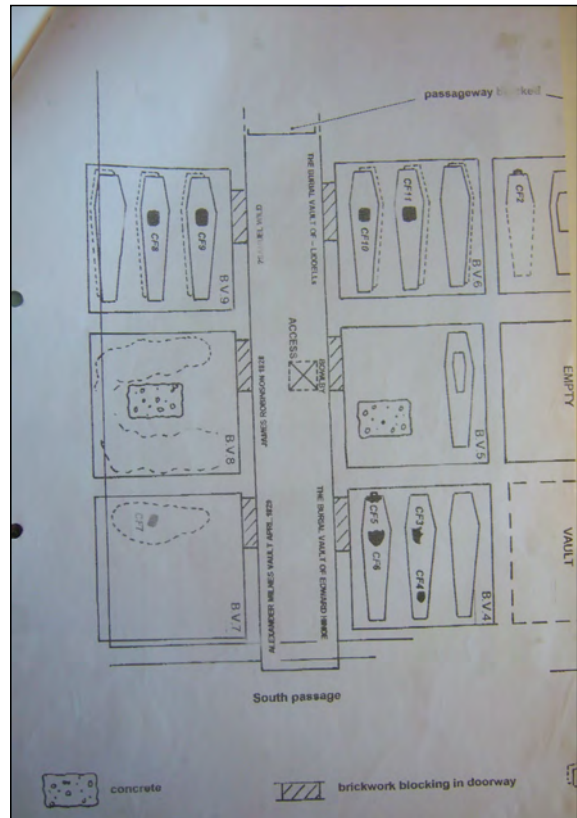


The original Hat and Feather Hotel.

LOW ROW - HAT & FEATHER HOTEL PRIOR TO THE 1904 REBUILD



PLANS OF THE CRYPT UNDER 34 LOW ROW, BISHOPWEARMOUTH



and another at Langham Tower near Christchurch; Robinson argued that they were all part of a Roman roadway. Corder concluded that it may have been early medieval, but he had no proof either way. He wondered if the road had been buried when the ground was raised above the burn to avoid flooding (*Source: Corder page on Hat & Feathers part of HER 163*).

Establishment Public House/Hind Street Cemetery

The Rain's Eye Plan suggests that in 1785 this was Mr Ayre's premises, with a courtyard to the rear comprising either outbuildings or possibly small houses.

By the early 19th century Bishopwearmouth Churchyard was "hopelessly congested" according to Corder. Consequently land was bought on the west side of Low Row in 1806 for an extension. At the Low Row end of the site, burial vaults were constructed to enable construction of a school (see National School, below). Corder remarked that this was "a nice sanitary arrangement for the scholars". The new churchyard and vaults cost £439. 2s. 7d not including land. (*Source: Corder Low Row part of HER 163*) Those interred in the graveyard included victims of the cholera outbreak of 1830, the Infirmary having been established on the west side of Hind Street in 1822. (*C A Smith Sunderland Echo 9th December 1971*). It ceased to be used for burials in 1851 (*blue plaque attached to retaining wall of The Minster*)



The Establishment pub in 2019



The Hind Street Burial Ground blue plaque

National School

The National School of Bishopwearmouth, a charity school, was built by subscription at a cost of £500 and opened in 1808. The number of pupils educated there is not really known for certain, as one source says 150 boys and 100 girls (*James Burnett The History of Sunderland 1830*) whilst another said that in 1819 there were upwards of 500 pupils (*Corder on Low Row citing Garbutt's history of 1819; it is part of HER163*). The school was operated on the Madras System, whereby more able pupils 'help' the teacher to teach the less able (*Surtees Vol 1 page 253*). The most distinguished pupil there was Tommy Sanderson, born in an alley off Low Row in 1808 (see separate note on his life).

Following demolition of the Rectory, a new Church of England National School was opened in 1863 in Paley Street to cater for the ever growing local population. (*Tyne and Wear Archives reference: E. SU 53*), In 1912 the Low Row school premises were being used as a

joiner's shop and the building was demolished the following year to enable construction of a Church Hall over the crypt on the site; this building still survives. After it ceased to be used as the Church Hall, it finally became a public house in around 1988. Initially called "Baroque" it had a ghoulish theme, reflecting the existence of the crypt beneath it; it is now "Establishment" PH. (Source: Corder p335 part of HER 163).

Crypt

The following is an extract from the archaeological investigation of the crypt undertaken in 1988:

In June 1998 during renovation works to 34 Low Row (once a church hall, built on the site of a church school from the early 19th century; an unexpected early nineteenth century crypt was accidentally broken into. The crypt contained nine burial vaults containing at least twenty five coffins, many of which were well preserved with copper alloy nameplates, coffin fittings and lead linings. The church hall was built in 1913 over the crypt, on part of a burying ground (HER 6037) shown on Wood's plan of 1826". However, there are names above many of the vaults:

In the north passage (NB See the drawings showing the layout of the crypt):

BV0: sandstone lintel inscribed "G Lockwood" in early 19th-century lettering

BV1: sandstone lintel inscribed "T.S." in possibly late 18th-century lettering, with at least 3 coffins visible. A copper alloy plate on the lid of the centre coffin read "SARAH ANN DAVISON Ob. 12th Set 1823 Aet (?1)3 years. Why do you weep my parents dear/in shaken death alarms/Tis but the voice that Jesus sends/To call me to his arms"

BV2: sandstone lintel inscribed J Wright; no trace of interments

BV3: sandstone lintel inscribed T Burn with an adult coffin and a child coffin on the lid; a further adult coffin against the end wall

In the south passage:

BV4: the lintel is inscribed "The BURIAL VAULT of EDWARD HINDE" probably of later date than other inscriptions. Contains 3 wooden coffins that nearest the door has a shield shaped plate of copper engraved "EDWARD SCOURFIELD HINDE DIED 3 APRIL 1840 AGED 34 YEARS"

BV5: sandstone lintel inscribed "BOWLBY". It contains 2 coffins an adult with a child coffin on the lid

BV6: sandstone lintel inscribed "THE BURIAL VAULT OF (excised) LIDDELLS" with the 's' added at a later date. Double stacked coffins probably 6 interments

BV7: sandstone lintel inscribed "ALEXANDER MILNES VAULT APRIL 1829"

BV8: sandstone lintel inscribed "JAMES ROBINSON 1828"

BV9: Sandstone lintel very decayed inscription possibly "SAMUEL (or SOLOMAN) WILD". Contains double stacked coffins, probably 6 but there may be child coffins out of view."

(Source: HER 8931)

Travelodge Hotel

The remainder of Low Row is occupied by a Travelodge Hotel, built around 2005.

In the late 18th century this part of Low Row was fronted by village houses of varying size, some with courtyards to the rear, possibly containing smaller houses and, to the rear of one house, what appears to be a formal garden with outbuildings or a further house at the Hind Street end of the plot. (*Source: Rain's Eye Plan*)

The lanes and courts here included names such as Wood Lane; Sharps Lane, Swan Court, Queen's Head Open, and Puddingskin Lane (or Pudding Skate Lane – there is some uncertainty here) – see *1858 1st edition Ordnance Survey plans (p. 473 above)*. Puddingskin Lane may be an old name for Wood Lane. Pudding Skate (Skin) Lane may have been named after a baker called Skate who cooked dinners, the old wives bringing puddings in cloths to him to save the trouble of firing (at a time when probably not every household had an oven to cook in). (*Source: Corder HER 163*)

The 1857 Ordnance Survey map provides some detail of these courts and lanes. They were narrow, which presumably would have only allowed for limited natural light and afforded little privacy to their residents. Many of the buildings were in residential use but there were also two smithys and two bakehouses, as well as a brewery and corn mill (see below). Despite their tight layout with limited space and obvious mixture of uses, the 1851 census records Swan Court as having 7 addresses with 9 households 3 of which had 8 residents, mainly skilled tradesmen; Wood Lane was listed as having 9 addresses with 11 households, one of 10 people, 1 of 9 and 1 of 8 – mainly labourers and very overcrowded! Baker's Entry had 3 addresses with 6 households, including 2 paupers. At the southern end of the block was a further smithy and a timber yard – it seems as though the locality had quite a mix of uses by the mid-19th century. West of the timber yard, leading round to Hind Street, was a crescent of houses known as Trehwitt's Crescent (*see entry on the Trehwitt family under Hind Street*).

The courts and lanes were still in existence in the early 20th century, but no information regarding residents was found in the 1911 census, so it is assumed they were completely given over to commercial uses by this time. However, people were still living on Low Row, interspersed with the commercial uses. There is a reference to Trehwitt's Crescent in this census; it had 18 households in 7 houses, one house having 5 families, two of which also took in boarders, whilst the Ordnance Survey shows the yard at the eastern end still present. However, by 1925 the Mayfair Confectionery Works occupied the site, having redeveloped both the crescent and the timber yard as a single storey brick built factory, which remained there until it was demolished for the hotel, although over the years its use changed, latterly being in use as a laundry. The Mayfair works were designed by local architects the Milburn brothers for C. Dunn replacing the earlier Grimshaw Portland Cement and Plaster warehouse, and closed down in 1956.

Wood Lane

Wood Lane was towards the northern end of what is now the Travelodge site and was probably named after the Wood family whose ownership here dated back to at least 1704 when the property was “one house, barn, ox close and garden”. The property remained in the Wood family until well into the 19th century. Dunn's Mill (see below) was at the end of

this lane. (Source: *Corder Manuscript relating to Low Row, Dunn's Cornmill, and White Swan*).

Dunn's Cornmill

Dunn's Cornmill was situated at the western end of Wood Lane, on its south side. (Source: *10ft to the mile OS Map 1857*). An abstract of title referred to: "In the 30th year of the reign of Charles 2nd, when there was a house, barn, and garden". A deed of 1704 describes a house, an ox close and a garden, whilst a 1770 property transaction refers to a house which may have been the White Swan. A later deed, of 1834, refers to a transaction between George Robinson and Samuel Dunn, miller, George Robinson having erected a "suitable mill and engine for grinding corn, a lease for twenty years". Later Dunn bought the mill which it seems was still standing well into the 20th century. (Source: *Corder Manuscript relating to Low Row Dunns Cornmill*)

Barley Mow Brewery

There was a narrow lane next to the Queen's Head linking Low Row and Hind Street (*10 ft to the mile Ordnance Survey map 1857*) and the Barley Mow Brewery. It was a small brewery run in connection with the Queen's Head and possibly other local outlets. Although it does not appear to have been built when Rain drew his plan, it was there by 1827 when William Cowell held it. It was sold to Francis Trehitt in 1833 and was in the possession of the Trehitts (see *Trehitt's Buildings*) until 1867 when it was sold to John Roseberry, the owner of the Queen's Head. An 1875 article refers to the dissolution of partnership between Spensley and Bell Bottlers at Barley Mow Brewery. (Source: *Sunderland Daily Echo and Shipping Gazette, 11 June 1875*). The contents of their working plant was later advertised for sale in September 1875, and referred to the company as "Ale and Porter merchants, Ginger Beer and Lemonade Manufacturers" with two years remaining on their lease costing £28 per annum at Barley Mow Brewery (Source: *Sunderland Daily Echo and Shipping Gazette, 20 September 1875*). Part of the outside rubble wall of the brewery was still standing in 1983. (C B Walker "Bishopwearmouth Township" in *Sunderland's History No 1 page 43. Sunderland Antiquarian Society 1983 and Corder HER 163*)

11.3.5 East side of Low Row

The buildings on the east side of Low Row running along what is now the boundary of Minster Park were two and three storey properties rising to the Bowes Almshouses above, and a steep path linking up to the church where the Low Row steps are now. The Plough Inn at 43 Low Row was at the northern end of the group next to the footpath up towards the church and first appears in the 1828 Pigot's Directory with Frances Trehitt listed as landlord. The Inn was advertised for sale in 1864 and described as:

A PUBLIC-HOUSE or TAVERN, called the Plough Inn, situate at No.43 Low Row, Bishopwearmouth and occupied by Mr. T Dryden, together with the Blacksmith's Shop, Cottage, Stable, Barn and Yards contiguous or adjacent to the Plough Inn, and fronting the Low Row and Church Walk, and also a DWELLING HOUSE or COTTAGE of Four Rooms, situate

on the South-East corner of Church Walk, Bishopwearmouth (Source: Newcastle Daily Chronicle, 17th February 1864).

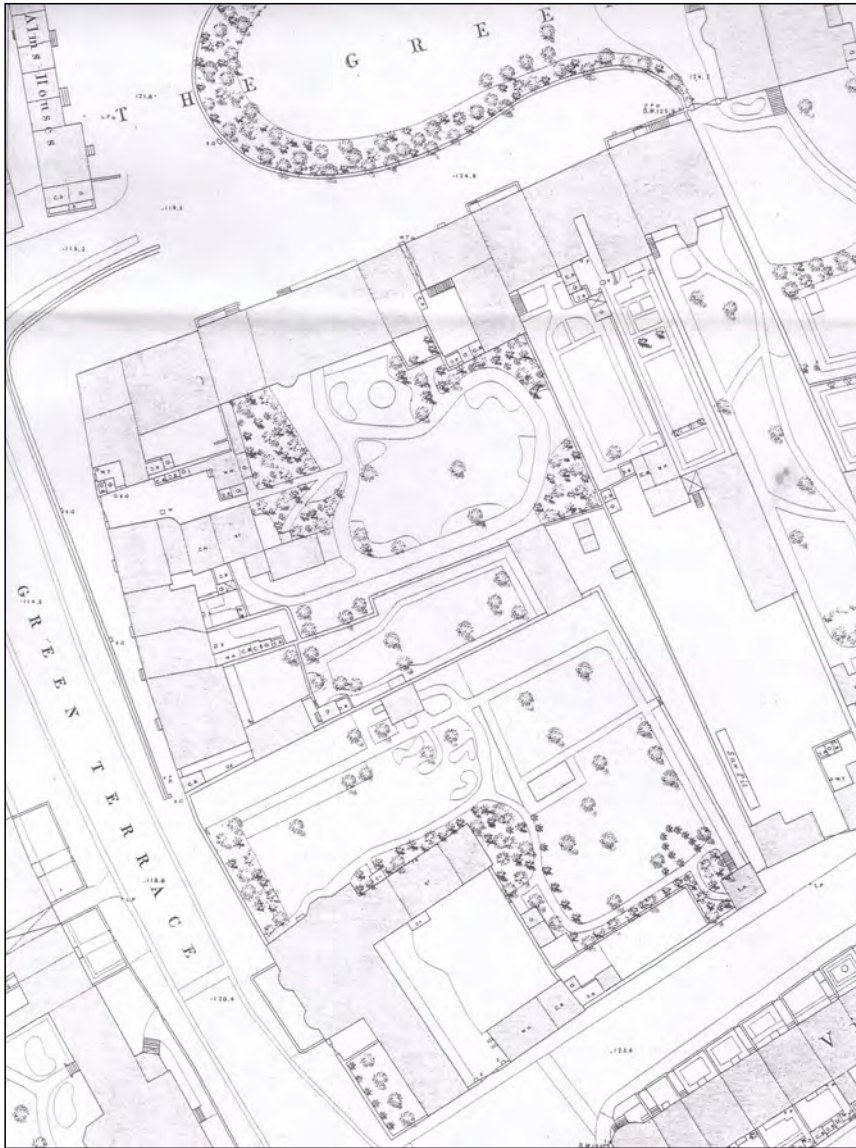


1875 photograph showing *The Plough*, the two-storey building directly adjoining the churchyard.

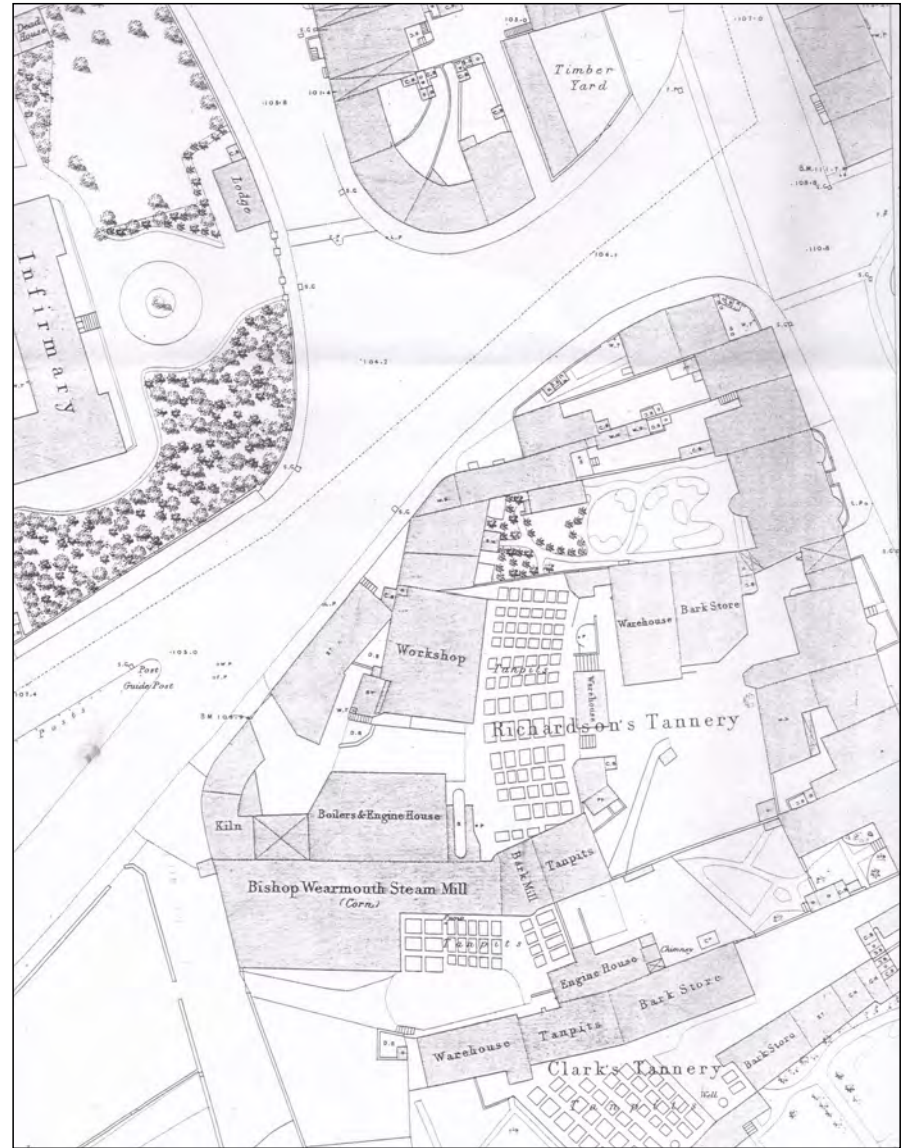
An 1875 photograph shows a two storey pair of buildings with *The Plough* Inn on the left and J Summers cartwright on the right side of the pair. The 1891 census records Charles Slinger as the landlord living at the Inn with his family including a son who was a Steam Engine Maker and Fitter. A slightly later image dated around the turn of the century shows a pair of three storey buildings instead.



Photograph taken c. 1890 showing *The Plough* rebuilt with three storeys



EXTRACT FROM THE 1ST EDITION ORDNANCE SURVEY 1857, SHOWING GREEN TERRACE (EAST).



EXTRACT FROM THE 1ST EDITION ORDNANCE SURVEY 1857, SHOWING GREEN TERRACE (WEST).

The church also had a presence here, with the acquisition of No.44 and 46 for the Clergy House in 1922, roughly opposite the church hall, the building was demolished in 1972.

11.3.6 Green Terrace and West End

An area to the west and south of the village was known locally as “West End”. This was an irregular island site loosely defined in an 1820 directory by the old Durham and Chester Road on the north; Tunstall Road and Burn Fields on the south; Burn Fields and part of Hind Street on the west and Green Terrace on the east. (*Corder p 189 “West End” part of HER 163*).

Green Terrace was built up by the early 18th century (*Burleigh & Thompson’s Map 1737*). By the end of the century it could be seen to be significantly different in character from Low Row, as it comprised houses with gardens, some substantial, and without the alleys and infill of the other. One house from that time still exists - No 12 Green Terrace, now known as Fitzgerald’s public house. To the rear, in the centre of the block, behind two houses with truncated gardens, lay a tanyard. At the north end was the Poor House (see piece on the Workhouse and High Street Baths) and at the south end was a large mansion house with a formal entrance, set in large grounds. (*Rain’s Eye Plan of 1785*)

In the mid-19th century the industrial uses to the rear of the houses had intensified, there now being two tanyards and a steam mill for corn, a substantial enterprise. The houses fronting Green Terrace were probably the same as existed in the late 18th century. By 1851 the road from Durham had been re-aligned to its present route, entering the village at the junction of Albion Place, Tunstall Lane and Green Terrace instead of joining with the road from Chester-le-Street to enter the village. The level of the new road was made up with spoil excavated in connection with the new railway line to Durham, which passed nearby.

By the beginning of the 20th century there had been significant change in the terrace with much of the central part of the block having been rebuilt, although the large mansion house remained at the south end. Into the 20th century this was replaced by the Priestman Building, and the houses became offices. The changes are considered in more detail below.

The main components are:

- From Chester Road to and including Fitzgerald’s public house;
- The terrace between Fitzgerald’s and the Priestman Building of the University;
- The Priestman Building;
- Clark’s and Richardson’s tanneries and Richardson’s flour mill at West End.

From Chester Road to and including Fitzgeralds public house

There is a pair of small semi-detached houses on the northern corner of Green Terrace where it meets Chester Road; the Poor House shown on the Rain’s Eye Plan, which served Bishopwearmouth Parish (see piece on Workhouse and High Street Baths), was situated in this vicinity. A replacement Poor House opened on Bishopwearmouth High Street in 1827,

the original building demolished and the land used in part to widen the old Durham Road, the remainder becoming the site of these houses, built in the late 1820s (*Summers Historical Notes Local Studies*).

The buildings between the houses above and No 12 Green Terrace were rebuilt as two houses on the site of two earlier village houses; it is not clear when, but a date towards the end of the 19th century seems likely from the style and brick used.

The next building, 12 Green Terrace, forming the bulk of Fitzgeralds public house (see photograph), is the only building remaining in Green Terrace or Low Row to be shown on the Rains Eye Plan, making it well over 200 years old. William and Caleb Richardson inherited the tannery and milling business to the south and rear of these premises from their father, but following a disagreement William took on the tanyard and Caleb the flour mill. In 1851 William Richardson, having the tanyard, was living at No 12, which was beside the entrance to the yard, which was by way of an arch, then immediately adjoining the house. It is not known how many men William was employing, though his son who was also living there, was a paper manufacturer, employing 24 men and 15 women. Caleb, who had the flour mill, lived nearby at West Lodge on Tunstall Lane. A number of people living in the terrace were employed by the mill and tanneries.

