Bedlington Old School
Front Street West, Bedlington
Northumberland
NZ 426015 581860

Archaeological Building Recording
for
Dysart Developments Ltd

109-14-HS | December 2014

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Summary

Name of location:	Bedlington Old School
Address of location:	Front Street West, Bedlington, Northumberland, NE22 5EL
NGR:	NZ 426015 581860
Client:	Dysart Developments Ltd
Project Type:	Archaeological Building Recording
Project Code:	BOS-14
Planning reference	03/00442/FUL
Conservation Area Consent:	03/00508/CON
Cons. Area Consent Discharge:	14/03977/DISCON
Report Author:	Tony Liddell
Report Date:	Friday, December 5, 2014
OASIS ID:	vindomor1-197083
Ordnance Survey Licence Ref:	100053142

Concise Summary of Report

On the 10th November 2014, Dysart Developments Ltd commissioned Vindomora Solutions to undertake the Level 2 historic building recording of Bedlington Old School, Bedlington, Northumberland report in order to discharge conditions 2 and 3 of the Conservation Area Consent 03/00508/CON to allow the demolition of the standing school building and the redevelopment of the plot into 19 residential flats with parking. The survey was also to examine the potential of re-use of the building's stone in the new build: the examination was undertaken by Heritage Consolidation Ltd and their comments incorporated into this report.

Bedlington Old School was built in 1874 as a Council Infants School, the building replacing Church Row, and continued in use as such into the 20th century. In 1932, the building was renovated and extended west. The school discontinued its intended use in 1974, when it became St. Cuthbert's Church Hall. Built of local sandstone the school is architecturally unremarkable, with all historic and potentially interesting architectural features removed, barring an inscribed stone in the eastern outer elevation: furthermore, the building is in such poor condition that the structure is a health and safety liability, with the roof and ceilings liable to further imminent collapse and the floor continuing to rot. Multiple fires have opened the structure to the elements, allowing wind and water to compound the damage caused by the fires.

With the production of this report and its associated photographic archive, it is recommended that no further architectural recording of the standing building is necessary. Examination of the stone comprising the current school building has suggested that the material is subject to porosity and structural stability issues. It is recommended that the stone is not re-used in the new build, except the stone inscription block on the eastern elevation which is of higher quality than the rest of the material used in the building and thus usable in the new build.

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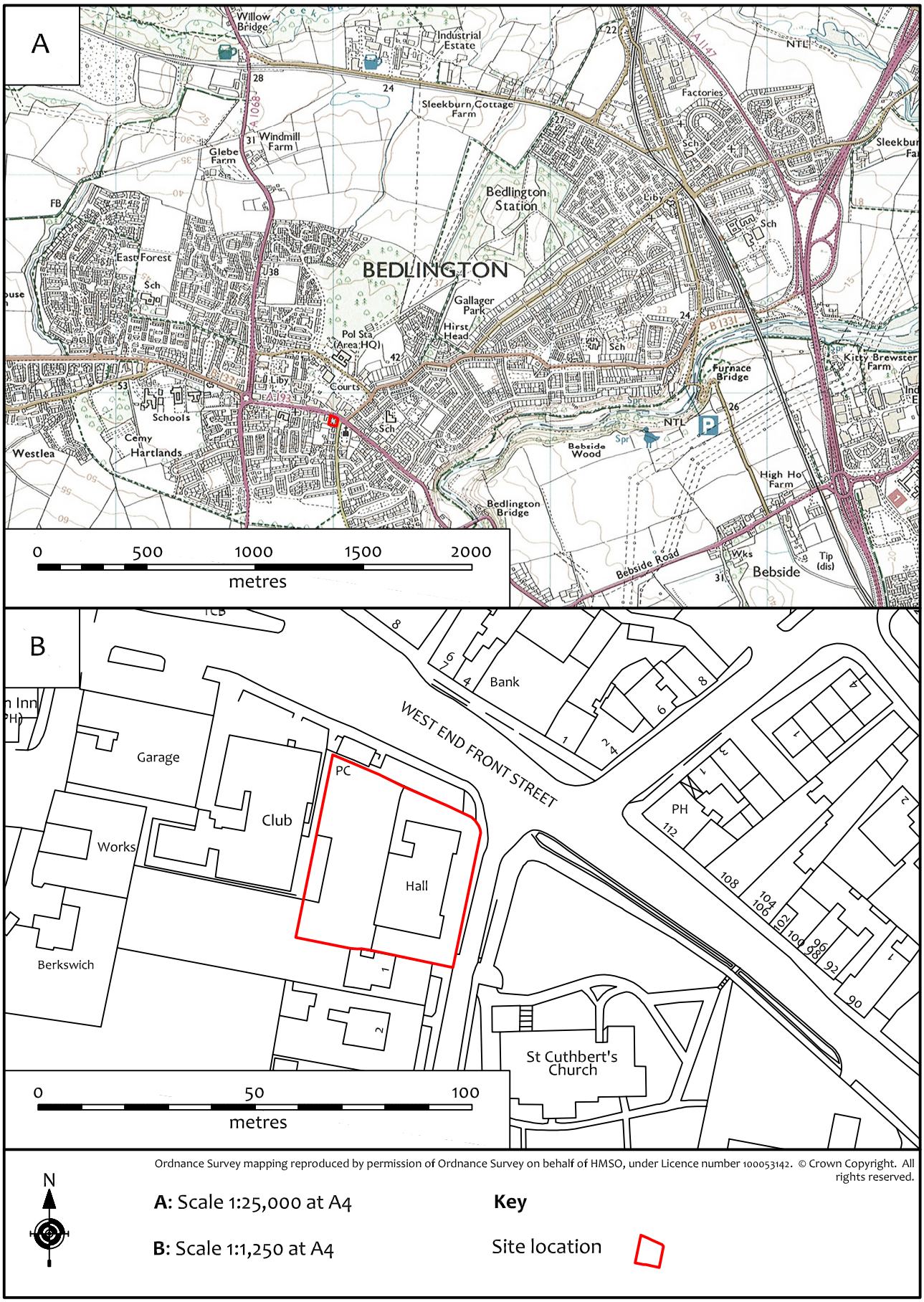