By the time of the 1911 census, Dr Herbert Wallace was living alone at 12 Green Terrace with two servants. The house was large, having, according to the census, 10 rooms. It remained in a medical related use for some time as immediately before it became a pub it was a dentist's surgery.

The terrace between Fitzgeralds and the Priestman Building

Today, this is a uniform terrace built at some time between the middle and the end of the 19th century.

In the mid-19th century the original village houses which then still stood there were mainly in single family occupation and appeared to be occupied by reasonably well-to-do people, particularly towards the southern end, despite the tanyards to the rear. It is possible that Nos 9 and 10, close by William Richardson's house, could also have been owned by the Richardson family. They had comparatively small rear yards and directly abutted the tannery at the rear. Furthermore, they were in multiple occupation and 3 of the 5 households living in them were connected with either tanning or milling. A few doors along towards Albion Place, at the same time, the Clark family lived in a house adjoining the entrance to their tannery, which, like Richardson's was accessed via an arch from Green Terrace. Clark's employed 3 men and a boy.

Sometime between 1857 and 1897 the whole block between Fitzgerald's and the Priestman Building was rebuilt. All are in the same style, with an arched access to Richardson's flour mill/tanyard, although this is in a different location to the original access, being located further south, away from the Richardson house. This redevelopment as an entity raises the question of whether they all came into one ownership, and, if so, was that the Richardsons?

The new houses appear to have been built to appeal to people of reasonable means, being quite large, faced in good quality red brick, and with terra cotta detailing. However, a number were in multiple occupation by 1911, but there was no indication of overcrowding on the scale found elsewhere around the village at the time.

During the course of the 20th century all of the houses in this terrace became commercial in nature. Initially as offices but in recent years four of them have become two public houses.

The Priestman Building

Most of the site of the Priestman Building was occupied in the late 18th century by a large mansion (at some time known as Westfield House), with a sizeable rectangular west facing garden. Little is known of the house, but the Rain's Eye Plan shows it as owned by Richard White and being double fronted with a formal entrance, flanked by smaller houses. In 1851 a George Whitfield, his wife, and mother-in-law lived there; they were "Proprietors of houses" (1851 census). It remained a house until some time between 1861 and 1877, when it had become a boarding and day school for young ladies, run by a Miss Lennox. A trade directory at the turn of the century described it as a Day Training College (*Wards Directory 1901*). It was demolished to build the first part of the Priestman Building of the (then) college, now University in 1938, with Sir John Priestman (1855-1941), shipbuilder and philanthropist, the benefactor (see photograph). The Priestman Building has an imposing frontage to Green Terrace and a lesser one to Albion Place, with a long wing extending west at the north end of the site across the garden of the mansion. There was a reason for this footprint. Round the corner, on Tunstall Lane (later New Durham Road), stood a farmhouse forming part of the Thornhill estate, and therefore not part of the mansion's ownership. For many years the tenant farmer there was John Reynoldson, who in the mid-19th century, farmed 23 acres of land. By the end of the century it had become a mason's yard (see photograph) (*Source: Ward's Directory 1901*). After the Second World War its site was acquired and the second part of the Priestman Building, the large structure fronting Durham Road, was constructed in 1951. The whole building merits an entry in Pevsner's Buildings of England, County Durham volume, which states: "The Priestman Building of 1939 by Oliver Hall Mark in graceless Beaux-Arts classical bears heavily down on the small Georgian houses opposite. Extended 1951 by G T Brown & Son". (*Pevsner The Buildings of England: County Durham page 453*).

Clark's and Richardson's Tanneries and Richardson's Flour Mill, West End

These two tanneries, along with Richardson's flour mill, stood behind the houses on Green Terrace, on what is today landscaped open space with the St Michael's leg of the Ring Road passing through the middle of the site of Richardson's flour mill (see OS map). The original accesses were directly from Green Terrace; that into Richardson's premises (which was the larger) was immediately to the south of 12 Green Terrace; Clark's via an archway between the village houses further south. This locality had a long association with tanning probably due to the fact that it was close to a water supply from the burn (*HER 4442*). The general enclosure in 1669 of the wastes etc in the Manor of Houghton included a tan yard. (*Corder p 189 "West End" part of HER 163*).

Tanning, the conversion of animal hides and skins into leather, was carried out in tanyards,

open-sided buildings with many large pits in which the hides were treated. First, hair and wool was cleaned by soaking the hides in milk of lime; then the pelts were soaked in tannin (a vegetable material found in the bark of birch, elm, hemlock, larch, oak, spruce and willow ground into powder; then soaked in water for six to eight weeks to extract the tannic acid (leaching). After this, the pelts were soaked for up to ten months in 'layer pits' containing tannin of different strength, starting with the weakest solution first, with pieces of oak bark between each pelt. At this point they had become leather and were hand scrubbed and rolled with a weighted hand roller. In the 19th century wood-lined tanning drums were introduced to replace hand scrubbing and at the turn of the century chromium was used to produce chrome leathers. (HER 4442 and William Jones, 1996, *Dictionary of Industrial Archaeology*)

Clark's Tannery

A tannery was also mentioned in the Halmote Court records in 1706, belonging to John Skarr. He was followed by George Benson 1725, Joseph Hewitt 1735, William Collins 1741, John Longstaff 1794, and by 1807 John Clark appears. (*Antiquities of Sunderland Vol 19, p48*). Clark's tannery was taken over by Caleb Richardson in 1860. (Source: HER 4442)

Richardsons Tannery and Flour Mill

The Richardsons were a family of tanners from Great Ayton. John Richardson (born 1765) married Hannah Wilson of Sunderland in 1794 and set up a tannery to the north of Clark's tanyard. Sometime between 1814 and 1820 he also set up a small Mill. The Tanyard was entered by an archway from Green Terrace, and the mill was behind it, less than a quarter of the area of the tannery.

John Richardson died in 1842, and his sons William and Caleb inherited the businesses. They fell out and William took over the tannery and Caleb the mill. Caleb Richardson died in 1875, and the milling business was carried on and extended by his sons Edwin, Stansfield, and Frederick. In 1907 it was sold to Stephen and Frank Robson of Queen Street Mills off High Street West. Stephen Robson died in 1919 and afterwards the business was sold to the Spillers Group. The mill was closed in 1959 and the buildings demolished in 1962. (Source: "*Bishopwearmouth Village*" by C B Walker. *Sunderland Antiquarian Society, Sunderland's History Vol 1 1983 page 45*).



12 GREEN TERRACE, PART OF FITZGERALD'S PUBLIC HOUSE



THE PRIESTMAN BUILDING



THORNHILL FARMHOUSE ON DURHAM ROAD, OCCUPIED BY THE TENANT FARMER JOHN REYNOLDSON IN THE MID-19TH CENTURY. BY THE 20TH CENTURY IT HAD BEEN TRANSFORMED INTO THE STONEMASONS YARD OF BORROWDALE BROS SEEN HERE.

RICHARDSON'S FLOUR MILL, ON DURHAM ROAD



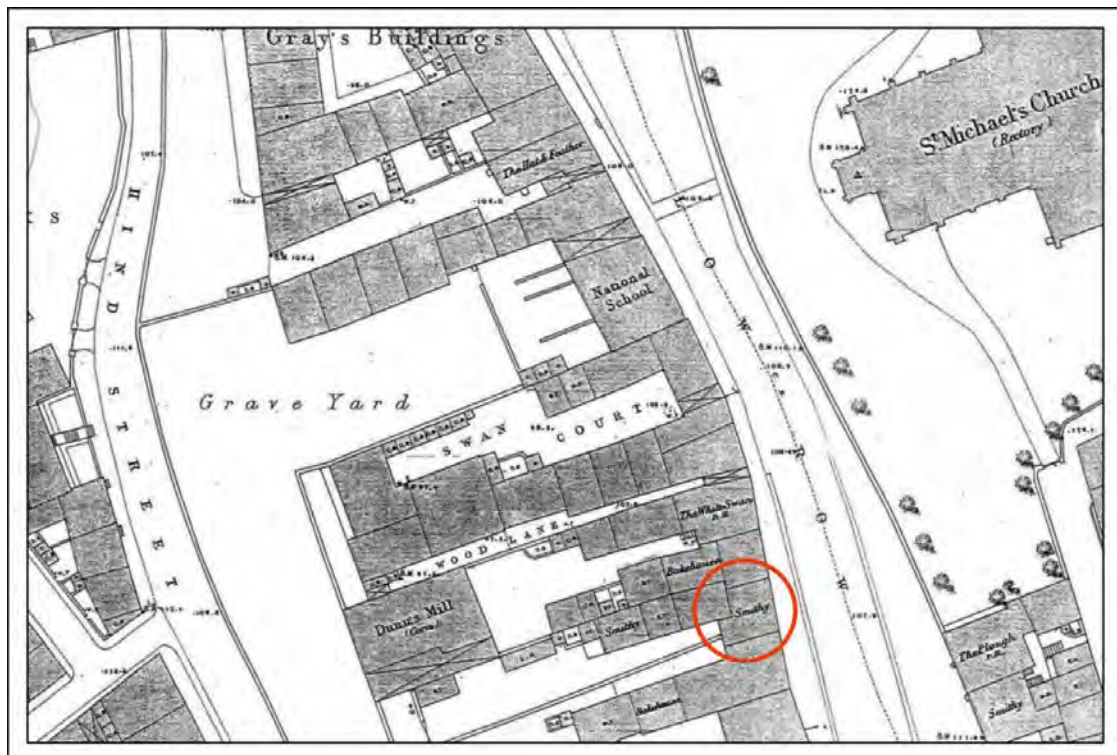
11.4: EDWARD GEORGE FITZAKERLY Saw Maker and Plane Maker of 30 Low Row, Bishopwearmouth

Born in Sheffield in March 1833, the son of a sawmakers labourer and mother a baker and confectioner. It is known that he had gained some trade experience at a young age in the steel industry in Sheffield as an apprentice sawmaker. Edward George travelled to Sunderland in 1851 when only 18 years of age to seek work presumably in the thriving industries on the River Wear at that time.

At the age of 26 years the business of E.G. Fitzakerly appears in the 1859/60 trade directory as a Cutler and Sawmaker at 60 High Street, Bishopwearmouth and again at 52 High Street following his acquisition of Henry Bailey Plane Makers of 136 High Street. Further reference is made to occupying properties at No's 3 and 4 Dunning Street, Bishopwearmouth in 1865.

He married a Farmer's daughter Martha Woodcock (nee Finlay) from Eggleston Teesdale on 19th December 1859 at St Andrew's Church, in the parish of Deptford. Her Farmer father from Eggleston attended the wedding. She was a widow and had been married previously to a Robert Woodcock, Shipwright from Whitby Yorkshire and already had four children. The family together with his younger brother Isaac from Sheffield (also a sawmaker) appeared with Edward George on the 1861 census at 60 High Street where he was recorded as a plane maker.

Edward George and Martha had one child together Richard Edward born 13th April 1862 with the registered birth certificate showing the address as 30 Low Row, Bishopwearmouth (Directly opposite Bishopwearmouth Parish Church)



Extracts from the 1st edition Ordnance Survey Map (1858) showing (left) No 30 Low Row (the smithy on the street frontage circled in red) and (right) Nos 3-4 Dunning Street.



EDWARD GEORGE
FITZAKERLY
1833-1900



RICHARD EDWARD
FITZAKERLY, IN 1961



MARY ANN FITZAKERLY



VIEW OF LOW ROW, SUNDERLAND, IN 1974

Edward George continued in the combined trades of Master Sawmaker/Planemaker/Ironmonger with a foundry and forge at 30 Low Row and employed up to 8 people including some members of family who joined him from Sheffield namely his brothers Isaac (20) and John (18) who resided at 29 Low Row. It is also known that he ran a carter/haulage business (horse drawn transport) from 30 Low Row.

The four storey residential and commercial properties at 29/30 Low Row comprised front shops, with dwelling accommodation above, warehouses, Mill, workshops and stables with an overall site depth of some 168 feet.

Sadly Martha, his wife of 5 years and aged 44, fell ill of Typhoid fever and bronchitis and died on the 19th October 1864 at No.4 Dunning Street

Edward George continued to support the family and run the businesses from 30 Low Row and married Mary Ann Woodcock on 25th December 1865. The 1871 census lists son Richard from his first marriage, daughter Martha Jane from his second marriage (born 1870). Two more children Samuel (born 1874) and Edward (born 1877) had been born by the 1881 census. By 1891 another son Robert William (born 1887) had joined the family.

In 1885 he came forward as Conservative candidate for Bishopwearmouth West Ward and succeeded in unseating one of the retiring members by a large majority. Since then he held his seat without opposition, and when his health permitted, he took an active interest in all that concerned his constituents municipally, being a regular attender at Council and a number of committee meetings of which he was an active member – Building/Parks/Health Committees and Bishopwearmouth Burial Board.

In October 1887 he suffered an accident at the Low Row property, whilst surveying damage to the chimney a large chimney pot came crashing through the roof of his top floor store room. He was in a critical condition with a serious head injury. A Doctor Collie was sent for an attended immediately to the injury. The road leading through Hinds Bridge had to be closed due to the dangerous position of the large chimney. Following a period of treatment, he was able to return to attend to his businesses. (*Newcastle Courant, 14th October 1887*). A further injury to his spine occurred in July 1889 which led to the untimely death of Edward George at age 57 in February 1890.

Members of the Town Council including the Mayor, Aldermen, Town Clerk, Councillors, Chief Constable, Superintendent, and inspectors met at the Winter Gardens and proceeded to Low Row to join the family mourners for the cortege which left at 3 o'clock. (*Sunderland Daily Echo, 20th February 1890*)

He is buried in Bishopwearmouth cemetery with a marked gravestone together with his first wife and infant son.

Mary Ann continued to run the Ironmonger business for a while and supported the family after the death of Edward George. The carter/haulage business was passed onto his eldest son Richard.

Following the winding up of the estate, the properties of No's 29 and 30 Low Row were advertised for sale by Public Auction at The Palatine Hotel:

“SALE OF VALUABLE BUSINESS PREMISES IN LOW-ROW SUNDERLAND ... TWO-FRONT SHOPS AND DWELLING HOUSES, Numbered 29 and 30, LOW-ROW, Sunderland (opposite Bishopwearmouth Parish Church). Also all those WAREHOUSE, MILL, Four storeys high, with Chimney about 70 feet high, WORKSHOPS, STABLES, &c. Behind the last described property. The premises have a frontage of 42 feet into Low-Row, and 36 feet to the back road, and a total depth of 168 feet, or thereabouts. This property is available for almost any commercial purpose, is in a commanding situation, and could be adapted for carrying on any wholesale and retail trade by alteration of the front premises, or the front premises could, at small cost, be rebuilt, plans for this purpose having been approved of by the Corporation. The net annual value is estimated at £105 at low rentals. No Ground Rent. For further particulars apply to the Auctioneer at his offices Spurriergate, York or to Mr G E O Crombie, Solicitor, 46 Stonegate, York” (Sunderland Daily Echo, 26th February 1891)

Mary Ann appeared to move from 30 Low Row to No.4 Dunning Street until her death a good few years later in January 1932 aged 85.

Research by: *Iris Atkinson (Indianapolis), Ruth Fitzakerly (Holland), John and Elizabeth Thomes, Eileen Giblin, Ian Fitzakerly (all descendants of the Fitzakerly family)*

**11.5: E C ROBSON & SONS LTD. – FLOUR MILLERS AND CORN MERCHANTS,
SUNDERLAND**
Stephen Edward Robson



Calendar Image from 1953 with artist's rendering of loaded Albion lorry with backdrop of Hylton Castle



Calendar Image from 1957 with artist's rendering of loaded Albion lorry with backdrop of Seaburn and Roker



E. G. ROBSON & SONS
BRANCH OF
SPILLERS LIMITED

ROBSON'S FLOUR

BISHOPWEARMOUTH MILL, SUNDERLAND

TELEPHONE :
SUNDERLAND 4427
(3 LINES)

CALENDAR IMAGE FROM 1959 WITH ARTIST'S RENDERING OF DURHAM CATHEDRAL

CALENDAR FOR 1952						LIGHTING-UP TIMES				Moon's Phases for 1953			
JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	London	Aberdeen	Cardiff	Dublin	Manchester	Newcastle	Norwich	Plymouth
S - 6 15 20 27	S - 3 10 17 24	S 2 9 16 23 30	S - 6 13 20 27	S - 4 11 18 25	S 1 8 15 22 29								
M - 7 14 21 28	M - 4 11 18 25	M 3 10 17 24 31	M - 7 14 21 28	M - 5 12 19 26	M 2 9 16 23 30								
T 1 8 15 22 29	T - 5 12 19 26	T 4 11 18 25 -	T 1 8 15 22 29	T - 6 13 20 27	T 3 10 17 24 -								
W 2 9 16 23 30	W - 6 13 20 27	W 5 12 19 26 -	W 2 9 16 23 30	W - 7 14 21 28	W 4 11 18 25 -								
T 3 10 17 24 31	T - 7 14 21 28	T 6 13 20 27 -	T 3 10 17 24 -	T 1 8 15 22 29	T 5 12 19 26 -								

Moon's Phases for 1953	
JANUARY	
Last Quarter	8th
New Moon	15th
First Quarter	22nd

TELEPHONE
SUNDERLAND
4427
(3 LINES)

ROBSON'S FLOUR

E.C. ROBSON & SONS LTD., BISHOPWEARMOUTH MILLS, SUNDERLAND.

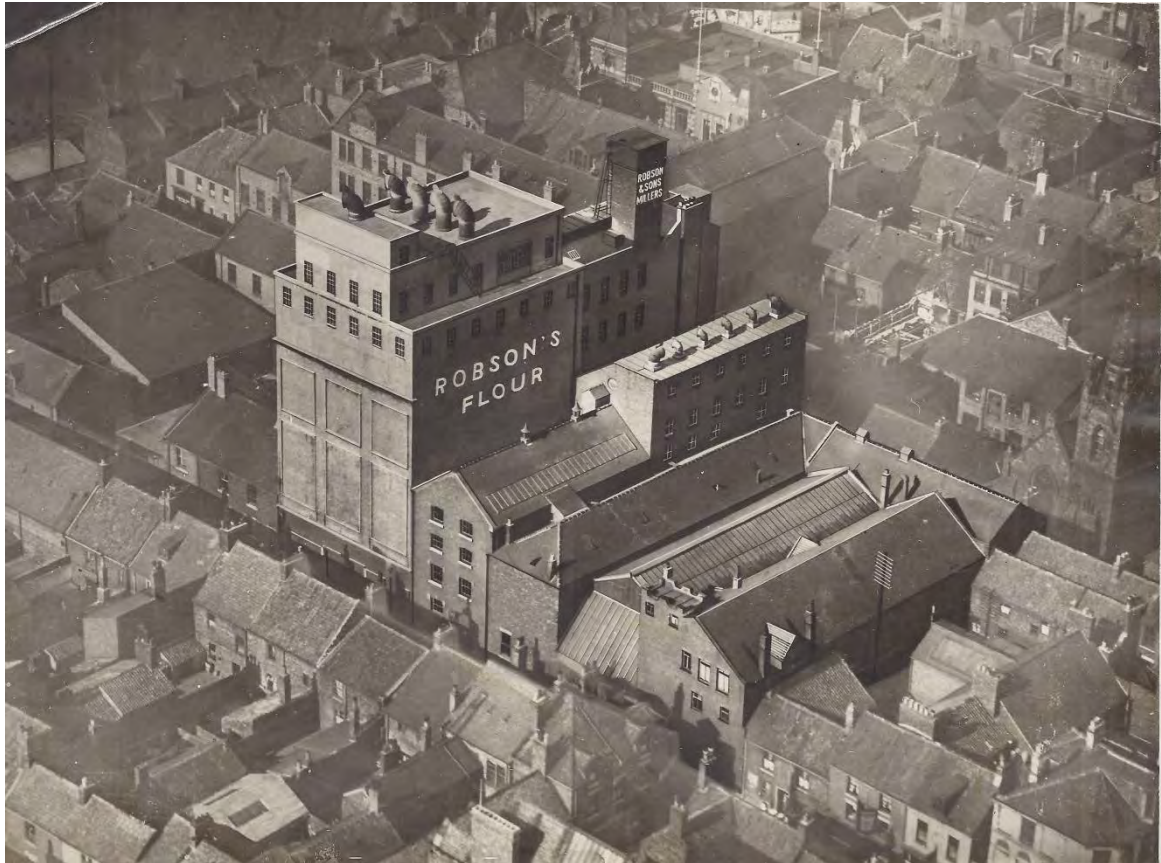
TELEPHONE
NEWCASTLE
24822

1953

JANUARY

1953

CALENDAR IMAGE FROM 1953 WITH ARTIST'S RENDERING OF LOADED ALBION LORRY WITH BACKDROP OF PENSRAW MONUMENT



Queen Street Mill; View looking NE (Aerofilms 1924)

11.5.1 Introduction

E C Robson and Sons Ltd were a long established firm of Flour Millers and Corn Merchants, operating from Queen Street and Bishopwearmouth Mills with trade across Durham, Northumberland and North Riding of Yorkshire until their closure in 1959. The firm's white and red lorries were a familiar sight throughout the north east. The firm had its origins in in the 1780s when John Ranson commenced in grocery business in the Low Street area in the East End of Sunderland. Ranson then entered partnership with John Ellerby, trading as Ellerby and Ranson, subsequently entering flour milling, and later the firm went through further ownership changes becoming Ellerby and Gray, Gray and Peacock, operating from a newly built mill at the corner of Low Street and Stob Lane some date after 1802.

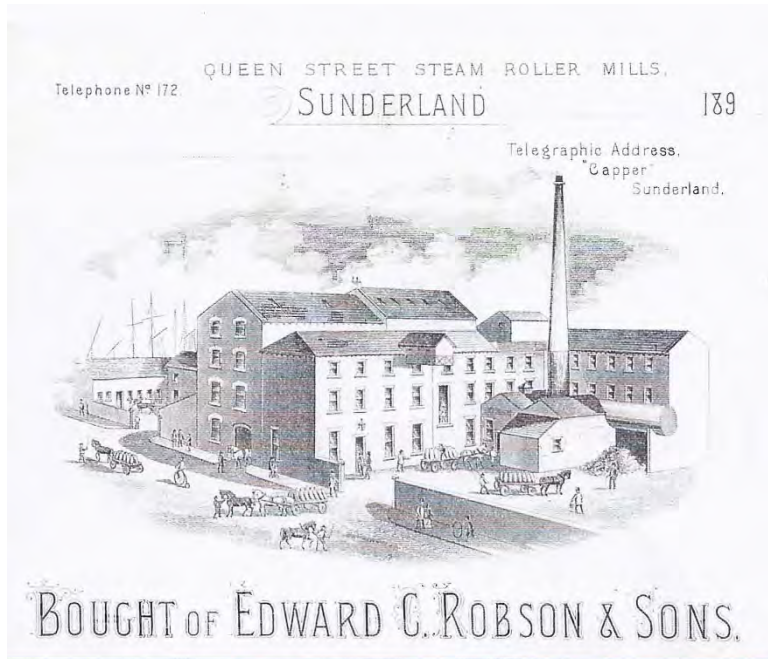
Edward Capper Robson (1812-1893) was the son of a quaker draper Thomas Robson, who traded from 148 High Street West. E C Robson joined partnership with John Peacock in 1844, forming the firm Robson and Peacock, and operating from Low Street. Surviving letters indicate that the steam engine at Low Street was causing complaints of noise and vibration from neighbours in High Street East and it was recognised that a new, and less constrained location was necessary for the mill.



Edward Capper Robson (1812 – 1893)

11.5.2 Queen Street Mill

In 1845, Robson and Peacock acquired property in Queen Street and Cumberland Street comprising a warehouse and dwelling which had replaced a sailmaking works and latterly used by John Mounsey in business as a furrier. This was a long limestone building (with 1824 datestone) located to the north of High Street West, running between Queen Street and Cumberland Street. Over subsequent years the business expanded and a number of adjacent buildings were acquired on both Queen Street and Cumberland Street making a compact block over which rebuilding took place in several phases. In 1862, the partnership was dissolved, John Peacock retiring from the business, and trading continued as E C Robson. Two sons, Stephen Edward (1853-1919) and Frank (1855-1908) became partners in 1877 and 1886 respectively, the firm's title then becoming E C Robson and Sons. The development of the Mill continued with installation of a new Roller plant in 1885, and the construction of the new concrete silo with a capacity of approximately 4500 tons in 1906. This building was a major landmark in reaching nearly 100 feet in height, and for many years was the tallest



View of Queen Street Mills c1890 looking north, view from High Street West (prior to construction of silo and other 1890s developments)

building in Sunderland. Business continued to prosper and the firm became registered as a limited company in 1906.

11.5.3 Bishopwearmouth Mill



Richardson's Bishopwearmouth Mill from SW (c1870)

The Richardson family commenced flour milling on a small scale behind Green Terrace in 1814. Initially the main family business was leather tanning which, as well as the adjacent

Clark's Tannery, occupied most of the land up to the Barnes Burn between Green Terrace and Chester Road. Over the years, tanning declined, the Burn was culverted under the site and flour milling gradually took over the whole area, including that occupied by neighbouring Clarks Tannery, by 1870's, and trading as E & F Richardson. The six storey mill buildings were large and assertive and the main block of the mill and granary dated from the major rebuilding after a serious fire in 1860, with major additions in 1882 and 1890s.

In addition, from the 1870s the site had a rail link to the Sunderland and Penshaw railway known as the Burnside Siding. Following the death of Frederick Richardson, the business was subsequently put up for sale, and was purchased by E C Robson and Sons Ltd in August 1907 for £12,500. From that date E C Robson & Sons Ltd operated from both sites at Bishopwearmouth and Queen Street as a single business. Sadly Frank Robson died in 1908, and the business was carried on by elder brother Stephen Edward till his death in 1919.



Soon after purchase of Bishopwearmouth Mill a tall brick water tower was built above part of the mill, as required by insurance conditions and prevailing fire safety requirements. The large brick tank at the top of the tower had 4'3" high letters formed in contrasting white brick stating 'Robsons Ltd' on both north and south sides which could be seen from a wide area. In addition, the words 'Robsons Flour' were painted on the sides of the Reynoldson Street footbridge which could be seen by railway passengers travelling from Sunderland to Durham. This footbridge was still in place in the 1980s. In 1911, the steam engine was replaced by a 275hp Siemens electric motor, which ran till its replacement in 1948. Robsons

were one of the first large industrial users of high voltage electricity in the town. The heavy trade during the First World War resulted in the milling plant being largely remodelled after 1916. In the 1930's the joint managing directors were Roland Reginald Robson (1890-1953) son of Frank, and Bertrand Romney Rambaut (1888-1953) son in law of Stephen Edward. The headcount at that time comprised approximately 150 employees.

11.5.4 Forsters Biscuits Ltd

One of the major outlets for lower grade flour in the early twentieth century was for manufacture of dog biscuits and ships biscuits. One such business was Forsters Biscuits, established in 1841, and by coincidence, this firm latterly operated from the former Robson & Peacock Mill at Low Street. To gain control of this outlet and guarantee the trade, E C Robson & Sons therefore bought back the 1802 works in which the E C Robson joined with John Peacock in 1844.

11.5.5 Purchase by Spillers Limited

During the 1930's the major national flour milling businesses, notably Spillers and Joseph Rank, were expanding by the acquisition of established independent millers throughout the north of England. In April 1936, the shareholders agreed to E C Robson & Sons Ltd being sold to Spillers Ltd., with the firm continuing trading as a branch of Spillers Ltd for more than a further 20 years. At the time of the acquisition, Spillers new Tyne Mill at St Lawrence Road Newcastle was then under construction, and at its opening in July 1938, milling ceased at Queen Street, with a number of employees transferring to Newcastle. Queen Street remained in operation as a silo, warehouse, provender mill and garaging until about 1957. The Forsters business also continued as part of Spillers until approximately 1955. The building at Low Street was demolished in about 1960 following serious vehicle damage.

Milling continued at Bishopwearmouth until February 1959, at which time many factors were against the location and the organisation of the site. The constrained inland (i.e. non-port) site, and the split sites, with the main silo capacity at Queen Street separated from the milling site, coupled with the need for significant investment in the plant, resulted in Spillers taking the decision to close Bishopwearmouth and Queen Street. This event was also probably driven by the loss of a major outlet for Robson's Flour due to the takeover of Thomas Bell and Sons of Newcastle and Nottingham by Ranks in 1958. Bell's owned the BeRo brand and Robsons supplied much of its country wide requirement as Bells did not mill themselves. Once Bells were under control of Ranks then the BeRo was supplied by Ranks mills. At the time of final closure the headcount was approximately 80, with many moving to Tyne Mill or elsewhere in the Spillers organisation.

Both the Queen Street and Bishopwearmouth sites with all buildings were sold by Spillers Ltd to Sunderland Corporation in about 1961. Bishopwearmouth was demolished by the Council in late 1962, and for many years the site was used as a car park. The site of the mill is now beneath St Michaels Way, and some of the properties at Green Terrace acquired larger rear yards. The Queen Street site had a small part cleared in about 1960, to allow the construction of the Cooperative Wholesale Society store in 1961, which building is now occupied by Mothercare and Argos. The remaining larger part of the Queen Street Mill remained as Corporation property, partly let to the Water Company and part used as a store

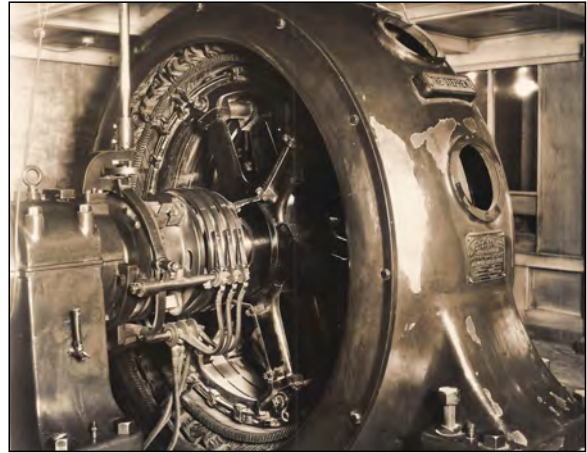
by the Empire Theatre, until its demolition in late 1967. The site of the Mill is now under St Mary's Way.

Stephen Edward Robson July 2017

Stephen.e.robson@btinternet.com



ROBSON'S B MILL FROM SW, FROM INDUSTRIAL WORLD 1930



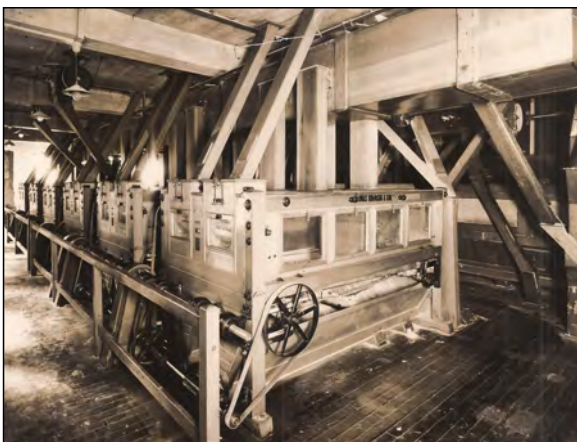
'THE STEPHEN' MOTOR, FROM INDUSTRIAL WORLD 1930



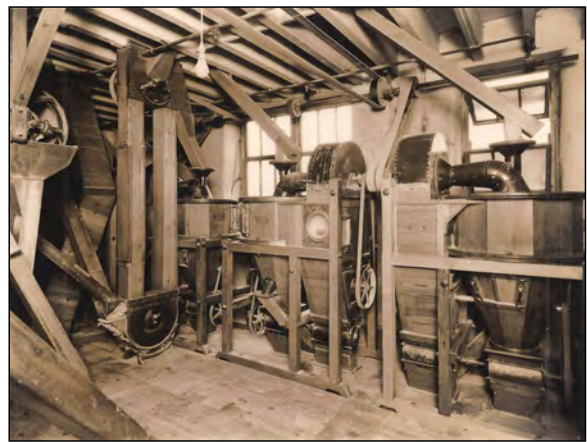
REDUCTION ROLLS, FROM INDUSTRIAL WORLD 1930



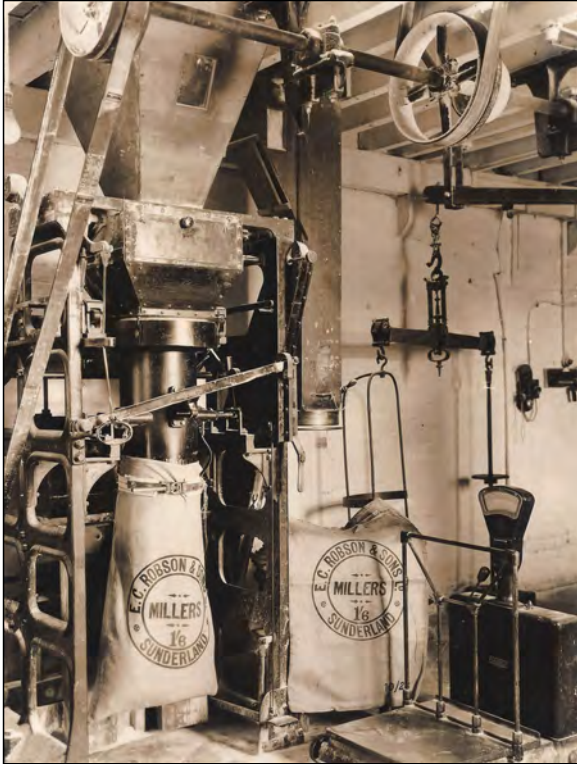
PLANSIFTERS, FROM INDUSTRIAL WORLD 1930



PURIFIERS, FROM INDUSTRIAL WORLD 1930



CYCLOPNEUMATIC SEPARATORS, FROM INDUSTRIAL WORLD 1930



FLOUR PACKER, FROM INDUSTRIAL WORLD 1930



QUEEN STREET MILL FROM THE SW, FROM INDUSTRIAL WORLD 1930



QUEEN STREET MILL SILO BIN TOPS, FROM INDUSTRIAL WORLD 1930



QUEEN STREET PROVENDER MILL, FROM INDUSTRIAL WORLD 1930



BISHOPWEARMOUTH MILL FROM THE SW WITH THE BURNSIDE RAILWAY SIDINGS IN THE FOREGROUND. 1932 TAYLOR



OBLIQUE AERIAL VIEW OF ROBSON'S BISHOPWEARMOUTH MILL FROM THE SOUTH.
AEROFILMS 1924



OBLIQUE AERIAL VIEW OF ROBSON'S QUEEN STREET MILL LOOKING SSE.
AEROFILMS 1924



EB & TC AT INTAKE PLANT



REDUCTION ROLLS

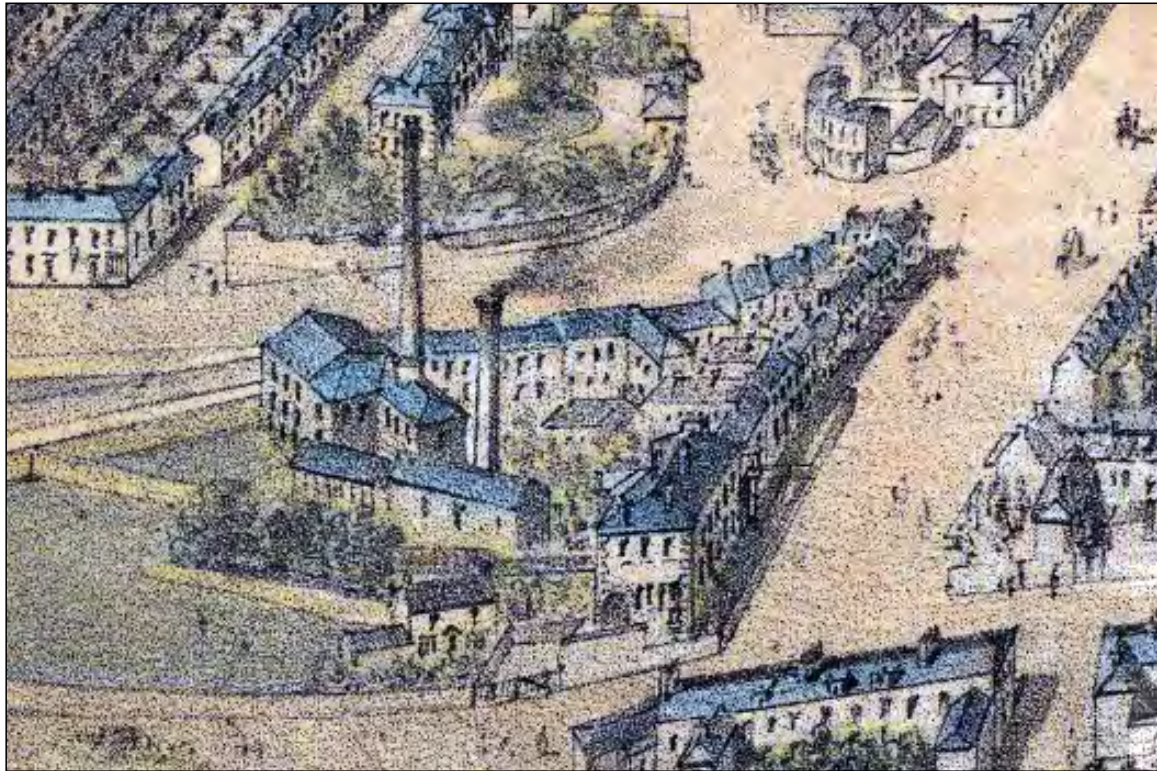


LORRIES IN MILL YARD 1938



LOADED AEC ON
CHESTER RD 1935

RICHARDSON'S 19TH-CENTURY BISHOPWEARMOUTH MILL



EXTRACT FROM A BIRD'S EYE LITHOGRAPHIC VIEW OF SUNDERLAND 1858, SHOWING RICHARDSON'S MILL PRIOR TO ITS REBUILDING AFTER THE SERIOUS FIRE IN 1860.



DINGWELL TATE'S VIEW, FROM THE SW, OF RICHARDSON'S BISHOPWEARMOUTH MILL IN THE FORM IT TOOK AFTER MAJOR REBUILDING FOLLOWING FIRE IN 1860.



E&F RICHARDSON WORKERS c1900



ROBSON'S FLOUR MILLWORKERS, QUEEN STREET MILL, SUNDERLAND.

Particulars with Views, Plan
AND
Conditions of Sale
OF
THE BISHOPWEARMOUTH
STEAM FLOUR MILLS,
SUNDERLAND,
IN THE COUNTY OF DURHAM,
TO BE SOLD BY AUCTION
AT THE
QUEEN'S HOTEL, FAWCETT STREET,
SUNDERLAND,
On Wednesday, 29th May, 1907,
AT FOUR P.M.,
By Order of Messrs. E. & F. Richardson,
WHO ARE DECLINING BUSINESS.

AUCTIONEERS:
MESSRS. A. T. & E. A. CROW,
Manor House, Sunderland.

SOLICITORS: MESSRS. SIMEY & ILIFF,
59 John Street, SUNDERLAND.

IMPORTANT SALE.

THE
Bishopwearmouth Steam Flour Mills,
SUNDERLAND,
BY ORDER OF MESSRS. E. & F. RICHARDSON,
WHO ARE DECLINING BUSINESS.

Particulars with Views and Conditions of Sale
OF THE
BISHOPWEARMOUTH
STEAM FLOUR MILLS
SUNDERLAND,
The whole covering an Area of 3 acres 0 roods 4 perches,
FOR SALE BY AUCTION
BY
MESSRS. A. T. & E. A. CROW,
ON
WEDNESDAY, 29th MAY, 1907,
AT THE
QUEEN'S HOTEL, SUNDERLAND,
AT FOUR P.M. PROMPT.

Copies of these Particulars and Conditions of Sale with Plan, may be
obtained from the AUCTIONEERS, Manor House, Sunderland; or Messrs.
SIMEY & ILIFF, Solicitors, 59 John Street, Sunderland.

DOCUMENTS FROM CROW'S AUCTION SALE 1907, OF THE BISHOPWEARMOUTH STEAM FLOUR MILLS (RICHARDSON'S MILL).



PHOTOGRAPH OF THE BISHOPWEARMOUTH STEAM FLOUR MILLS (RICHARDSON'S MILL).
FROM CROW'S AUCTION SALE 1907.



PHOTOGRAPH OF THE BISHOPWEARMOUTH STEAM FLOUR MILLS (RICHARDSON'S MILL).
FROM CROW'S AUCTION SALE 1907.

PARTICULARS.

THE CENTRALLY AND WELL SITUATED MILLS,

KNOWN AS THE

Bishopwearmouth Steam Flour Mills, SUNDERLAND,

covering an area of 3 acres 0 roods 4 perches, and entirely free from Ground Rent, adjoining the North Eastern Railway, from which there is excellent Railway Siding.

There is a large COOLING POND with full rights of water in stream running through it.

DEEP WELL WATER SUPPLY, more than sufficient for all requirements.

With WATER SOFTENING PLANT by Mather & Platt.

MOST SUBSTANTIALLY BRICK BUILT MILLS and WAREHOUSES, Stabling, Loose Boxes, Gig House, Harness Room and Hay Store, Private and General Offices and Foreman's Dwelling, &c., &c.

FITTED WITH MODERN PLANT by Simon (capacity 20 Sacks of 280 lbs. of Flour per hour). Storage about 15,600 Sacks.

Together with the goodwill of this prosperous Milling Business. Established 1814.

The whole of the FIXED PLANT and MACHINERY, HORIZONTAL ENGINE by Petrie, THREE GALLOWAY BOILERS—100 lbs. working pressure—and GREEN'S ECONOMISER.

COMPLETE ELECTRIC LIGHT INSTALLATION.

To Millers, Investors and others requiring large well lighted airy premises with extensive Floor space and Railway facilities in a large and growing town and neighbourhood, this offers an opportunity seldom in the market.

CONDITIONS OF SALE.

There shall be no sale unless there be at least two bidders. The Auctioneer shall from time to time fix the amount of the biddings. The highest bidder shall be the buyer, and if any dispute shall arise as to the highest bidding, the property shall be put up again at a former bidding.

No person shall retract his bidding, but the Vendor shall be at liberty before the contract is signed to refuse any bid.

The Vendor or his Agent may bid once during the sale, or may withdraw the whole or any of the property offered for sale without bidding or declaring the reserve.

The Purchaser shall immediately pay a deposit of £10 per cent. in part payment of the purchase money into the hands of the Vendor's Solicitors, and the purchase shall be completed and the balance paid at the office of Messrs. Simey and Iliff, Solicitors, No. 59 John Street, Sunderland, on the 30th day of June next, and on the completion of the purchase the Purchaser shall be entitled to possession, all current outgoings being apportioned between the Vendor and the Purchaser.

The Abstract of Title shall be delivered within seven days from the sale, and the title shall commence with an Indenture dated the 31st day of December, 1906, made between Sarah Maria Richardson of the first part, Frederick Harris Richardson of the second part, Emma Phillips Richardson, Frederic Littleboy and George Iliff Simey of the third part, Stansfield Richardson of the fourth part, and Reginald Carter Nelson of the fifth part. The property consists partly of Freeholds and partly of Equitable Copyholds of the Manor of Houghton. The property is sold subject to all existing reservations of mines and minerals; and the site of the cooling pond and sidings is sold subject to a covenant dated 25th August, 1873 (so far as the same is now subsisting and capable of taking effect), namely:—that no part of the same site shall be used or occupied as or for a manufactory, nor for any purpose whereby any annoyance may be caused to the neighbourhood without the consent in writing of John Charles Langlands or his heirs. The said site has in fact been used for manufacturing purposes ever since the date of the covenant, and the Purchaser shall not require any evidence of the written consent of the said John Charles Langlands. The said Indenture of 31st December, 1906, fully recites the prior Titles of the different plots now comprising the Mill premises, and the Purchaser shall be at liberty at his own expense to investigate such prior Titles as so recited. The legal estate is outstanding, the Vendor and his predecessors having held the Equitable Estate for over 30 years, and the Vendor shall not be required to get in the legal estate nor shall any requisition be made as to the Tenant on the Court Rolls, but the existing Equitable Title shall be accepted by the Purchaser.

The Purchaser shall pay for any admittances and deputations which may be required to complete the Title to or transfer of any part of the property.

DOCUMENTS FROM CROW'S AUCTION SALE 1907, OF THE BISHOPWEARMOUTH STEAM FLOUR MILLS (RICHARDSON'S MILL).

No evidence shall be required of the identity of the property purchased with that comprised in the muniments of title other than such as may be gathered from the descriptions in the documents abstracted; but the Purchaser, if he so require, shall be furnished at his own expense with a statutory declaration to be made by the Vendor, or some other competent person, that the property has, for twelve years prior to the day of sale, been held and enjoyed in accordance with the title shown thereto. Where the property is held under different titles, or is of different tenures, the Vendor shall not be bound to point out which parts of the property are held under each title, or which are of one tenure and which of another.

The purchaser shall be considered to have accepted the title unless he shall within seven days from the delivery of the abstract deliver in writing to the Vendor, or his Solicitors, some valid objection to or requisition on the title. If any objection or requisition be delivered and persisted in which the Vendor is unable or unwilling to comply with, the Vendor shall be at liberty to rescind the Contract on returning to the Purchaser his deposit without interest or expenses.

The property is sold subject to all easements, including the existing water-course.

If any error or mistake shall appear to have been made in the description of the property, or of the Vendor's interest therein, such error or mistake shall not vitiate the sale; but if the same shall be pointed out prior to the time appointed for the completion of the purchase a compensation or equivalent shall be given or taken by the Vendor or Purchaser as the case may require.

The Purchaser shall at his own expense prepare the necessary assurance and send the same to the office of the Vendor's Solicitors for execution at least seven days before the day appointed for completing the purchase.

The property shall from the time of sale be at the risk of the Purchaser as respects loss or damage by fire, and other accidents, and the Purchaser shall be entitled to the benefit of the existing insurances, but shall upon the completion of the purchase pay to the Vendor a proportionate part of the current premium. This condition shall not impose upon the Vendor any obligation to keep up any insurance or render him subject to any liability for neglect in respect of the same.

If from any cause whatever other than the neglect or default of the Vendor the purchase shall not be completed at the time hereinbefore appointed, the Purchaser shall pay interest on the balance of his purchase money at the rate of £5 per centum per annum until the same shall be paid.

If the Purchaser shall neglect or fail to comply with the above conditions, it shall be lawful for the Vendor to forfeit the deposit money and retain the same as liquidated damages, and rescind the contract, or he shall be at liberty to re-sell the property either by public auction or private contract with or without any special or other conditions as to title and in such manner generally as he may think fit, and the deficiency (if any) on such sale, together with all expenses attending the same, and all costs, losses, damages, and expenses occasioned by such default shall be made good to the Vendor by the Purchaser, and in case of non-payment the same shall be recoverable by the Vendor as liquidated damages.

Memorandum.—*Stansfield Richardson, of Bishopwearmouth*

Steam Flour Mills, Corn Miller, agrees to sell and

of

agrees to purchase the Property within

described at the sum of

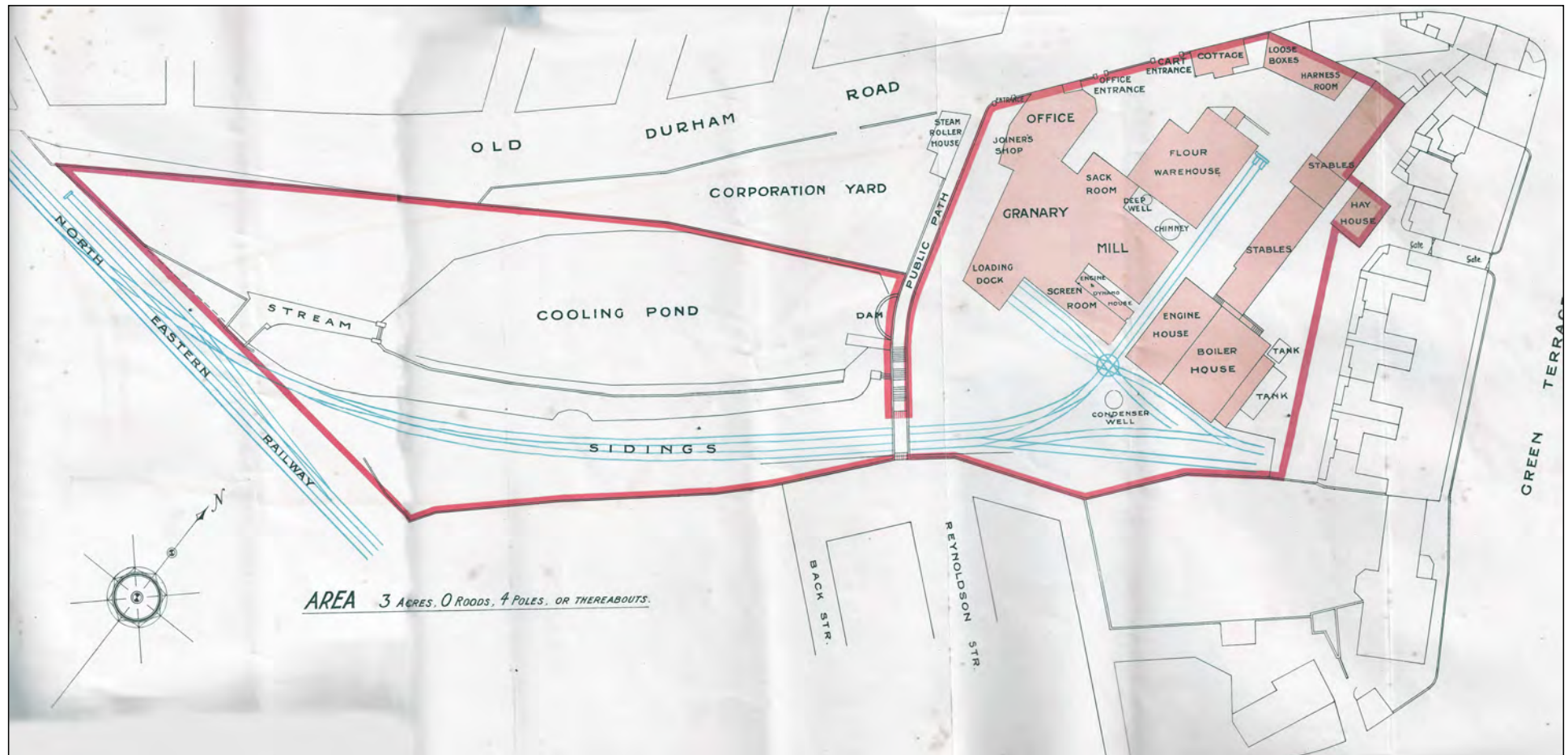
upon the within written terms and conditions, and they on their respective parts

agree to complete the said purchase on the aforesaid terms and conditions.

As witness their hands the day of 1907.

Received the sum of }
£ the }
deposit money on the }
said purchase. }

DOCUMENTS FROM CROW'S AUCTION SALE 1907, OF THE BISHOPWEARMOUTH STEAM FLOUR MILLS (RICHARDSON'S MILL).



PLAN OF THE BISHOPWEARMOUTH STEAM FLOUR MILLS (RICHARDSON'S MILL).
 FROM CROW'S AUCTIONEER SALE 1907.

11.6: THE CHANGING SOCIAL STRUCTURE OF STREETS OFF CROWTREE RD UP TO WWII

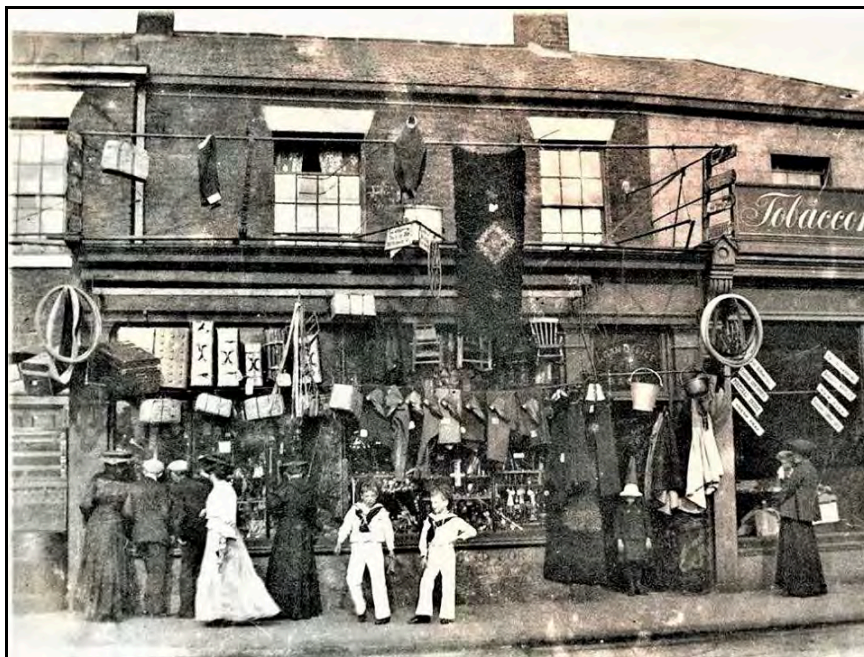
John Tumman

11.6.1 Introduction

This note looks at the four residential streets built in the 19th century between Crowtree Road and the village green and how they changed up to the Second World War. It briefly considers how Crowtree Road itself changed in the latter part of the 19th century.

In the late 18th and early 19th century, Bishopwearmouth was seen as a desirable place to move to avoid the overcrowding of the East End (Sunderland Parish). Large town houses were built on Bishopwearmouth High Street then in the early 19th century, Vine Place, Derwent and Olive streets were built to the south, slightly away from the 'old' village.

By the early to mid-19th century, development had embraced Bishopwearmouth, but less so along the back lane south of the village which was to become Borough Road/Holmeside/Vine Place. The role of Crowtree Road as a quiet country back lane to the village was undoubtedly also undergoing change by then, with houses interspersed with business premises on the east side, but the rear gardens of both Crowtree House and what became Fenwick Lodge had rear gardens which abutted much of the west side of the road, and as long as they were there, they acted as a barrier to urban encroachment on that side of the road. By the end of the century these gardens had been built over and the shops and businesses of the expanding town had taken over premises the length of Crowtree Road (see photo of Reynolds shop); Holmeside had also become part of the shopping centre and the character of the area had fundamentally changed with much more of the bustle of commerce than the peace of being outside of the main town.



Reynold's Army Stores on Crowtree Road

The housing built off Crowtree Road reflects what was happening in the vicinity. Carter and Crow Streets, near to High Street, were built first (by 1851) and were relatively small houses. At the other end of Crowtree Road, Crowtree Terrace and Borough Road Terrace were built during the 1850s – larger houses meant for reasonably well-to-do families. The last street, Fenwick Street, was built by 1871 and possibly had more in common with Carter and Crow Streets than Crowtree Terrace.



Crowtree Road on the OS 1st edition plan (1858)



Crowtree Road on the OS 2nd edition map (1897)

The houses in all of the streets would have had very limited provision of what are today regarded as essential facilities, and evidence from people interviewed as part of the Oral History project suggests that there had been little in the way of improvements other than installation of electricity even after the Second World War.

11.6.2 Carter Street and Crow Street

These streets were built before 1851 on backland, a mix of garden land and residential courtyards between High Street and the grounds to Fenwick Lodge. Built in proximity to the bustle of the High Street, they were generally of 5 rooms, though some were larger.

Carter Street

The 1851 census enumerated 15 separate houses, though from the numbering there must have been more. Ten were single family houses, two with live-in servants; the other 5 were

each shared by 2 households. However, one of the households in a shared house also had a live-in servant. The sub-divided buildings would have probably had households of 2 rooms (ground floor) and 3 rooms (first floor).

Most households comprised only 2 people (8 households) but at the other end of the scale, 4 households had 6 or more persons; of these 3 were in single family houses. The fourth, of 6 persons, would have been living in either 2 or 3 rooms. One property, with 2 households, had 10 people living in a total of 5 rooms, but in general living conditions here were better than this, although there would have been a certain amount of overcrowding (over 1 person per room). The employment structure of heads of households was quite interesting. There were 3 men who were employers, namely a builder employing 30 men, and a slater employing 4 men. Each of these lived in a single family house. However, the third employer was a master mason employing 15 men and he lived, along with his niece, in a house shared with another family. The heads of most of the other households were skilled workers, including 3 master mariners, 2 clerks, an insurance agent and a plumber.

There had been substantial changes in the structure of the population by 1911. A total of 17 houses were enumerated of which seven were single family households, down from 10 in 1851, but by now the street contained a total of 35 households. There were now 2 houses each with 4 households (20 people in 7 rooms in one; 18 in 7 rooms in the other), and four houses each with 3 households, one housing 15 people in a total of 6 rooms. Houses in the street were becoming significantly more overcrowded. However, there were still 3 households with a live-in servant, but now they were all employed in households living in sub-divided houses; indeed, two were in houses containing not 2 but 3 households. In one case, a household of 6 people, including the servant, were living in only 2 rooms – cramped conditions indeed! The number of people per household was noticeably higher in 1911 than 1851. There were 14 households of 6 or more persons, of whom 3 had lodgers. In one case there were 6 people in 2 rooms; in another, 10 (including a lodger) in 5 rooms. The number of 2 person households had fallen from 7 to 4. This represented a steep decline in housing and space standards since 1851; overcrowding had become a problem. The economic status had also undergone a significant change. Gone were the employers and many of the skilled workers. The vast majority were now labourers and other menial workers such as 2 charwomen, and a street sweeper. There were still some skilled workers such as painter and decorator, and a stonemason, and white collar workers such as a dentist agent, and a sanitary inspector, but these were few in number.

By 1939 there had been some easing of overcrowding. Seventeen houses were enumerated and the number of households within them increased slightly, to 39, with only 2 houses in single family occupation. Three houses each accommodated 4 households, and three had 3 households. However, the average household size had declined sharply with only 2 households having more than 4 persons. The vast majority were either 2 or 3 people (23 households) and 9 were only one person. Reflecting this, the head of 13 households was a widow and a further 2 were widowers. Consequently densities were reduced, the highest number being 12 people in 3 households. Occupations had also changed. There were no longer such large numbers of labourers, only 7 compared with 12 in 1911, but an increase in

other menial jobs such as waitresses and a porter. Skilled workers were still present albeit in small numbers, a stonemason, blacksmith, rivetter and 2 ships' engineers. There was also evidence of employment at both the brewery and theatre.

In summary, Carter Street was therefore quite diverse in the mid-19th century; most houses were in single family occupation and there was evidence of some of the trimmings of affluence. However, by the early 20th century the number of households had increased by 75%, household size had risen significantly, and as a result it had become very overcrowded and a focus for labourers and other menial workers. By the outbreak of World War Two, residential densities had eased with a lot of elderly people, though the number of households had increased once more, although only slightly. The economic structure may have remained broadly similar.

One interesting fact emerging from the residents of Carter Street in 1939 was the presence of the Trout family, whose name has also cropped up in the Oral History recollections from the 1950s. In 1939, a retired seaman of that name lived at No 13, whilst Florence Trout lived at No. 17 and Mary Trout at No. 18; both were married women.

Crow Street

The 1851 census revealed a total of 22 households in 11 houses, but, like Carter Street, there were others which presumably had not been enumerated for whatever reason. Only 2 houses were in single family occupation. Of the others, six had 2 households, the remaining 3 had three. Most houses were of 5 rooms, so where they were divided into two households it may be assumed one had 2 rooms and one 3. It seems that two of the houses with three households only had 5 rooms; the living arrangements would have been less clear here, but it may be that 2 had 2 rooms each; the third only 1. One of the houses with 3 households in it accommodated a total of 16 people, ie more than 3 per room, but in different households; another had 10, the equivalent of 2 people per room, in both cases very overcrowded, although probably less so than living conditions in the East End, a mile or so away. Most households were fairly small, many of 2 or 3 persons, but there were 5 households with 6 or more persons. The two largest, each having 8 members, were single family houses, so would have occupied around 5 rooms between them. Unlike Carter Street there were no live-in servants, but there was one household which took in a lodger. Also, there was no evidence of anyone being an employer; this may indicate the residents here generally had a lower social status. There were, though, a number of skilled workers including joiners/carpenters, a cabinetmaker, shipwrights etc. There were some white collar workers, including a teacher, collector of water rates, account collector and a clerk. There were also 3 sailors, 2 shopworkers and a coachman living there.

There had been a considerable change in the size of households and employment structure by 1911. There were now 24 households living in 12 separate houses, of which 3 were in single family occupation, but not the same three as in 1851, indicating the informal way the houses were occupied. Leaving aside those in single family occupation, twenty one households were living in 9 separate houses. Most had 2 households, but there were three each accommodating 3 households.

The household sizes had grown in the intervening years. Whilst there were the same number of 1, 2, and 3 person households, there were now four of 4, three of 5, and four of 6 and overcrowding had increased. There was one family of 8 people living in 3 rooms; in two others, 7 in 3 rooms and a family of 6 in 2 rooms. The single most common occupation in the street was as labourers, mainly in the shipyards and at the brewery. Most other jobs were menial, including a charwoman, and a barman. There were some skilled tradesmen, such as a bricklayer, tailor and ship's cook, but there did not seem to be any white collar workers resident there anymore.

There were 9 houses enumerated in 1939, eight of these were occupied, six by 2 households and two by 3 households, with a total of 18 households present. No houses remained in single family occupation. Whilst there were still seven households of 4 or more people, most were quite small, of between 1 and 3 people, including 3 widows. Thus the overcrowding seen in 1911 had abated somewhat. However, there was still one house with 2 households in 5 rooms containing a total of 10 residents and another two with 8 each, so some overcrowding remained. The largest single source of employment remained labourers (5), with 3 being employed in the brewery. There was also a foreman at the brewery, 2 miners, 2 nightwatchmen, a housepainter, and a day servant. It was therefore mainly a street of menial workers.

To summarise, trends in Crow Street largely reflected those in Carter Street although initially its residents may have been of a slightly lower social status. By the early 20th century, skilled workers had been largely replaced by labourers, and the number of households, along with their size, increased, leading to overcrowded conditions. However, this seems to have abated somewhat by 1939, though the employment structure remained broadly the same.

11.6.3 Borough Road Terrace and Crowtree Terrace

These terraces were built on the south east corner of the garden to Crowtree House, probably by the same builder, sometime between 1851 and 1857, by which time Crowtree House had been purchased by Robert Fenwick, who had divided it into two and let it out (in the 1861 Census, Thomas Meik, the Engineer to the River Wear Commissioners, was living in part).

Borough Road Terrace

In 1861 there were 8 households in 7 houses. It was quite a salubrious terrace with fairly well-to-do residents. The size of the households was generally small, of 2, 3 or 4 people; the largest was 6, so there was no problem there of overcrowding. Two households had live-in servants; in one case there were 2 servants looking after one aged gentleman! The occupations confirm this to have been a terrace of houses for comparatively well-to-do people. The residents included a retired shipowner; an elderly lady who described herself as a "fund holder and government annuitant"; a ship broker; a printer who employed 2 men and 2 boys; and a Prussian born teacher of languages.

The terrace did not remain in residential use for very long as, by the turn of the 20th century, the town centre had extended both along Crowtree Road and west along Holmeside and into Vine Place and the houses had all been converted into shops. The whole terrace ultimately became the premises of Books Fashions.

Crowtree Terrace

The houses in the terrace were of some size, mainly 7 rooms but some of 9 rooms, like Borough Road Terrace, presumably intended to attract relatively well-to-do households. Initially, it did attract families who appear to have been relatively affluent. The 1861 census enumerated ten properties, all but one being in single family occupation. Five houses had live-in servants and household sizes were not particularly large, considering the size of the houses, ranging from 3 to 9 persons. The occupations confirm the affluent nature of residents of the street. There was a ship broker, an agent for ale and a druggist/chemist, along with a household which had 2 teachers in it. There was also a painter and decorator who employed 8 men and 3 boys, 4 master mariners and a plumber and gas fitter. One strange anomaly was a household occupying the whole house and comprising only 3 persons, where the head described himself as an “agricultural labourer”!

By 1911 the role of the terrace in the housing market had fundamentally altered. No longer a little detached from the main urban area, it was now adjacent to the bustling shopping streets of Holmeside/Vine Place and Crowtree Rd; Crowtree House had been demolished and replaced by Green Terrace School. Most of these houses had by then been sub-divided into a number of households, with 23 households in 10 houses. Only two remained in single family occupation. Of the remainder, one had 5 households living in it, and two others had 3; the remainder 2. Despite this sub-division of houses into smaller units, household size had generally increased, leading to some very overcrowded conditions with, in one instance, 8 people living in 2 rooms and another of 10 in 5 rooms. A number were taking in lodgers (one of the single family houses had 6 lodgers; another household in a sub-divided house, had 7 lodgers resulting in 9 people, 7 unrelated, living in 6 rooms). In total, there were 20 people in 3 households living in one house, and 14 in 5 households in another. This was quite a contrast to the street of 50 years previously. This was all reflected in the economic status of household heads. There were now a number of labourers living there, along with a scavenger for the Council and a cartman – all lowly occupations. However there was also “Professor of Music”, and another musician, a family of upholsterers, and skilled tradesmen. A number of the lodgers were in the entertainment business, not surprising given the number of theatres nearby. Commercial use had also come into the street. In the early 20th century a cabinetmaker was in business between Numbers 7 and 8 Crowtree Terrace. This belonged to a Morris (Maurice) Gusack (see photograph). Born in Russia in 1879 he presumably came to Sunderland as an emigree fleeing persecution. He died in 1921 and his workshop later became Binns cabinet making premises.

(Sources: Wards Directory 1915/16 and Wards Directory 1931; geni.com/people/Morris-Maurice-Gusack/6000000011277942201)



Maurice Gusack

Eight houses were enumerated in 1939, containing 17 households. Three were in single family occupation, one being occupied by a school caretaker and his wife – presumably Green Terrace School. Another was occupied by a widow who may have been taking in lodgers and the third may have either had vacant accommodation, or been in part-commercial use, as it was at the Crowtree Road end of the street and had had 5 households in it in 1911. Household sizes had reduced somewhat, although there was still one household of 10 people in a house divided into two. This was the most densely populated house in the street, with a total of 13 residents. There was another, divided into three, with 9 occupants and one in two with 11 residents. However, most households were of 5 or fewer persons. The economic status of residents remained relatively poor. The upholstery was still there, but what had been her family house in 1911 was now occupied by a total of 3 households, a move presumably dictated by a changed economic circumstance. There were a number of labourers in different industries, along with a nightwatchman and tobacconist's assistant. There were also 2 miners (one unemployed) and a plumber.



Crowtree Terrace in the 1970s not long before its demolition

In summary, from a relatively grand start, Crowtree Terrace declined significantly until in the early 20th century it was suffering overcrowding, with a number of households taking in lodgers, some theatrical, and a place where many people who lived there had lowly occupations. By 1939, the situation in relation to overcrowding had eased, but the economic status of households remained similar to that in 1911

11.6.4 Fenwick St

Robert Fenwick, who lived in Fenwick Lodge, died in 1862 (see note on village houses) and the premises were taken over in 1863 by John Wilson, a provision merchant, who began to use the house, which stood at the village green end of its curtilage, for storage purposes. The large garden to the east, extending to Crowtree Road, formed the site of Fenwick Street, which was completed by 1871. The houses in Fenwick Street were generally of 7 rooms, larger than the adjoining Carter and Crow Streets, but smaller than some of those of Crowtree Terrace and they had Fenwick Lodge, now a warehouse, at its western end.

Newly built in 1871, the census enumerated 11 houses, all in 2 households, giving a total of 22 households. Despite the sub-division, 13 households were of 4 or more people, of which four comprised 7 persons resulting in generally large numbers of people per house – there was one house with a total of 12 residents another with 11 and three with 10 people. Two households had live-in servants. Both of these were large in number, one of 7 people, the other had 5, and, with the servant, living in at most 4 rooms. The occupations of heads of households suggested that at least some residents were reasonably comfortable financially. There was a bookseller, a “Professor of Music” and a tax collector, as well as a master mariner, two beer house keepers, a mason and both a bacon and a glass factor. However, there was also a cab driver and a dressmaker.

Conditions did not seem to deteriorate as much in Fenwick Street in the period leading to the 20th century as in the other streets. By 1911, there were definitely two houses occupied by a single household. Elsewhere in the street there had been no further sub-division of houses, unlike the other streets. There were slightly more 6 and 7 person households than in 1871, but generally household size remained comparatively small. Despite this, there was still some evidence of overcrowding, with a family of 6 in 3 rooms and two of 7 in 4 rooms. Unusually for the area, one household still had a live-in servant in 1911. Two households now took lodgers. Occupations of those resident included a master builder employing men, a widow living on private means, a police constable, the Matron at the Central Police Station, and the Relieving Officer of the Sunderland Board of Guardians (the workhouse). Another described himself as a “miner and church verger”. Other trades present included a diamond setter, butcher, and fish merchant.. The overall impression was therefore that many residents were, to coin a phrase, “doing all right”, unlike the other streets nearby.

In 1939 only one of the 10 houses enumerated was in single family occupation. There was now further sub-division of houses, with one containing 4 households (though 1 was vacant). Generally household size had reduced, with 10 being of one or two people and only two of 6. Expressed in total number of people per house, there were only four houses of 7 or more persons, the most being one of 10 residents, where one household of 6 people was probably living in 4 rooms at most. Occupations ranged from two clerks, a theatre foreman attendant and 3 miners to a hairdresser (who was there in 1911), 2 butchers, a shop assistant, cleaner, barman, labourer and cartman, the latter few being quite menial occupations.



Fenwick Street in 1959 with the entrance to Binns depositaries warehouse (formerly Fenwick Lodge) at the end

In summary, Fenwick Street was built a little later than the other streets looked at in this study, and initially, although all houses were in multiple occupation, residents seemed reasonably comfortable. Its household structure and economic status of the households seem to have changed relatively little up to 1911, although there was some evidence of an increase in overcrowding, but by 1939 there had been further sub-division of houses, although household size had declined, and an increase in people in menial occupations resident there.

11.6.5 Overall Conclusions

All of the streets in this study experienced considerable change in the way they were occupied and the status of the people living there between the time they were built and the Second World War. They were all built as separate dwellings, but with the exception of Crowtree Terrace and Borough Road Terrace, most houses appear to have been largely sub-divided into two or more households more or less from the time of their construction. Nevertheless, there were differences in social structures, with Carter Street appearing more affluent than its neighbour Crow Street in 1851. By 1911 there had been further sub-division of houses in Carter and Crow Streets, households were larger, and there was significant overcrowding and there had been influxes of labourers and other low skilled occupations into these streets. Crowtree Terrace had changed even more, from a street of relatively well-to-do households to one of intense multiple occupation and overcrowding, with some

premises taking in boarders, some of a theatrical nature. There were some skilled tradesmen living there but most people were in unskilled occupations. However Fenwick Street did not follow the trend of the other streets. Overcrowding generally had abated by 1939, though Fenwick Street had suffered some further sub-division of houses. Generally, the residents of all the streets had the same kinds of occupations as in 1911.



1970s aerial view showing the streets under discussion here

Sources unless otherwise stated: Census 1851, 1861, 1871, 1911; Register of 1939; Trade Directories; Rain's Eye Plan 1785; Wood's Plan 1826; 10 feet to the inch Ordnance Survey map 1857

11.7: THE SITES OF THE BISHOPWEARMOUTH WORKHOUSE (LATER SUNDERLAND UNION) AND HIGH STREET BATHS

John Tumman

The Vestry of St Michael's Church, Bishopwearmouth, bought a house on the northern corner of High Row (Green Terrace) from William Watson for the sum of £105 in May 1750. This house, shown in red on the extract from Rain's Eye Plan, was to become the "Poor House" for the parish. At the time, poor relief was managed by the church wardens and unpaid overseers, being funded by a poor rate levied on property owners. In 1823 it housed 25 people and was deemed inadequate. A newspaper report of 1826 described it as in a wretched condition externally and internally floors seemed to be giving way, the roof let the weather in and the building was very cold. The report stated the poor house accommodated between 30 and 40 people, mainly very old or very young, and there were no facilities for the inmates to work. It went on to say that the Vestry of Bishopwearmouth had considered a new building, but done nothing to realise this and urged them to make progress towards a new one.

In 1827 the foundation stone for a new, purpose-built workhouse situated just off Bishopwearmouth High Street, on part of the site where Gill Bridge House stands today, was laid by the Rev George Stephenson standing in for the Rector, Dr Wellesley. In 1785 the site had belonged to a Mr Rob Chapman and is edged green on the plan. This was a much larger institution and had better facilities for the inmates to work than the previous poor house as, by 1829, there were 314 "indoor" papers there, employed in spinning, weaving and picking oakum. Oakum was loose fibre obtained by untwisting old ropes, used after being tarred, to fill gaps in the hulls of wooden ships.

The organisation of relief for the poor changed following the Poor Law Amendment Act of 1834. In 1836 the Sunderland Poor Law Union was set up to replace the previous parish-based workhouses in Sunderland, Bishopwearmouth and Monkwearmouth. The new Union, managed by an elected Board of Guardians, bought the High Street premises for £2,100 and enlarged it to accommodate the greater numbers resulting from the formation of the Union. The extensions cost £2,726. 6s. 9d. It was further enlarged in 1848, but rapidly became too small. Further extensions would have been limited due to the restricted site upon which it stood and it was decided to build a new workhouse at Highfields, about a mile west of the village. Work began in 1853 and was completed by 1855 at a cost of £15,300. The new premises could accommodate 500 persons and opened on 13th October 1855 when 306 people were transferred.

The site of the old building was auctioned off in September 1855 (see the auctioneer's plan of the ground floor, prepared in connection with the auction), and the buyer was the Corporation, who built what was known as the West End Baths and Wash House (later the High Street Baths) on the site. Designed by the Borough Engineer, Mr Crozier, the building opened in 1859. It must be borne in mind that most households at the time had only limited access to either bathrooms, or facilities for washing clothes; this was reflected in the

WORKHOUSE & BATHS I



Extract from Rain's Eye Plan (1785-90) showing the location of the poor house and the site of the later workhouse.



Plan of the ground floor of the workhouse for the auction on 11th September 1855.

WORKHOUSE & BATHS 2



The entrance to the High Street Baths in the late 19th century.



The west entrance to the High Street Baths preserved today.



The interior of the High Street Baths

facilities offered in the new premises. In addition to a plunge bath 40 feet by 30 feet, with changing facilities in boxes around the edge of the pool, were separate bath rooms for men and women. Each had a comfortable waiting room giving access to seven baths; in addition there was a vapour bath for ladies. There was also a wash house for clothes. This contained 60 washing stands each with a steam box, wash box, and passing tub with hot and cold water – quite a luxury in those days! There were also two wringing machines and three mangles, all driven by a steam engine. Finally, there were 61 drying closets, heated by steam filled pipes. The swimming baths closed in 1975 and the premises, along with adjacent buildings including some village houses, were demolished to make way for the office block which stands on the site today.

Sources: For Workhouse: An Eye Plan of Sunderland and Bishopwearmouth in book form reproduced & edited by Michael Clay, Geoffrey Milburn and Stuart Miller; workhouses.org.uk/sunderland/ Source documents for that were Sunderland People and Places A Brett (1990); Sunderland: River Town and People Edited by Geoffrey Milburn and Stuart Miller (1988); The Poor Laws, With Special Reference to the Old Sunderland Workhouses J J Kitts Antiquities of Sunderland Vol 10 pp 133-159 (1910)); Tyne Mercury, Northumberland and Durham and Cumberland Gazette 31st October 1826 page 3 Col 1; Durham County Advertiser 1st September 1827 page 2 Col 4. For Baths: Sunderland and Durham County Herald Friday March 18th 1859 page 5 col f; Sunderland Echo 18th September 2018.

11.8: THE BEGINNINGS OF WATER AND GAS SUPPLIES IN BISHOPWEARMOUTH

John Tumman

The early days of both the water and gas supply were in Bishopwearmouth, both companies establishing premises to the north west of the old village, although as they grew in size they both moved elsewhere. This note looks at the early days of both companies in the vicinity of the village.

11.8.1 Water Company

Up until the early 19th century, residents were dependent upon wells and pumps situated in various locations for their water. In 1824 a company was established with capital of £5,000 to supply Bishopwearmouth with water. The pumping station was on high ground to the west of Silksworth Row, south of where St Mark's Church now stands (coloured orange on the Ordnance Survey Map 1857). The clue is in the name Waterworks Road, which runs east – west south of Gilhurst Grange. After some time, the capital was increased to £25,000 to enable the works to be enlarged to supply the whole borough “provided the water can be conveyed there”.

In 1846 the Sunderland Water Act authorised a new company with capital of £35,000 in £5 shares, to take over the Bishopwearmouth Water Company. At that time, the old company was only supplying 80,000 gallons of water per day, to only 670 premises out of the 6,086 houses in Bishopwearmouth and Sunderland. To complicate matters, the waterworks were not sufficiently high to provide a good pressure. Supply was intermittent as well as scarce with the mains turned off at night and from Saturday night to Monday morning. Initially the Bishopwearmouth Water Company resisted the takeover, arguing they could meet all of the needs of the community and that they supplied water more cheaply than anywhere else other than Nottingham. In the end, the new company did effect the takeover and made an immediate start on new works at Humbledon Hill, installing a 100HP pumping engine and constructing a reservoir with a capacity of over 750,000 gallons, taking water from deep wells in the Magnesian Limestone. Within two years of its foundation, the company's income was nearly double that of the old, £3,100 against £1,600; within seven years that income had increased tenfold.

Sources: James Burnett “The History of Sunderland” 1830 p 102-103; Sunderland Year Book 1908 (Local Studies L942.81 BEL) p 33-34; Sunderland Antiquarian Society “Sunderland's History Vol 3” (1985); article “The Sunderland and South Shields Water Company 1846-1914” P35-58; Antiquities of Sunderland Vol 12 (1911) “Early History of the Water Supplies of Sunderland and South Shields” by G Bennett Gibbs.

11.8.2 Gas Company

The first gasworks serving the town, the Sunderland Gas Light Company, was established in Russell Street, in Sunderland Parish near the river, in 1823 and Sunderland was first lit by gas in 1824. The company was taken over by the Sunderland Subscription Gas Light Company in

1831, after which new works were established at Hind Street in the vicinity of Green Hill Cottage (coloured green on the Ordnance Survey Map 1857). However, in 1845, a rival, the Sunderland Corporation Gas Company, was incorporated and it was intended to cheapen the price of gas by competing with the other companies (there was also one at Monkwearmouth). Instead, they came to terms with the other companies and bought up their works and plant in the 1850s, when the Corporation company absorbed it. There was an ever-increasing demand for gas, and the company purchased a site at Hendon, on what is today Commercial Road, where a new gasworks was built. However, the base at Hind Street was retained though the gasometer was dismantled, and in 1908 new offices and showrooms were built fronting the bottom of Silksworth Row and Hind Street. These premises still exist, have recently been refurbished by the University, and are listed as of architectural and historic interest (grade 2).

Sources: James Burnett "The History of Sunderland" 1830 P102 – 103; Taylor Potts (1892) Page 16; National Archives <https://discovery.nationalarchives.gov.uk/details/r/1b75e55e-9200-4ab9-b86a-5f1fe0a7e82c>



A 2014 view of the Sunderland Corporation Gas Company offices and showroom with the associated retort building (since demolished) to the left.

11.9: THEATRES IN BISHOPWEARMOUTH

John Tumman

Historically, the area to the south and west of the village was known locally as the 'West End' (*Source: Corder*). By the mid-19th century the area embraced by this name seems to have spread further to the east, as the High Street Baths, opened in 1859, were originally known as the West End Baths and Wash House. It seems entirely fitting that between 1882 and 1907 no less than 4 theatres opened within about 150 yards of each other around the west end of High Street West, therefore making it the entertainment focus of the town - the "West End" of Sunderland. The four theatres were The Avenue; The Peoples' Palace; The Kings and The Empire Palace.

These were all large premises, capable of accommodating between 2,500 and possibly 4,000 people, giving an indication of how popular theatre was in Victorian and Edwardian times. It is possible that they were concentrated around this area because the existing development here was more loose than further east on High Street, making it a little easier to put together at an economic price a site with a footprint capable of accommodating these large buildings.

With the arrival of The Empire Palace in 1907 the other three rapidly converted to cinemas and did not survive even as such for very long, the last closing in 1956. Today, only The Empire survives.

The theatres are described in the order of their date of construction.

The Avenue Theatre

On Gill Bridge Avenue, north of High Street West opposite the Magistrates' Courts, this theatre opened on 30th October 1882., Designed and constructed by C Dunn of Sunderland for John Watson, it held 2,500 people. The building was red brick faced with stone detail, in a Gothic style. It seems the interior was very elegant, with decorations by Edward Bell of London in the 'Italian style, with coloured Renaissance ornament'. There was a refreshment saloon and a ladies' resting room on the landing, with further refreshment bars for the pit and gallery. Films began to be shown in 1907 and by 1914 the proprietor was Richard Thornton (of The Empire). However, it closed down in 1932 and the building was adapted for use by Vaux Breweries.

The Peoples' Palace (Later the Palace Theatre of Varieties/The Palace Theatre)

This was on the south side of High Street West near The Peacock (then The Londonderry), was designed by Thomas Angelo Moore and Sons, well-known theatrical architects. Built by John Irving of Newcastle at a cost of over £15,000 for the Livermore Brothers, it was opened by the Mayor on 3rd August 1891. The exterior was in the Renaissance style, internally the auditorium could accommodate some 3,000 people despite its restricted footprint. In 1906 the theatre was taken over and in the same year Charlie Chaplin appeared there. However, unable to compete with newly opened Empire, in 1909 it became a cinema showing Hamilton's Flickerless Pictures and varieties. In 1928 it became part of the Gaumont



THE AVENUE THEATRE, GILL BRIDGE AVENUE

AVENUE THEATRE
AND OPERA HOUSE, SUNDERLAND.
Telephone No. 630.

Proprietors THE SUNDERLAND THEATRES, LIMITED.
Managing Director MR C. E. MACHIN.
Acting Manager MR PERCY W. CRAIG.

SUNDERLAND AGAIN TO THE FORE
WITH THE
MERRIEST, SMARTEST, PRETTIEST,
PANTOMIME
OF THE NORTH OF ENGLAND.
GRAND OPENING PERFORMANCES ON
BOXING DAY, DECEMBER 26th, AT 2 AND 7, OF
CINDERELLA.

Mr Machin, recognising the interest young and old take in the story of Cinderella, has again based the Christmas annual upon it, but will treat in a fresh, original, and up-to-date style, sparing no expense.

Special and Expensive Engagement of Mr JOHN TILLER to produce the whole Pantomime.

Engagement of Enormous Cost of the Finest Cast of Artists to be seen anywhere, and including a number of those engaged for the Theatre Royal, Newcastle, recently destroyed by fire.

Miss Chumnie La Mara.	Mr Arthur Haylor.
Miss Sennia Marsden.	Mr Frank Haylor.
Miss Lily B. Sinclair.	Grell and Grey.
Miss Irene Verona.	Mr George Elliston.
Miss Edith Stuart.	Mr Fred Lloyd.
Miss Ruth Grosvenor.	Mr Walter Watson.
Miss Edie Haylor.	

JOHN TILLER'S ALHAMBRA QUARTETTE OF DANCERS.
SPECIAL LONDON CHORUS.
TWO HALLS.

First time in Sunderland of the CINAMATOGRAPH PICTURES OF THE BOER WAR. OBTAINED AT FABULOUS COST.

Prices of Admission:—Gallery, 6d; Pit, 3d; Pit Stalls, 1s 6d; Orchestra Stalls, 2s 6d; Circle, 2s; Circle Stalls, 5s. Early Door (6 p.m.) extra.

Book Seats Vincent's Central Booking Office, 54, Fawcett Street (next Gas Office). Telephone 360.

AVENUE THEATRE BILL FROM 1899



KING'S THEATRE, DROUTREE RD



THE PEOPLE'S PALACE, HIGH STREET WEST

SUNDERLAND EMPIRE

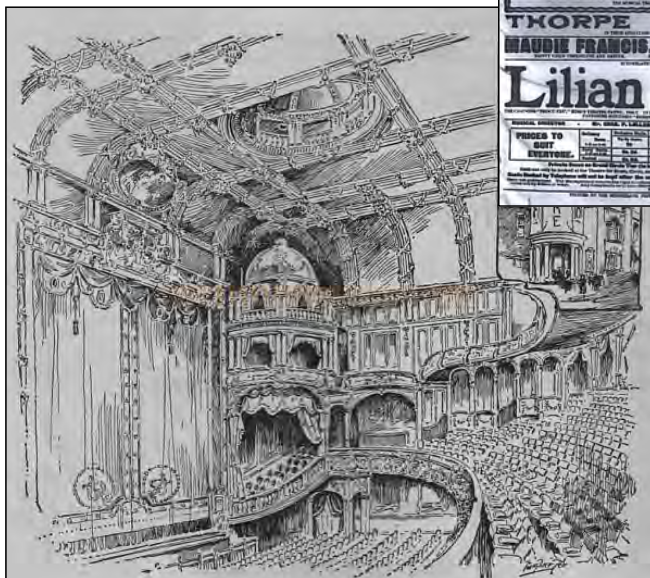
The Place to Spend a Pleasant Evening.
GRAND OPENING NIGHT
MONDAY, JULY 1st, 1907.
And TWICE NIGHTLY during the Week at 8.15 and 9 o'clock.
Matinee Every Saturday of 2-35. — Doors open at 2.

VESTA TILLEY

DORA MARTIN, THE BIOSCOPE,
W. FULLER AND CO. IN
ASTRONOMY
THE SOUSLOFFS
WILL VAN-ALLEN

THORPE AND COE
MAUDIE FRANCIS, GEORGE MELVIN,
Lilian LEA

PROGERS TO GO TO EVERYONE.



SKETCH OF INTERIOR FROM REOPENING PROGRAMME 1960



THE EMPIRE THEATRE

EARLY-20TH CENTURY PHOTOGRAPH

chain and was equipped with a sound system in 1930. It closed on 1st December 1956, was taken over by the Council in 1965 was demolished in 1973 to make way for the Crowtree Leisure Centre.

The King's Theatre

On the east side of Crowtree Rd near to High Street West, it was built in 6 months at a cost of £28,000 and opened on 2nd December 1906. However, its life as a variety theatre was short as it could not compete with The Empire, which opened just a few months later on 1st July 1907. Owned by Robbie Buchanan and Ernest Stevens, who had a chain of theatres in Scotland it had seating for 2,500 people, and was built on the cantilever principle which allowed all members of the audience an uninterrupted view of the stage. After it closed it became home to the Sunderland Amateur Operatic Society until 1910, then it became a cinema, the first in town to show Kinemacolor films in 1915. It was taken over by George Black in 1918 and renamed Black's Theatre. In 1928 it became part of the Denman/Gaumont British Theatres chain and began showing talkies in 1930. It was bombed on 16th May 1943 and never reopened, though the basement was used as an indoor market for some years after the war. *(additional source: Sunderland Antiquarian Society sunderland-antiquarians.org/members-area/the-kings-theatre-2)*

The Empire Theatre (Formerly The Empire Palace, later The Palace Cinema)

The Empire Theatre was designed by Wm and T R Milburn for the Thornton Moss Partnership, who had theatres throughout the north east, and built by Mr J White. The foundation stone was laid on 29th September 1906 by Vesta Tilley, and she performed at the opening ceremony on 1st July 1907. Some extracts from 'The Stage' newspaper of 27th June 1907 give an indication of what it was like:

"The auditorium is exactly 80ft square and the theatre is a three-tier house. The stalls consist of twelve rows of tip-up chairs, and the pit behind, ... is large enough to hold 1,000 people The grand circle is elliptical in shape, and is roomy and well approached. There are six private boxes at the back of the circle, with a bioscope box in centre. ... (and) is provided with handsome lounges. The balcony is particularly large, and contains nine rows of upholstered seats. The gallery, above this again, has nine rows The total accommodation of the theatre approaches 3,000. The house is constructed on what is known as the cantilever system".

The grand main entrance from High Street West was for well-to-do customers, with entrances in the side streets with their own pay box for working-class families. *(source: "Local Studies Fact Sheet Number 13 The Empire Theatre" City Library and Arts Centre, Sunderland City Council)*

Although the theatre continued with variety for many years, box office receipts fell off during the depression of the 1920s, and it was often closed in summer. During the 1930s it began doing rep, which kept it going, and in the 1940s it went from strength to strength, but was struggling by the 1950s with competition from TV and cinema. For a while it became a cinema and closed in the late 1950s. The Council stepped in and bought it for £50,000 in

1959 using funding allotted by the War Damage Reparation Fund to replace the Victoria Hall, destroyed by a parachute bomb in 1941. It then was reopened as a civic theatre. In the 1970s part on the Garden Street side was converted into a cinema which survived for a few years. Then refurbishments were undertaken during the 1980s and the seating layout restructured to accommodate some 2,000 people. In 1995 a new dressing room block was built and in 2000 the box office was relocated to a shop unit on High Street West to create a foyer bar in the theatre. Later that year, a private company took over management and undertook a multi-million pound refurbishment in 2004, including a larger flat stage, a height extension of the fly tower and technological enhancements. Ambassador Theatre Group Ltd (ATD) took over management in 2010.

*Main source: the Arthur Lloyd Music Hall and Theatre website, unless otherwise stated
(arthurlloyd.co.uk/sunderland.htm)*

11.10: TOMMY SANDERSON

John Tumman

Much of what is known of Tommy Sanderson is derived from an autobiography he wrote. Some aspects of his life appear fanciful, and sometimes it is difficult to piece together. This inevitably raises questions of accuracy, whether there were issues with memory in some instances, and exaggeration for literary effect in others. The latter is not impossible as his poems reveal a creative mind. In any event, his life seems to have comprised a series of financial ups and downs, usually downs. He to have on occasion sought support from his fellow townsmen and his story, however fabricated, makes for interesting reading.

He is best known for his role in later years as the "Town Crier" but there was so much more to his life, including his failed businesses and his writings, which makes him worthy of an entry in the Village Atlas.



Tommy Sanderson born near Hinds Bridge, 1808

Tommy Sanderson was born in 1808 in Bishopwearmouth Village in an old house down some steps off Low Street near Hind's Bridge. His father was a native of Sheffield, and a soldier in the 3rd West York Militia, and afterwards in the Grenadier Guards. The Militia were camped in tents in Bishopwearmouth Rectory Park in 1806, when his father married Elizabeth Hobson, youngest daughter of Sergeant Hobson. Tommy was the first of a family of eight or nine children who sprang from the union. He received some education at the Barrington or Charity School in Walworth-street, then the Church-run school in Low Row, where today "Establishment" public house stands (see section on Low Row/High Row/Hind's Bridge and

West End). The family seem to have lived in poverty and during the absence of his father with the army, they subsisted on parish money, supplemented by washing, and "Tommy" used to collect the coals that fell from the keels in casting to the quay, and sell them.

By the time his father was discharged from the army he had risen to be drum-major, and the family went to Mr Sanderson's home town of Sheffield where, being destitute, went into the workhouse. Somehow they must have got out of the workhouse because around 1818 they moved to Bishop Auckland where "Tommy", who would have been 10, was employed in the grounds of Auckland Castle carrying porter to the workmen. He returned to Sunderland and became a shipwright at Ayre's Quay. After a voyage to Hamburg and Archangel in 1835 he worked in a shipyard at Hartlepool.

Despite his humble beginnings, he seems to have had a number of opportunities to prosper, but always something went wrong and he often ended up penniless and overall, seems not to have made much of himself. He married a young woman called Elizabeth Lee, who was reputedly well connected, possibly being a niece of John Laing, and cousin to James and Philip Laing the shipbuilders. They had 7 children, but she died in 1842. According to Tommy, just before her death, he "had got hold of the helm of prosperity, and had she lived, I might now be a wealthy man". He left the shipyard and started up on his own account as a master shipwright, in which he was very successful, averaging £5 per week for seven years, and on many occasions, earning £8 per day.

Having remarried, he returned to Sunderland and started a grocer's shop in Coronation-street. This business failed, according to him because of his willingness to give credit, and he lost most of his money as a result. He then took on a public house in the East End, but this also failed because, according to Tommy, the only way to make a profit was by watering the beer and spirits, which he did not do. This failure left him penniless. However, he got a job doing ship salvage work in Plymouth to do some ship salvage work, then returned and built a 'pleasure yacht' at Wreath Quay, which gave him some money. However, an "unfortunate speculation", reduced him to poverty. It is not clear what this speculation was, but according to Tommy, three days previously he had 50 sovereigns, quite a fortune in those days. He was obliged to "stoop to the ignoble employment of mending umbrellas", and calling himself the "head surgeon of the umbrella hospital". There is some dispute as to the location of this shop, but it seems to have been a success and he averaged £2.10s. per week profit. It seems there was a clock above the door; this was a rendezvous for young men on a Sunday night. Tommy did not like this and told them off. To gain revenge they threw quids of tobacco onto the face. Tommy put out a notice "Another chow and the clock is stopped!". The problem escalated however and in the end Tommy took the clock down (*source: Supplement to the Manchester Courier 21/01/1893 P2 col 2*).

In 1851 he made four model lifeboats which he sent to Somerset House to compete for a prize of £100 offered by the Duke of Northumberland. One was selected, along with 11 other models by other people, for the Great Exhibition. However, as he put it, he was still:

"Out of luck and short of tin,
His elbows bare and breeches thin,

His heary head without a hat,
His pecker down and spirits flat."

A number of friends and townspeople came to his aid (according to Tommy's obituary it was "about 160 friends, including three M.P.'s, three mayors, 15 magistrates, six police superintendents, and six clergymen").



The Metal Hall

The next year, 1852 he began living in an iron house called 'Metal Hall' on the site of the Museum, where he sold cigars, sweets, walking-sticks, musical instruments and odds and ends. He remained there for some time, but was ultimately evicted and fined for infringing building bye-laws. He could not pay the fine so was sent to jail. He wrote in the "Rise, Progress and Total wreck of Metal Hall" the following lines:-

"'Twas the sixteenth day of August,
Oh! dool upon that day,
A host of land-sharks they came in,
And havoc they did play,
Pillaged, sacked and pilfered,
My house they did lay waste,
Fillibusters and wreckers, they
For booty had a taste"

After this he started another business but again, with no success, and he wrote an appeal to his friends and townspeople:

“Fie upon you! One and all;
Why don't you give poor Tom a call?
You ought for reason, if no other,
He's a fellow-townsmen and a brother”

On another occasion, in what may be an inflated view of his worth, he made the following appeal:

“One farthing a year from each of my acquaintances would make me a wealthy man. Yet I never know one day whether the next day's bite of bread will be forthcoming. I make you this last appeal. Give me but a little of your store that the few years remaining to me may be passed over without having to suffer the pangs of starvation”. *Source: The Newcastle Weekly Chronicle 04/09/1886 p4 col 6*

He moved to both Jarrow, then Darlington, but returned once again to Sunderland, where, through the help of a number of charitably-disposed gentlemen, he managed to earn some money and was appointed Town Crier. In this role he was a remarkable figure, with his gold-braided cocked hat and gilt-buttoned gold-laced coat. It seems his appearance “never failed to amuse the adult population, while it awed and impressed the juveniles”. Before the annual Town Fair on the Town Moor he would walk the streets calling out the main attractions there and throw handfuls of spiced nuts to his young followers. He made an appeal to the townspeople in 1886 in which he described the role of the town-crier in some detail:

“In days of old the town-crier's services could not well be dispensed with – sales of fish, potatoes &c; sales by auction; men “calling down” their wives, women “calling down” their husbands; notices of public meetings, concerts and soirees; notices to captains of ships to safely moor against a fresh in the river; the death of Auld Nick; pea feasts and picnics; lost property of every description; children lost; regattas; exhibitions; races and boundary walking; markets, fairs, public engagements of every description; cheap trips, sea trips &c and a host of other calls too numerous to mention, then making the bell a lucrative employment”. (*Source: Newcastle Weekly Chronicle 04/09/1886 P4 col 6*)

He frequently had difficulty paying his rent and rates and was often summoned to appear before the Magistrates, where he would read some carefully prepared address in his mitigation. One of these read:

“I hope and trust you will see your way clear to free me from this cruel impost, and thus frustrate a host of harpies to pillage , sack, and pilfer my humble dwelling, fully aware, as you must be, that I am quite impotent to earn a crust to keep the wolf from my door” (*source Sunderland Daily echo 13/09/1888 P3 col 2*)

He also appears to have been something of an orator, and he was due to read some lines at a pro-slavery meeting in the old Lyceum Theatre in 1864 (very politically unacceptable today!), but these were refused. He delivered a lecture on “The Tobacco Question”. This

seems to have been a very rowdy meeting with the audience heckling Tommy and being generally disruptive, in part because he had refused entry to a character called 'Jack the Sweep' in order that he could deliver his lecture in peace. (*Source: North and South Shields Gazette 29/10/1863 P6 col 1*)

He died in September 1892. According to his obituary, "With advancing years, Tommy had been gradually getting weaker, and his tall but bent familiar figure was no longer seen in the streets". According to Corder, he died in poverty as a "persistent cadger" in 1892.

It is not clear whether Tommy was a popular and respected citizen, or whether he was an object of ridicule – perhaps both! Nor can we be certain whether his life was as full of success followed by failure as his autobiography implies, or whether he was fanciful in writing his account. Likewise, was he really as impoverished as he made out or was Corder right to call him a persistent cadger? One thing is certain: he was a colourful, individualistic character in the town.

Sources other than cited in the article: Sunderland Daily Echo Monday 12th September 1892 p3 cols 4 & 5; Wearsideonline.com/thomas-sanderson-sunderland-town-crier; Corder Manuscript relating to Low Row

Post Script: A Note on Life in Bishopwearmouth & Sunderland in the Early 19th Century

Tommy's Recollections of Bishopwearmouth and Sunderland in the early 19th Century were referred to in his obituary, and make pretty grim reading:

"Sunderland he describes at the time as being in a wretched condition, shipwrights who could get work earning not more than 15s a week. There was only one draper's shop in Bishopwearmouth, between Queen-street and Dunning-street, which did little trade, for the wealthy were few, the excessively poor many, and the middle-class people did not exist. The women usually wore 'calamenkey' petticoats, cotton jackets and linen blue and white checked aprons, with bibs. There was no gas, or flagging, no police-men or market place, only a few sentry boxes and some old men, who patrolled the streets calling the hour and the state of the weather. He saw a man pillaried at the foot of Church-street and pelted with eggs. Cock fighting and bull-baiting, however, were in full vogue on the Town Moor, and a good deal of rowdyism prevailed".

These extracts are verbatim from the Sunderland Daily Echo 12th September 1892

APPENDIX 1: SELECTED SOURCES

1. King Æthelstan's grant of Bishopwearmouth (*Historia de Sancto Cuthberto* 26-7)

26. Therefore, while King Æthelstan [924-39] was leading a great army from the south to the northern region [of Britain], taking it to Scotland (*Scotia*), he made a diversion to the church of St Cuthbert and gave royal gifts to him, and then composed this signed testament and placed it at St Cuthbert's head.

King Æthelstan's Charter

In the name of our Lord Jesus Christ I, King Æthelstan, give to St Cuthbert this gospel book, ... (a list of church treasures, ornaments, clothing and books follows) ... and my beloved vill (*villa*) of Bishop Wearmouth with its dependencies (*Wiremuthe Australem cum suis appendiciis*), namely *Westun* (location unknown – perhaps Ford township), *Offerton* (*Uffertun*), *Silksworth* (*Sylceswurthe*), the two *Ryhopes* (*duas Reofhoppas*), *Burdon* (*Byrdene*), *Seaham* (*Sæham*), *Seaton* (*Sætun*), *Dalton-le-Dale* (*Daltun*), *Dawdon* (*Daldene*), *Cold Hesledon* (*Hesledene*). All these I give under witness of God and St Cuthbert,

2. Ravensworth Deeds relating to Hamildon (nos 6, 26, 35, in H E Bell, Calendar of deeds given to the Society by Lord Ravensworth, *Archaeologia Aeliana* 4 ser, 16 (1939), 43-70)

6. p. 46 [Early 13th century].

Quitclaim by Robert, son of Richard de Raveneswrthe, to Geoffrey, son of Geoffrey, his nephew, of his right in the vills of Lameslleya, Hectona, Silkeswrthe, Hordene and Blaykestona, which belonged to Geoffrey, son of Richard, father of grantee; and of his right **in the vill of Hameldona** and in all other vills and lands in which Richard, his father, or Geoffrey, son of Richard, or Robert himself had any right. On account of this quitclaim Geoffrey has given Robert 60 marks of silver and the whole vill of Raveneswrth save waste retained in his own hand, Robert doing foreign service at a quarter of a knight's fee, with the foreign service of Hedleye.

Witnesses: Hunric de Novill, Robert son of Meldred, Jordan Escoulant, Thomas de Amundevill, Gilbert Hansard, William de Heltona, Simon de Hauthorn, Walter son of Gilbert, Gilbert de Laval, Robert de Amundevill, John de Amundevill, Robert son of Thomas, John de Thorp, Roger de Audri, Walter his brother, Walter de Musters, William Esculant, Peter Harpin, Robert his brother.

26. p. 52 [Before 1311].

Quitclaim by Mariot, sometime wife of Sir John de Yeland, knight, in her widowhood to Sir John Fitz-Marmaduke, knight, of her right in the manor of Ravenshelm', Hedley and **Hameldon**, which belonged to John de Yeland.

Witnesses: Sir Robert de Lomeley, Sir Walter de Wessington Sir Thomas de Whitemarke, knights, John de Birtley, John de Bydik, John de Osemirche, John de Alingscheles, Geoffrey the clerk.

35. p. 55. 'Thursday next after Michaelmas' (2 November), 1320.

Agreement between Sir Robert de Umframvill, Earl Daneguse (i.e. Earl of Angus), and Eleanor his wife, of the one part, and Lady Ida de Nevill, of the other, namely that Ida shall have the third part of the manors of Raveneshelme, Lameslye, Eyghton, Ulneby, Carleburge, **Homeldon and Housfeld** as her dower, according to the form of her recovery and the assignation made to her by the Sheriff of Durham, paying £22 to Robert and Eleanor, adjudged for their loss (*dampnis*) of Housfeld. Robert to settle his debts etc. At Ravenshelm.

3. Bishopwearmouth in the Boldon Book

The Boldon Book entries for Bishopwearmouth and Tunstall combined are set out below. The combined entry for the neighbouring vills of Ryhope and Burdon is also included for comparison. The Latin versions of technical terms are shown italicised within brackets.

WEARMOUTH & TUNSTALL:

- ❖ In Wearmouth (*Wermouthe*) and Tunstall there are 22 villeins (*villani*), and each one holds, renders, and works as do the villeins of Boldon.
- ❖ Six cotmen (*cotmanni*) hold and work and render as do those of Boldon.
- ❖ The carpenter (*carpentarius*), who is an old man (*senex*), has for his life 12 acres for making ploughs and harrows.
- ❖ The smith (*faber*) (has) 12 acres for the ironwork of the ploughs, and coal (*carbonem*) which he wins.
- ❖ The pounder⁶⁶ (*punderus*) holds and renders as does the one of Boldon.
- ❖ The two towns (vills – *villae*) render 20s of cornage and 2 cows for metreth.
- ❖ The demesne (the lord's farm – *dominium*) is 'at farm' (*ad firmam*, i.e. leased out), with a stock of 20 oxen and 2 beasts for harrowing, and renders with the mill £20.
- ❖ The fisheries (*piscariae*) render £6.
- ❖ The borough of Wearmouth (*Burgum de Wermouth*) renders 20s.

RYHOPE & BURDON:

- ❖ In Ryhope (*Refhope*) and Burdon (*Birdona*) there are 27 villeins, who hold, work and render as do those of Boldon.
- ❖ Elfer of Burdon holds 2 oxgangs (bovates – *bovatas*), and renders 8s, and goes on the Bishop's errands (*vadit in legationibus Episcopi*).
- ❖ Amfridus holds 2 oxgangs free of charge while he leases the demesne (*dominium ad firmam tenuerit*) and when he shall have given it up he shall render half a mark⁶⁷, and shall go on errands.
- ❖ Three cotmen (*cotmanni*) hold and work and render as do those of Boldon.
- ❖ The pounder holds and renders as does the one of Boldon.
- ❖ The mill renders 1 mark.
- ❖ The two towns render 37s of cornage and 2 cows for metreth.
- ❖ The demesne is leased out, with a stock of 3 ploughteams and three harrows, and with half a ploughland (carucate⁶⁸ – *dimida carucata terrae*) without stock, and with 300 sheep, and renders 28 chalders⁶⁹ of wheat, and 28 chalders of oats, and 14 of barley, and 6 marks (£4) for 300 sheep.

⁶⁶ The pounder was the officer in charge of the pound, or pinfold, where stray livestock was impounded until their owners payed compensation for any damage caused.

⁶⁷ The mark was a unit of monetary value rather than an actual coin. 1 mark equated to two thirds of a pound, i.e. 13s 4d.

⁶⁸ A carucate or ploughland typically amounted to 100-120 acres.

⁶⁹ A chalder (*celdra*) is a measure of grain, generally consisting of 36 bushels (a standard bushel was equivalent to 4 pecks or 8 gallons), but there were many variant types noted in the Boldon Book. For example scatchalder (*scatceldra*) was the bishopric exchequer's chalder measure.

The holdings of the villeins of Bishopwearmouth and neighbouring vills, the rents they paid and compulsory works they performed by are not itemized in detail above as they were identical to the services performed by the villeins of Boldon which were listed near the beginning of the survey and were used as a standard reference throughout much of the book. These works comprised the following:

In Boldon are 22 villeins, of whom ...

- ❖ each one holds 2 oxgangs of 30 acres
- ❖ and renders 2s 6d of scot-penny/scatpennys, and half a scot-chalder/scatchalder of oats, and 16d of carriage-penny (*averpenys*)⁷⁰, and 5 cartloads of wood (*wodlade*), and 2 hens and 10 eggs
- ❖ and each works 3 days in the week through the whole year, except the weeks of Easter and Whitsun, and the 13 days of Christmas (*in Nativitate Domini*), and during his work he makes 4 boon days (precations) in autumn to reap with all his house, except the housewife; moreover he reeps 3 roods of ripe oats, and he ploughs and harrows 3 roods of oat stubble, and moreover each ploughteam of the villeins ploughs and harrows 2 acres, and at that time they have the subsistence (*corrodium*) from the Bishop, and then they are quit of the work of that week; but always when they make the great boon days they have subsistence; and in their works they harrow when needed; and make cartloads, and when they transport the loads each man has one loaf; and they mow one day at Houghton till the evening, and then they have subsistence; and at St. Cuthbert's Fair every 2 villeins construct one booth; and when they are building the lodges and carrying wood then they are quit of other works.
- ❖ **Twelve cotmen**, of whom each one holds 12 acres, work through the whole year 2 days a week, except at the three above named feasts, and they render 12 hens and 60 eggs.
- ❖ **The pounder** holds 12 acres, and has from each individual plough one thrave of corn, and he renders 24 hens and 500 eggs.

⁷⁰ Averpenny or carriage-penny was money paid by the tenant in commutation of the service (*avera*) of performing any work for his lord with his horse or oxen or by carriage with either.

4. Bishopwearmouth in the Hatfield Survey c. 1381

Translated from the Latin text published in Greenwell (ed) *Bishop Hatfield's Survey*, Surtees Society 32 (1857), 132-34. This represents the second survey of the Bishop of Durham's estates, taken for Bishop Thomas de Hatfield, some 200 years after its more famous predecessor, the Boldon Book.

Wearmouth (*Wermouth*)

❖ Exchequer Land (*Terræ Scaccarii*)

- Thomas Menvill holds a certain site (*placeam*), called **Hendon** (*Hynden*), for the mooring of ships (*pro applicatione navium*), and returns per annum 2s.
- The parson of the church of Wearmouth (*Persona Ecclesiae Wermouth*) holds certain pasture (*pasturam*), called the **Hough** (*le Hough*) and returns per annum, 10s.

❖ Demesne Land (*Terræ Dominicæ*)

- John Hobson (*Johannes Hobson*) holds 10 acres of demesne land, and returns per annum at the four main term-days, 18s 4d.
- William Gray (*Willelmus Gray*) holds 10 acres of land of that same demesne, and returns per annum at the same term-days, 18s 4d.
- William Wermouth holds 10 acres of land of that same demesne, and returns per annum at the same term-days, 18s 4d.
- Adam Rudd and John Sunderland hold 10 acres of land of the same demesne and return per annum 18s 4d.
- Cecilia formerly wife of John Nowell holds 20 acres of the same demesne and returns per annum 36s 8d.
- Robert Robinson (*Robertus Robinson*) holds 10 acres of that same demesne, and returns per annum, 18s 4d.
- Robert Warden holds 10 acres of that same demesne, and returns per annum at the same term-days, 18s 4d.
- The aforesaid Cicilia Nowell holds 10 acres of land of that same demesne, and returns per annum at the same term-days, 18s 4d.
- Robert Parissh and Thomas Sheperdson hold 10 acres of that same demesne and return per annum 18s 4d.
- Giliana Gamell and Cicilia Nowell hold 10 acres of the same demesne and return per annum 18s 4d.
- William Birdesman holds 10 acres of land of that same demesne, and returns per annum, 18s 4d.
- Thomas Sheperdson holds 10 acres of that same demesne, and returns per annum at the same term-days, 15s 8d.
- John Robinson holds 10 acres of that same demesne, and returns per annum at the same term-days, 15s 8d.
- Emma widow (*relicta*) of William Robinson holds 10 acres of that same demesne, and returns per annum, 15s 8d.
- John of Sunderland (*Johannes de Sunderland*) holds 10 acres of that same demesne, and returns per annum, 15s 8d.
- Stephen Carter (*Stephanus Carter*) holds 1 acre of land of the said demesne, called **Forland**, and returns per annum 2s.

❖ Bond Land (*Terræ Bondorum*)

- John Hobson holds 1 messuage and 12 bovates (oxgangs) of bond land, each bovate

containing 15 acres, and returns per annum at the same term-days, 3s 10d, and for compulsory labour (*pro operibus*) 12s, and 13s 7¼d, plus in omnibus ¼d, for the lease of the windmill with the beer toll (*pro firma molendini ventritici cum tolneto cervisiæ*) at the same term-days, for *scatpenys* at the Feast of the Purification (of the Blessed Mary), 19d, and 6 bushels of Exchequer oats (or scot-oats – *avenarum de scat*), and he is accustomed to work (on the lord's demesne) just as those of Boldon as is set out in a certain book called Boldon Book (*Boldonbok*), in all 31s ½d, and 6 bushels of scat-oats.

- William Gray holds 1 messuage and 2 bovates of bond land, and does in everything as above, and returns per annum 31s ¼d, and 6 bushels of scat-oats.
 - William Wermouth holds 2 messuages and 4 bovates of land, and does as above for his portion, and returns 62s ½d and 12 bushels of scat-oats.
 - Thomas Sheperdson and Cecilia Nowell hold 1 messuage and 2 bovates of land and do as above, and return per annum 31s ¼d, and 6 bushels of scat-oats.
 - John Sunderland holds 1 messuage and 2 bovates of land, and does as above, and returns per annum 31s ¼d, and 6 bushels of scat-oats.
 - Cicilia Nowell holds 1 messuage and 2 bovates of land, and does as above, and returns per annum 31s ¼d, and 6 bushels of scat-oats.
 - John Hobson and William Gray hold 1 messuage and 2 bovates of land and return per annum at the same (termdays) 31s ¼d, and 6 bushels of scat-oats.
 - Robert Wardon holds 1 messuage and 2 bovates of land, and does as above, and returns per annum 31s ¼d, and 6 bushels of scat-oats.
 - Cicilia Nowell holds 1 messuage and 2 bovates of land, and does as above, and returns per annum 31s ¼d, and 6 bushels of scat-oats.
 - And each of the said bond tenants pays 13d per annum for their portion, for land in **Middle Moor** and **Small Moor** (*Midilmour et Smalmoure*), in total 10s 10d.
 - The same bond tenants return 4s 2d as a supplement to their ancient rent.
 - And the aforesaid bondmen pay at Christmas (*ad festum Natalis Domini*) 2 hens and at Easter (*ad festum Paschae*) 10 eggs.
- ❖ **Metrieth:** The aforesaid bond tenants return for 1 metrieth cow, at the term-day of St Martin only, 6s.
 - ❖ **Cornage (*Cornagium*):** The same (tenants) return for cornage, at the feast of St Cuthbert in September, 10s.
 - ❖ **Wood-loads (*Wodlades*):** The same pay for wood –loads, at the feast of the Birth of Saint John the Baptist, 8s 8d.
 - ❖ **Common bakehouse (*communis furnus*):** the same tenants hold the common bakehouse there and return per annum at each term-day 3s 4d.
 - ❖ **Mill (*Molendina*):** The bond tenants of Wermouth (*Wermouth*), Tunstall, Ryhope (*Refhop*) and Burdon (*Birden*) pay between themselves for the mill and brew house (*pro molendinis et bracinagiis*) there (blank).
- ❖ **Cottage holdings (*cotagia*)**
 - Robert Payn holds 1 cottage and 12 acres there, and returns per annum at the same term-days 10s 4d.
 - The same Robert holds 1 cottage and 6 acres of land, formerly John Lene's, from the parcel of Wrightland (*de parcellis de Wrightland*), and returns 5s 6d.
 - Juliana Gamell holds 1 cottage and 12 acres of land, and returns per annum at the same term-days 10s 4d.
 - Thomas Sheperd(son?) holds 1 cottage and 12 acres of land, and returns per annum at the same term-days 10s 4d.

- John Hobson holds 1 cottage and 6 acres of land, called Wrightland, and returns per annum 5s 6d.
- Thomas Marshall holds 1 cottage and 6 acres of land there, and returns per annum 5s 6d.
- Robert Robinson holds 1 cottage and 6 acres of land there, and returns per annum 5s 6d.
- Nicholas Gamell holds 1 cottage and 6 acres of land, called *Smythland*, and returns per annum 5s 6d.
- Thomas Bullok holds 1 cottage and 12 acres of land there, and returns per annum at the same term-days 10s 4d.
- Cicilia Nowell holds 1 cottage and 12 acres of land called *Punderland*, and returns per annum at the same term-days 4s, 80 hens and 600 eggs.
- And all these cottagers return per annum for half an acre in **Middle Moor** (*Midilmoor*), at the same term-days, 6d.
- From the same cottages at the feasts of Christmas and Easter (*festa Natalis Domini et Paschæ*) 8 hens and 40 eggs.

❖ **Exchequer Land (*Terræ Scaccarii*)**

- John of Sunderland holds 1 toft and 1 acre of land and does 4 boon-days (*precationes*) in autumn, and returns 2s per annum.
- Robert Bullok holds 1 toft with enclosure ('curtilage') (*i toftum cum curtilagio*) and does 4 boon-days in autumn, and returns 18d per annum.
- John Rudde holds 1 toft with enclosure and does 4 boon-days in autumn, and returns 12d per annum.
- Cicilia Nowell holds 1 waste plot (*vastum*) for 1 bridge she has at the end of her house on the pounder's land (*pro ponte habendo ad finem domus suae de terra punderi*), and returns per annum, at the same term-days, 20d.
- John of Sunderland holds 1 toft with curtilage and does 4 boon-days in autumn, and returns 12d per annum.
- Robert Collesknave holds 1 toft with curtilage and does 4 boon-days in autumn, and returns 12d per annum.
- John Panne holds 1 toft with curtilage and does 4 boon-days in autumn, and returns 12d per annum.
- John Punder holds 1 toft with curtilage and does 4 boon-days in autumn, and returns 12d per annum.
- Nicholas (*Nicholaus*) Gamell holds 1 toft with curtilage and does 4 boon-days in autumn, and returns, without compulsory work (*sine operibus*), 6d per annum.
- John Hobson holds 1 toft with curtilage and returns per annum, at the same term-days, 8d.
- The same John Hobson holds another toft with curtilage and returns per annum, at the same term-days, 8d.
- The aforesaid tenants hold between themselves 4 acres of land which were part of the smith's land (*de terra fabri*) and return 4s per annum.
- William Gray holds a certain garden (*gardinum*) there and returns 6d per annum.
- Thomas Sheperdson holds another garden (*gardinum*) there and returns 6d per annum.
- The aforesaid bond tenants hold amongst themselves 1 acre of the smith's land (*terræ fabri*) and return per annum, until a smith shall be found, 12d.

Table: Bishop Hatfield's Survey, 1381: Tenant holdings in Bishopwearmouth

Name	Demesne land	Bondland* ¹	Cottage holding* ²	Exchequer land* ³
Thomas Menvill				<i>placea</i> of Hendon (ship mooring site)
Parson of Wearmouth Church				The Hough – pasture
John Hobson	10 acres	1 messuage, 12 bovates (180 acres) & moiety (½) of 1 mes + 2 bov (15 a)	1 cottage + 6 acres (½ of <i>Wrightland</i>)	2 tofts with curtilages
William Gray	10 acr	1 mes, 2 bov (30 a) & moiety of same (total: 45 acr)		1 garden
William Wermouth	10 acr	2 mess + 4 bov (60 acr)		
Alan Rudd	moiety of 10 acr (i.e 5 acr)			
Cecilia Nowell (widow of John)	20 + 10 acr + moiety of 10 acr (total: 35 acr)	2 mes + 4 bov (60 a) + ½ of 1 mes 2bov (total: 75 acr)	1 cottage + 12 acr (<i>Punderland</i>)	1 waste plot
Robert Robinson	10 acr		1 cottage + 6 acr	
Robert Warden	10 acr	1 mes, 2 bov (30 a)		
Robert Parish	Moiety of 10 acr			
Juliana Gamell	Moiety of 10 acr		1 cottage + 12 acr	
William Birdesman	10 acr			
Thomas Sheperdson* ⁴	10 acr + moiety of 10 acr (i.e. 15 acr)	Moiety of 1 mess + 2 bov (15 acr)	1 cottage + 12 acr	1 garden
John Robinson	10 acr			
Emma Robinson (widow of William)	10 acr			
John of Sunderland	10 acr + moiety of 10 acr (15 acr)	1 mes, 2 bov (30 a)		1 toft + 1 acr 1 toft with curtilage
Stephen Carter	1 acr (<i>Forland</i>)			
Robert Payn			2 cottages + 18 acr inclu ½ <i>Wrightland</i>	
Thomas Marshall			1 cottage + 6 acr	
Nicholas Gamell			1 cottage + 6 acr (<i>Smythland</i>)	1 toft with curtilage
Thomas Bullok			1 cottage + 12 acr	
Robert Bullok				1 toft with curtilage
John Rudd				1 toft with curtilage
Robert Collesknave				1 toft with curtilage
John Panne				1 toft with curtilage
John Punder				1 toft with curtilage

*¹ Each bond tenant also pays per annum 13d per holding for land in Middle Moor and Small Moor. Together they also hold the common bakehouse and (with the tenants of Tunstall, Ryhope & Burdon) the mill and brewhouse. The bond tenants also hold together 1 acre of the smith's land (*terræ fabri*) and pay p. a., until a blacksmith shall be found, 12d.

*² The cottage tenants each return 6d per annum for ½ acre in Middle Moor.

*³ The exchequer tenants (excepting William Gray and Thomas Sheperdson) together hold 4 acres which were part of the smith's land and pay p. a. 4s.

*⁴ Thomas Sheperdson may be related to William Schipherdson, a tenant of Bishopwearmouth mentioned in the bishop's halmote court records for 1368. The Shipperdsons were the most enduring family of the township, traceable as tenants and landowners from 1368 until the early 18th century.

5. The 1647 Parliamentary Survey of the Township of Bishopwearmouth (Part of the Manor of Houghton-le-Spring)

(Published in *Parliamentary Surveys of the Bishopric of Durham*, Surtees Society vols 183 (1968) and 185 (1972); the Survey of the Manor of Houghton-le-Spring is in the 2nd volume, pp 142-174)

Introduction

In 1646 the English Parliamentary government abolished the Archbishops and Bishops within England and Wales and placed their lands and possessions in the hands of Trustees for the Commonwealth.

The aim was to sell off these estates as security for a loan from the City of London which would provide funds to deal with uprisings in Ireland and to buy off the large Scottish army occupying North-East England.

Surveys were then conducted in 1647, with the aid of local empanelled juries, to establish the value of the episcopal manors, including those of the Bishopric of Durham to which Bishopwearmouth belonged.

Information on Bishopwearmouth

Bishopwearmouth formed part of the Manor of 'Houghton in the Spring' along with the other townships of Tunstall, Ryhope, East Burdon, Newbottle, East and Middle Herrington, Warden Law and Houghton-le-Spring itself.

The survey lists the various classes of tenant in each township – freehold, copyhold and leasehold – listing the land and buildings held and rent paid. The location of the property is often described thereby giving some topographic details regarding the township in question – names of fields and closes etc.

There was 'no Mannor house within the said Mannor belonging to the lord thereof' (p 142)

John Shepherdson of Wearmouth held the fishery in the River Wear by lease from the Bishop of Durham, holding it jointly with the lease of the limestone quarries in Bishopwearmouth (pp 143 & 145, 173). The fishing rights held by John Shepherdson are described as 'fishing in the River of Weare so far as the grounds belonging to the township of Bishop Wearmouth doth extend along the said river together with free wayleave to and from the said fishing and liberty to hang their nets to dry upon the ground' (p 173).

'Martin Watson of Weremouth is possessed of a windmill at Bishop Weremouth, being a corne mill, by lease from the Bishop of Durham which hath neither house nor ground belonging to the same, neither are there any tenants bound to grind thereat and it is worth per ann besides the lord's rent £4 which is in good repair.' (p 144 & 173)

The manor contained other corn mills at Newbottle (water mill on Rainton Burn), Ryhope (windmill), Tunstall (windmill) and East Rainton (water mill). Only in the case of Newbottle were tenants (from Newbottle and East and Middle Herrington) bound to grind their corn there and undertake any necessary repair works. (pp 143-145, 148)

'There are diverse salt pans at Bishop Weremouth near Sunderland which are holden of the lord of the manor by copy of the court roll' (p 145).

'There is a weekly market held in Sunderland by the Sea upon every Friday in every week and there are 2 fairs in the year there held (viz) May Day and Michaelmas day the benefit whereof belongeth to the Bishop of Durham who hath demised the same with other things for the use of the town of Sunderland, which is a borough town and a port or haven for ships near adjacent to the sea' (p 146).

There were rectories or parsonages at Houghton-le-Spring and Bishopwearmouth, both centres of large, historic parishes (p 147)

'To the Rectory or Parsonage of Bishop Wearmouth there is belonging another great parsonage house with barns, stables, dovecotes and other outhouses, gardens, glebeland and tithes of corn, hay, wool, lamb, calf and other tithes of all sorts and other ecclesiastical duties all of which are worth £160 or thereabouts' (p 147).

'The Parsonage of Bishop Weremouth is a manor of itself and there are diverse tenants which hold of the said manor, most part of which tenants do hold by copy of the court roll (i.e. copyhold tenants) and pay several yearly rents to the Parson of Wearmouth for the time being, and the churches and chancels of both the said parish churches are in good repair and so are the parsonages for anything we know' (p 147).

Bishop Weremouth copyhold tenancies listed pp 164-173; leasehold tenancies listed pp 173-74.

(the survey is probably incomplete due to the loss of a page and fragmentary survival at the end of the copyhold list)

The Lord's land, demesne land, husband or husbandry lands, bond land and chequer or exchequer land are all mentioned, but it is not clear what if any significance these distinctions still have.

Place names

A number of place names are given but the descriptions of each of the tenancies is not sufficiently detailed to reconstruct the overall layout of the village and township.

Three fields are mentioned a west field, south field and east field. These are presumably the common town fields, with many of the copyhold tenants listed as holding parcels of land in these fields.

Elizabeth Chilton and Margaret Ratcliffe, daughters and co-heirs of Thomas Bee, hold one rood of land in the eastfield, described as lying on the south of Bildon Hill, and one rood in the southfield lying upon Howden

Thomas Ayre holds 'one roode of land in the Milne piece' and 'one parcel of land in the west field of Wremouth leading to a milne (mill) there' (p.164). This implies that the windmill lay in West Field

Thomas Robinson holds a part (a moietie of the moietie) of a cottage on the west side of 'the common street called Litlegate' (i.e. Littlegate) (p.165).

John Johnson and John Hudson both hold parcels of meadow land in Small Mires ('Smayle Myers'/'small myers') (pp 166, 168). Thomas Ayres holds a 'parcel of meadow lying in Small Heaars' (p 164).

Isaac Wattson holds 'one messuage adjacent upon the hallgarth in Wearmouth', presumably the former medieval manorial hallgarth enclosure (p. 171).

A street called Pangate is mentioned in connection with a parcel of land held by George Lilburne, gentleman (p 171).

John Harrison held a parcel of land with all houses and staites lying upon the Ash heap near Bishop Wearmouth saltpannes called and known by the name of Wilson's houses and an adjacent parcel of land called Addison's Tenement (p 172). Wilson and Addison may have been previous tenants or occupants.

The street leading from Sunderland to Bishop Wearmouth saltpans was known as King Street (pp 172-173).

6. 1666 Hearth Tax Records for Bishopwearmouth and Bishopwearmouth Panns Townships

Bishopwearmouth and Bishopwearmouth Panns ('Lady Day Assessment 1666') Schedules of householders paying and non-solvants unable to pay and exempted through poverty (*Durham Hearth Tax, Lady Day 1666*, Green et al. 2006,4, 60-62, 149-151)

Easington Ward North Division: Bishopwearmouth Township

Bishopwearmouth: Householders paying	No of hearths	Bishopp Warmouth Non-solvants	No of hearths
Mr Haddocke	5	Tho Robinson	1
Antho Reed	2	Tho Huttinson	1
Will Miller	3	John Milburne	1
Jno Gervice	1	Willm Snawden	1
Jno Reed	2	Robt Snawden	1
Tho Bulmer	1	Widd Crow	1
Mr Holliman	8	Raphe Jackson	1
Edw Henderson	1	Cuth Shepherdson	1
Jno Coopland	1	Parcivall Snowden	1
Jno Goodchild	2	Wm Dun	1
Tho Storey	2	Lan Marshall	1
Arthur Amery	1	Wm Lee	1
Gerrard Potts	2	Robt Curtis	1
Jno Mills	2	Tho Suddicke	1
Rich Wood	1	Edw Hearinge	1
Ms Grinwell	2	Widd Moore	1
Tho Atkinson	1	Widd Widdas	1
Jno Oard	2	Tho Walker	1
Jno Shepherdson	4	Raphe Burne	1
James Bilton	2	Hen Taylor	1
Will Thompson	1	Nich Wood	1
Wid Chapman	1	Wm Bilton	1
Wid Gilroy	1	Wm Smith	1
Mich Robson	2	Willm Burton	1
Tho Story	1	John Elliot	1
Geo Hall	1	Rich Thompson	1
Robert Read	1	Widd Davyson	1
Robt Fenwicke	1	Antho Middleton	1
Andrew Gibson	1	Widd Foster	1
Robt Thompson	1	Widd Shepherdson	1
Jno Moiser	1	Widd Dazy	1
Tho Air	3	John Cooper	1
David White	1	James Messenger	1
Jno Allinby	1	John Rennyson	1
Edw Allinby	1	John Thompson	1
Tho Mason	1	Willm Watson	1
Will Snowden	2	Tho Layinge	1
Jno Ellinor	1	John Suddicke	1
Jno Inoson	3	Widd Thompson	1
Rich Inoson	1	Math Hunter	1
Jno Arnold	1	Widd Bilton	1
Will Chambers	1	Tho Richardson	2

Bishoppwearmouth cont'd: Householders paying	No of hearths	Non-solvants	No of hearths
Ralph Hodgson	1	Wm Askew	1
Wid Talior	1	Widd Davyson	1
James Atkinson	1	Tho Chalor	1
Dorothy Teasdale	1	Widd Sanderson	1
Will Wilson	2	Antho Teasdale	1
Cuth Potts	1	Edw Smith	1
Cuth Askew	1	Widd Johnson	1
Will Wanles	1	Widd Sanderson	1
Will Ellinor	2	Martin Willings	1
Jno Talior	1	Widd Harbottle	1
James Talior	1	Rich White	1
Will Browne	2	Chr Horne	1
Jno Couden	1	John Stevenson	1
James Coupland	1	Rich Rose	1
Geo Snawden	1	Robt Chambers	1
Jno Ratcliffe	1	Widd Dixon	1
Edw Snowden	1	... Wilson	1
Robt Gray	1	...es Whitherburne	1
Rich Browne	1	Stephen Hutton	1
Tho Smith	1	Widd Bee	1
Wid Robison	1	Geo Lairman	1
Geo Crozier	5	Widd Arnold	1
Doctor Grey	9	Robt Curver	1
Henry Foster	1	Widd Hindmas	1
Ralph Watson	2	Tho White	1
Jno Watson	3	John Wood	1
Wid Walkin	2	Tho Hall	1
Ralph Wilkison	1	Edw Robinson	1
Rich Arnold	1	Rich Reed	1
Tho Jnoson	1	Edw Jackson	1
Robert Oliver	2	Geo Bell	1
James Foster	1	John Waters	1
Rich Gibson	1	Tho Robinson	1
Nichol Middleton	1	James Creery	1
Widd Hilton	1	Hugh Bilton	1
Christ Pattinson	1	John Fenwicke	1
George Browne	1	James Dykes	1
Adam Blaixton	1	Geo Hendrson	1
Robt Pattison	2	Antho Taylor	1
Edw Robison	1	Robt Coulden	1
Tho Chambers	1	Hen Browne	1
Jno Little	1	Raphe Ellinor	1
Nichol Bryan	3	Hen Foster senr	1
Mr Lilburne	2	Tho Johnson junr	1
Robert Chilton	1	Widd Slingsby	1
Tho Minnikin	1	Martin Weeling	1
Cuth Talior	1	Widd Todd	1
Eliza Watson	2	John Creeson	1
Jno Rose	1	Reinold Ridley	1
Rich Watson	1	Robt Knagg	1
Ambrose Musgrave	1	Widd Watkin	1

Bishopwearmouth cont'd: Householders paying	No of hearths	Non-solvants	No of hearths
Will Watkins	1	Widd Skurfield	1
Tho Mattison	1	Tho Scott	1
Jane Browne	1	Robt Shepherdson	1
Rich Rose	1	Widd Curtis	2
Will Watson	1	John Hutton	1
Tho Anderson	1	Margtt Burton	1
Widd Lawson	1	Robt Taylor	1
Robt Kirton	1	John Coopland	1
Marmaduke Smith	1	Widd Robinson	1
Will Talior	1	Wm Smith	1
Henry Dixson	1	Alex Reed	1
Will Smith	1	Geo Ray	1
Tho Hutchison	1	Tho Johnson	1
Tho Martin	2	John Dixson	1
Richard Criswell	1	Robt Arnold	1
Ann Goodchild	1	Geo Johnson	1
		Wm Appleby	1
		Tho Skinlay	1
		Parcivall Headley	1
		Marke Watson	1
		Gerard Chapman	1
		Tho Robinson	1
		Tho Martin	1
		Clement [<i>blank</i>]	1
		Tho Anderson	1
		Geo Bellee	1
		Mary Johnson	1
		Widd Watson	2
		Tho Cheater	1
		John Wilson	1
		Wm Watson	1
		Geo Browne	1
Total no of Hearths	166		130

Bishopwearmouth Panns: Householders paying	No of hearths	Non-solvants	No of hearths
Geo Liddell	1	Math French	1
Robt Thompson	4	Tho Richardson	1
Robt Nicholson	2	Widd Fairlesse	1
Tho Laicy	4	Geo Foster	1
Will Aggarson	2	Richd Taylor sen	1
Tho Thompson	1	John Hunter	1
Jame Bentley	2	<i>Empty house</i>	1
Will Scurfield	5	Rich Cadling	1
Theod Talior	1	John Jackson	1
Jno Menom	1	Raphe Browne	1
Ralph Clerke	6	Edw Beednell	1
Mrs Parker	6	Widd Fairlesse	1
Will Thompson	2	Tho Thompson	1
Edw Burdon	1	Tho Kirkewood	1
Tho Harrison	2	Tho Smith	1

Bishopwearmouth Panns: Householders paying	cont'd No of hearths	Non-solvants	No of hearths
Geo Harison	9	Symon Ward	1
Will Henderson	1	Richd Clarke	1
Alexr Rosse	1	Chr Bell	1
Francis Hodgson	1	Geo Shotton	1
Jno Robinson	1	Rich Gillery	1
		Wm Foster	1
		Widd Lacy	1
		Nich Dixson	1
		Edw Cole	2
		Ephraim Potts	1
		John Davie	1
		Tho Addyson	1
		Rich Atkin	1
		Ann Hilton	1
		Rich Taylor	1
		Tho Willowby	1
		Hugh Shepheard	1
		Robt Cockfield	1
		John Richdson	2
		Tho Beard	1
		Tho Bearay	1
		Martin Wilkinson	1
		Fran Hodgson	1
		John Wood	1
		John Thompson	1
		Widd Page	1
		James Francklyn	1
		Tho Oliver	1
		John Hills	1
		Wm Trumble	1
		Wm Tellfoot	1
		John Coward	1
		John Atkinson	1
		Rich Leadbetter	1
		Raphe Thompson	1
		Rich Addison	1
		Chr Hodgson	1
		Jane Bell	1
		Tho Simpson	1
		Rich Addison junr	1
		Wm Henderson	1
		Tho Bell	1
		Edward Taylor	1
		Wm Beale	1
		Widd Page	1
		Tho Richdson	1
		John Beale	1
		Nich Thompson	1
		Tho Stones	1
		Widd Fairlesse	1
Total no of Hearths	53		67

Totals of households and hearths, Lady Day (25 March) 1666 (*Durham Hearth Tax, Lady Day 1666*, Green *et al.* 2006, xcix-c)

BISHOPWEARMOUTH, Easington North Division														
		No. of hearths										Total house holds	Total hearths	
		1	2	3	4	5	6	7	8	9	10+			
Bishopwearmouth	Paying	78	21	5	1	2				1	1		109	166
	Non-paying	124	3										127	130
	Total	202	24	5	1	2					1	1		236
Bishopwearmouth Panns	Paying	9	5			2	1	2				1	20	53
	Non-paying	63	2										65	67
	Total	72	7			2	1	2				1		85
Burdon	Paying	5	4										9	13
	Non-paying	7											7	7
	Total	12	4											16
Ryhope	Paying	12	5	1									18	25
	Non-paying	22											22	22
	Total	34	5	1										40
Silksworth	Paying	5	3			1	2						11	25
	Non-paying	14											14	14
	Total	19	3			1	2							25
Tunstall	Paying		2	1						1			4	14
	Non-paying	14											14	14
	Total	14	2	1						1				18
Bishopwearmouth	Parish	353	45	7	4	5	2	1	1	2			420	550

APPENDIX 2: BISHOPWEARMOUTH TOWNSCAPE HERITAGE SCHEME - ORAL HISTORY PROJECT

Recording Transcript 1: *Irene Anne Franciosi Cox and Kathleen Ritchie*

Recorded at: *Sunderland Minster on 14th November 2019*

Interviewed by: *Judith Miller and John Tumman*

0000	Introduction
0022 to 0600	Living at 9 Carter Street, neighbours, description of building and yard
0602 to 06:39	moving to Johnston Court 1959
06:40 to 07:58	other residents and buildings in Carter Street
07:59 to 09:18	9 Carter Street, grandparents' flat
09:29 to 12:00	nearby shops and pubs, Crowtree Road and High Street West
12:01 to 15:49	family history and businesses, great great grandfather emigrated from Italy
15:50 to 16:29	war service of relatives
16:30 to 17:00	relatives in Olive Street
17:01 to 19:18	shops in Crowtree Road, Kings Market, Garrison Fair, Brougham Street,
19:19 to 21:55	brother joined army 1970, other family members in armed services
21:56 to 26:09	father's family and mother's family, infant deaths
26:10 to 26:31	mother evacuated to Appleby during WWII
26:32 to 28:29	father employed in construction and then shipyards, and grandfather worked in shipyards
28:30 to 29:48	Kathleen worked in Pressys, Union discussions, redundancies
29:49 to 30:37	family moved to Southwick 1963 then Carley Hill
30:38 to 32:49	Kathleen talked about her jobs, getting married and children, husbands work in Navy and then off shore, moving to Washington and back to Newcastle Road
32:50 to 38:49	Green Terrace School, Bowes Almshouses, Bullring, barbers, stables, Low Row, Snowden Butchers on Crowtree Road, Mowbray Almshouses, Church Lane
38:18	playing in churchyard, chased by caretaker and dog
38:50 to 39:10	demolitions around The Green
39:11	cemetery on Low Row
39:40 to 41:00	Visiting the Minster and Sunday School, Gospel Hall on Gilbridge Avenue

41:00 to 43:10 Garden Place, Bishopwearmouth School, piggeries

43:10 to 43:54 friends at different schools

43:55 to 44:15 moving to new estates

44:16 to 48:20 pubs in Crowtree Road, shops in High Street West, High St Baths

48:21 to 49:05 visiting Santa

49:06 to 51:29 shops in Holmeside, Saturday shopping trips

51:30 to 53:54 Irene working in dress shops, 1960s fashions

53:55 to 55:23 roller skating at St Marys Church

55:37 to 55:49 saving bottles and jars to get in to Matinees show

55:50 to 58:19 playing in building yards, streets off Silksworth Row, childhood friends

58:20 to 58:44 playing at Robsons Flour Mill

58:45 to 61:58 Relatives at Johnston Street, great grandmother's death, nana went to Simpson Street School, Trimdon Street shops

61:59 to 63:19 bakery at Silksworth bank, Yellow bird pet shop

63:20 to 64:29 visiting relative, haunted stairwell

64:30 to 66:49 childhood friends, playing in Mowbray Park

66:50 to 67:57 loss of family photos and records

67:58 to 70:54 related to Jack Crawford

70:55 to 72:08 father's family were catholic, cousins went to St Marys school, mother was born in Brougham Street and went to Green Terrace School and the Cowan Street School

72:09 to 73:09 relatives in Olive Street, illegal betting shop

73:10 to 75:19 church and The Star pub on Durham Road, The Albion and Mary Street

75:20 to 76:52 residents of Church Lane

76:53 to Carter Street properties, Trout Family, Wright Family

79:5 END

Recording Transcript 2: *Pauline Gray and Jim Scrimger*

Recorded at: *Beechwood Terrace, Sunderland on 2nd October 2019*

Interviewed by: *Judith Miller and John Tumman*

00:00 Introductions
01:08 playing in churchyard – oasis in the town
01:48 local characters – Billy the Barber had shop on The Green in 1950's,
03:05 Dark Nellie lived in Carter Street
04:17 houses in Carter Street
04:38 Flossie and Florrie Fulton, Carter Street
08:48 Blue Arrow Garage
10:40 farm buildings on The Green, car repair workshop on Little Gate
11:38 Jeffries back lane (*between Crow Street and Fenwick Street where ramp is now*)
12:48 Bowes Almshouses and house attached on southern end occupied by chimney sweep
14:35 Butchers on Crow Tree Road/Brougham Road, Croziers, Slaughter House
15:32 Escaped bulls
16:48 Drill Hall
17:24 Wetherell's
18:10 Black Bull PH
19:26 Black Arrow Gang
20:50 Elephants stayed at Black Bull stables when visiting the Empire
22:45 Kings Theatre and market, Crowtree Road
23:50 Shops on Crowtree Road – Maynard's Sweet Shop, Fruit shop near Londonderry
26:32 Crawthornes pasty shop and Pieburns Dip Shop, High Street West
27:00 High Street Baths
28:47 Empire Theatre
30:41 Palace Cinema (former Theatre)
31:48 Technical College – rag week
34:10 St Michael's Church – Xmas services, caretaker, choir nights, ghosts
39:33 St Michael's churchyard
41:42 Church Lane houses – Jennifer Milburn, Peter Hall, Mrs Grieveson
44:06 14 Carter Street and relatives
47:50 9 Carter Street and neighbours – Francioso and Coates families

51:44 Family history
58:44 Moved to Grimdon

Recording Transcript 3: *Burton McBride*

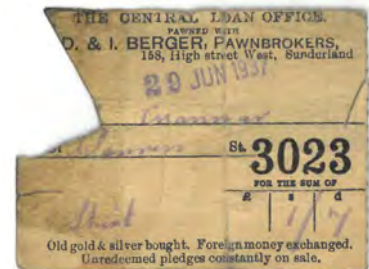
Recorded at: *Sunderland Minster on 16th October 2019*

Interviewed by: *Judith Miller and John Tumman*

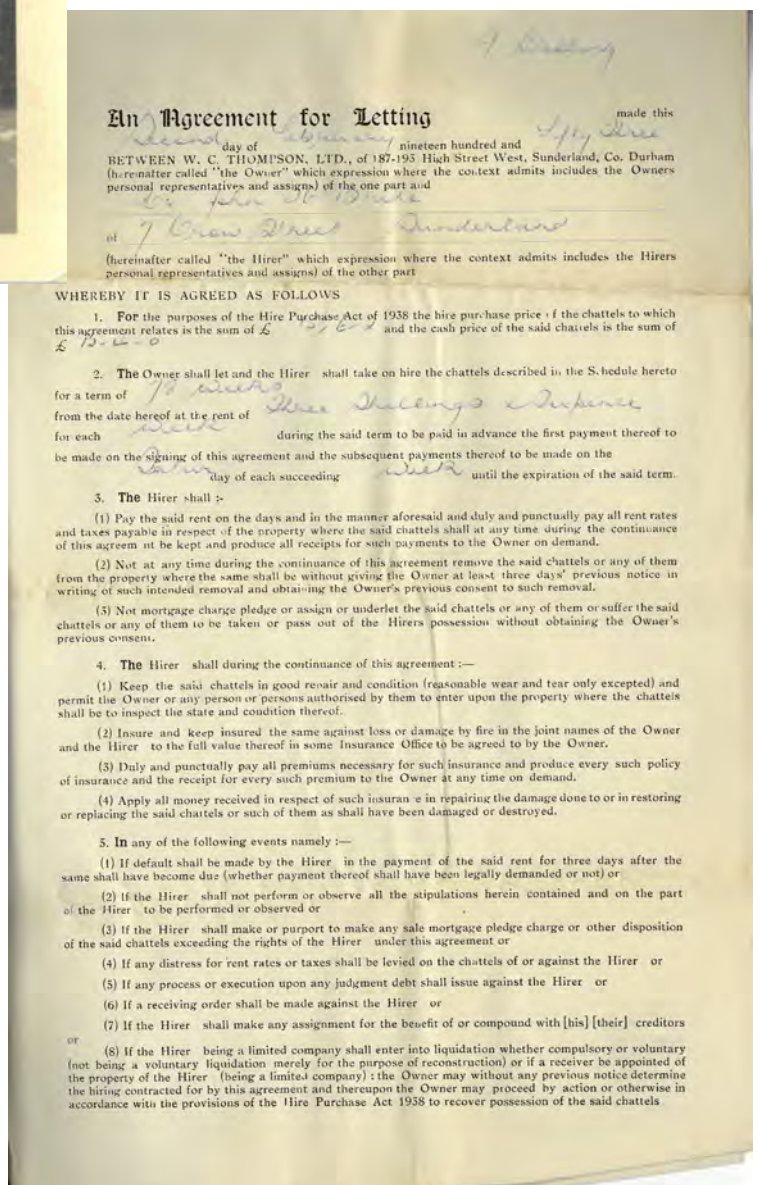
00:00 Introduction
00:21 7 Crow Street
02:06 mentioned Johnstone Court built 1959
03:40 Vaux garage and street layouts
04:24 Green Terrace School
06:08 Village Green
06:55 Bowes Almshouse
09:15 Priests house/Low Row
09:35 Scouts
11:07 Crow Street/Carter Street/Fenwick Street
12:30 Fire Station residents
13:29 Local businesses High Street West and Crowtree Road
14:30 Bull escaped from abattoir
15:05 First supermarket opened Crowtree Road
16:17 Crowtree Inn
17:20 Kings Market
18:20 Crowtree Road shops
19:27 Television
20:35 Louie's ice-cream shop – broken biscuits
21:05 Father worked at shipyards as pipe fitter
22:10 Father's accident and his own accident aged 5
23:55 Relatives living in Crow Street on father's side
28:00 Mothers family at Rickaby Street
29:10 Mother and father met out walking in city centre
30:22 7 Crow Street
31:55 Johnston Court
32:35 East End, Rickaby Street and extended family
34:15 Own family

McBRIDE FAMILY DOCUMENTS

The wedding photograph of Jack and Bridget McBride (nee McClane), parents of Burton McBride, taken at Bishopwearmouth Church in 1953



A pawnbrokers receipt dated 29 June 1937



A National Insurance contributions card for December 1949-December 1950

The letting agreement for 7 Crow Street, made between W C Thompson Ltd (owner) and John McBride (tenant), and dated 2 February 1937

34:48	Employment – Wetherell’s Roofing, Pattison’s painting
38:00	Church services, Sunday School, churchyard
39:30	Shops on High Street West
40:21	High Street Baths
41:40	Empire Theatre, Great uncle Douglas worked at the theatre
43:28	Sneaking into Empire Theatre and ABC Cinema
44:30	Houses near Garden Place/Vaux Brewery, school at Paley Street
46:30	Palace Theatre, George and Dragon, Black Bull, alleyways, pigeons let loose in Palace
48:30	Carter Street, Leedhams Fish Shop,
49:00	Johnstones Tobacconist

Recording Transcript 4: *Jennifer Dunn and Barry Moon*

Recorded at: *Sunderland Civic Centre on 10th July 2019*

Interviewed by: *Judith Miller and John Tumman*

00:00	Introduction
01:00	Birth places, living Church Lane from 1940’s
02:00	Family previously lived Kings Terrace in Millfield, parents both born in Sunderland
02:50	Rent paid to Council at office on Belvedere Road
03:55	Four tenants lived at 3 Church Lane. Four rooms on each floor. Great grandmother had ground floor flat, they lived two rooms on first floor with mother and grandmother.
05:20	Details of relatives
06:10	Description of house and yard. 8 people lived across 4 flats.
07:30	Leaving Church Lane in late 1950’s to move to Plain’s Farm
08:25	Hall family lived next door, Jenny described their house
09:45	Friendly neighbours, left doors unlocked. Described ground floor passage
10:30	Coalmen and gas mantles
11:05	Death of grandmother Rachel Milburn in 1951 and great grandmother Isabella Taylor
11:50	Bowes Almshouses
12:15	Arthur Leedham Taylor (mother’s uncle) owned Blue Arrow Taxis on Littlegate. Mother worked for him. Office later moved to Peel Street
13:40	Description of 3 Church Lane fittings
14:20	Mother remarried before they moved to Plains Farm

15:00 Running errands for almshouses residents, first taste of Camp coffee.

15:35 Jenny visiting a friend Mary at Albion Place – description of house above Sam Green’s veterinarian surgery (now Italian restaurant)

16:45 Jenny going to Green Terrace then Cowan Terrace School

17:15 Extended family. Leedhams had fish shop on Carter Street, related to their mother.

20:30 Grandmother worked in laundry at Chester Road, in the old station, and in Mengs in Fawcett Street

21:40 Mother worked in taxi office in Littlegate. Jenny went to nursery where Chester’s is now (JT used to be St Mark’s Vicarage)

22:15 Bishopwearmouth Church. Sunday School in Low Row.

23:30 Jenny married at St Mark’s Church in 1969. Her husband’s family from Pennywell

24:40 Jenny’s husband was in the army then worked at British Ropes in the office (known as the ropery). They lived in a flat in Beechwood Terrace, next to Burn Park. Jenny worked in a clothing factory

25:20 Family moved to Johnstone’s Court after few months at Plain’s Farm, closer to area they knew.

26:25 Bishopwearmouth Green and the maypole. School sports day in the bullring. Wetherall’s

27:00 Green Terrace School description – boys and girls entrances, playground

28:50 Community around the green

29:00 Robson’s Flour Mill

30:00 Green Terrace School interior. Jenny’s class had 42 children with one teacher. Memories of Mrs. Goudy, Mrs Whitfield, Mr Warriner. Playground. Subjects taught.

34:00 Barry worked at Robson’s Brewery, High Street after school in the warehouse. Business owner discovered drivers stealing goods so replaced all male drivers with women.

35:40 Barry worked in London in Hilton Hotel for 9 years, then with Council Parks department at Mowbray Park and Washington. Then studied catering at Hylton College.

37:10 Jenny left school at 15 and went to work at Hepworth’s clothing factory. Stopped work after first son was born. Returned to work after being widowed, cleaning for Council.

38:30 Parents lived at Doxford Park

40:00 Jenny still has group of 8 friends from Green Terrace School. She worked for the Council for 22 years as a cleaner, retired aged 67

42:00 Retirement

43:45 Social life – Wetheralls, The Rink, La Strada

46:00 Barry moving to London

48:00 History of the Moon surname

50:40 Jenny's school photo c.1955. Some children lived in Fire Station. Best friend lived in Carter Street.



Staff from the Blue Arrow Taxi company, with the almshouses in the background. Uncle Arthur Leedham Taylor second from right. Olive Milburn in centre.



Olive Milburn sitting on the churchyard wall with the Clergy House in background



Olive Milburn and Rachel Milburn in the churchyard with the almshouses beyond



Barry Moon



Jennifer Dunn



Jennifer Dunn, Olive Moon (nee Milburn) and Barry Moon (left to right)

GLOSSARY

A collection of terms which may be encountered by those studying local history.

Advowson	the legal right to appoint a priest to a parish church.
Agistment	the grazing of livestock on pasture belonging to someone else.
Alienate	to grant land to someone else or to an institution.
Assart	land cleared for cultivation.
Assize	a legal procedure
Bailey	large enclosure attached to a motte or ringwork, usually fortified by a ditch and bank furnished with a timber stockade. Sometimes a castle might have more than one bailey.
Barony	the estate of a major feudal lord, normally held of the Crown by military tenure.
Borough	a town characterised by the presence of burgage tenure and some trading privileges for certain tenants.
Bovate	measure of arable land, normally equivalent to approx. 12-15 acres. This measurement especially popular in eastern and northern counties of England.
Burgage	a form of property within a borough
Capital Messuage	a messuage containing a high status dwelling house, often the manor house itself.
Cartulary	a book containing copies of deeds, charters, and other legal records.
Carucate	a unit of taxation in northern and eastern counties of England, equivalent to eight bovates or one hide (96-120 acres).
Charter	a legal document recording the grant of land or privileges.
Chattels	movable personal property.
Common land	land over which tenants and perhaps villagers possessed certain rights, for example to graze animals, collect fuel etc.
Common law	a body of laws that overrode local custom.
Copyhold	a tenure in which land was held by copy of an entry recording admittance made in the record of the manor court.

Cotland	a smallholding held on customary tenure .
Cottar	an unfree smallholder.
Croft	an enclosed plot of land, often adjacent to a dwelling house.
Custom	a framework of local practices, rules and/or expectations pertaining to various economic or social activities.
Customary tenure	an unfree tenure in which land was held “at the will of the lord, according to the custom of the manor”. In practice usually a copyhold of inheritance in Cumbria by the sixteenth century.
Deanery	unit of ecclesiastical administration consisting of a group of parishes under the oversight of a rural dean.
Demesne	land within a manor allocated to the lord for his own use.
Domain	all the land pertaining to a manor.
Dower	widow’s right to hold a proportion (normally one-third) of her deceased husband’s land for the rest of her life.
Dowry	land or money handed over with the bride at marriage.
Enfeoff	to grant land as a fief .
Engross	to amalgamate holdings or farms.
Farm	in medieval usage, a fixed sum paid for leasing land, a farmer therefore being the lessee.
Fealty	an oath of fidelity sworn by a new tenant to the lord in recognition of his obligations.
Fee/Fief	hereditary land held from a superior lord in return for homage and often, military service.
Fine	money payment to the lord to obtain a specific concession
Forest	a Crown or Palatinate hunting preserve consisting of land subject to Forest Law, which aimed to preserve game.
Free chase	a forest belonging to a private landholder.
Freehold	a tenure by which property is held “for ever”, in that it is free to descend to the tenant’s heirs or assigns without being subject to the will of the lord or the customs of the manor.

Free tenure	tenure or status that denoted greater freedom of time and action than, say, customary tenure or status, a freeman was entitled to use the royal courts, and the title to free tenure was defensible there.
Free warren	a royal franchise granted to a manorial lord allowing the holder to hunt small game, especially rabbit, hare, pheasant and partridge, within a designated vill .
Furlong	a subdivision of open arable fields.
Glebe	the landed endowment of a parish church.
Haybote	the right to take undergrowth for the construction or repair of enclosures
Headland	a ridge of unploughed land at the head of arable strips in open fields providing access to each strip and a turning place for the plough.
Heriot	a death duty, normally the best beast, levied by the manorial lord on the estate of the deceased tenant.
Hide, hideage	Anglo-Saxon land measurement, notionally 120 acres, used for calculating liability for geld. <i>See carucate.</i>
Homage	act by which a vassal acknowledges a superior lord.
Housebote	the right to take undergrowth for the construction and repair of buildings
Knight's fee	land held from a superior lord for the service of a knight.
Labour services	the duty to work for the lord, often on the demesne land, as part of the tenant's rent package.
Leet	the court of a vill whose view of frankpledge had been franchised to a local lord by the Crown.
Manor	estate over which the owner ("lord") had jurisdiction, exercised through a manor court.
Mark	sum of money equivalent to two-thirds of a pound, i.e., 13s. 4d.
Merchet	a fine paid by villein tenants.
Messuage	a plot of land containing a dwelling house and outbuildings.
Moot	a meeting.
Motte	earthen mound deliberately raised or occasionally sculpted partially from pre-existing topography.

Multure	a fee for grinding corn, normally paid in kind: multure can also refer to the corn thus rendered.
Neif	a hereditary serf by blood.
Pannage	payment for the fattening of domestic pigs on acorns etc. in woodland.
Perch	a linear measure of 16½ feet and a square measure equivalent to one fortieth of a rood .
Quitclaim	a charter formally renouncing a claim to land.
Ringwork	alternative form of earth and timber castle – an enclosure smaller but more formidably defended than a typical bailey. Some ringworks were converted into mottes.
Relief	payment made by a free tenant on entering a holding.
Rood	measure of land equivalent to one quarter of an acre; and forty perches.
Serf	an unfree peasant characterised by onerous personal servility.
Severalty	land in separate ownership, that is not subject to common rights, divided into hedged etc., fields.
Sheriff	official responsible for the administration of a county by the Crown.
Shieling	temporary hut on summer pasture at a distance from farmstead.
Socage	a form of tenure of peasant land, normally free.
Stint	limited right, especially on pasture.
Subinfeudate	the grant of land by one lord to another to hold as a knight's fee or fief .
Subinfeudation	the process of granting land in a lordship to be held as fiefs
Suit of court	the right and obligation to attend a court; the individual so attending is a suitor .
Tenant in chief	a tenant holding land directly from the king, normally termed a baron.
Tenement	a land holding.
Tenementum	a land holding (Latin).

Thegn or Thane	Title given to a local lord during the Anglo-Saxon period, roughly equivalent to a Norman knight. His landholding his term a thanage .
Tithe	a tenth of all issue and profit, mainly grain, fruit, livestock and game, owed by parishioners to their church.
Toft	an enclosure for a homestead.
Unfree tenure	see customary tenure .
Vaccary	a dairy farm.
Vassal	a tenant, often of lordly status.
Vill	the local unit of civil administration, also used to designate a territorial township community (prior to the 14 th century)
Villein	peasant whose freedom of time and action is constrained by his lord; a villein was not able to use the royal courts.
Villeinage	see customary tenure and unfree tenure .
Virgate	a quarter of a hide ; a standardised villein holding of around 30 acres. Also known as a yardland .
Ward	administrative division; the word implies a guarded or defended unit. The term most commonly relates to large administrative subdivisions of the county (usually 5 or 6) from the 13 th century.

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Journal and Corpora Abbreviations

- AA *Archaeologia Aeliana*.
- Corpus *Corpus of Anglo-Saxon Stone Sculpture. Volume I: County Durham and Northumberland*. R Cramp, (1984), Oxford University Press for the British Academy; Oxford.
- CW *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society*.
- ND *Notitia Dignitatum*. Seeck, O (ed), 1876, Berlin (repr. Frankfurt 1962)
- RIB R. G. Collingwood and R.P. Wright, 1965 *The Roman Inscriptions of Britain. Volume I: Inscriptions on Stone*. Oxford.

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