Figure 1. Bedlington Old School location plan

1. Scope of Project

1.1 Location

1.1.1 The town of Bedlington is situated on the River Blyth in southern Northumberland, approximately 10 miles to the north of Newcastle upon Tyne and 4½ miles to the southeast of Morpeth, with Ashington to the the north and Blyth to the east. Bedlington lies within Wansbeck District, in the parish of Bedlington.

1.1.2 The development area is located on the western side of Church Lane, approximately 30m northwest of St. Cuthbert's Church and centred at NGR NZ 426015 581860. North of the site's boundary lies Front Street West, with Bedlington Market Place to the northwest. The site lies within the Bedlington Conservation Area.

1.1.3 The local geology belongs to that of the South East Northumberland Coastal Plain and consists of Upper Carboniferous Coal Measures of mudstones, coal seams and sandstones , heavily mantled by glacial deposits of boulder clay and till (Countryside Commission 1998). The average height above sea level for the site is 54.4m AOD.

1.2 Circumstances of the project

1.2.1 On the 21st August 2003, Millhouse Developments Ltd applied for planning permission (03/00442/FUL) for the demolition of St. Cuthberts Church Hall (Bedlington Old School) and subsequent construction of a residential development (19 residential flats). On the 6th of October 2003, the developer applied for Conservation Area consent (reference 03/00508/CON). The applications were both refused by Wansbeck District Council and subsequently allowed on appeal. The appeal decision is dated 8th January 2010.

1.2.2 On the 10th November 2014, Dysart Developments Ltd commissioned Vindomora Solutions to undertake this report in order to discharge conditions 2 and 3 of the Conservation Area Consent 03/00508/CON.

1.2.3 Condition 2 required that a photographic record of the Old School was undertaken and in consultation with Nick Best, Assistant County Archaeologist for Northumberland County Council Conservation Team, the scheme was produced to produce a report equivalent to an English Heritage Level 2 building recording, as set out in *Understanding Historic Buildings – a guide to good recording practice* (English Heritage 2006) and *Recording Historic Buildings* (RCHME 1996). The condition was set in place in accordance with the National Planning Policy Framework.

1.2.4 Condition 3 was for the inspection of the existing stonework of the Old School and an assessment as to its potential for re-use in the new building. This inspection is integrated into this building recording report.

1.3 Written Scheme of Investigation

1.3.1 The Written Scheme of Investigation was prepared by Tony Liddell of Vindomora Solutions and approved on the 20th November 2014 by Karen Derham, Assistant County Archaeologist for Northumberland County Council. The WSI can be viewed in Appendix 2.

1.4 Timetable of works and methodology

1.4.1 The historical background produced in this report was summarised from the following documents, supplemented by online sources and Trade Directories: *Appendices to Proof of Evidence of Dr. Jonathan Edis in Relation to Cultural Heritage and Design Matters* (Edis 2009) with full approval of the client and *Bedlington: Northumberland Extensive Urban Survey* (Finlayson and Hardie 1995-7).

1.4.2 The site visit and archaeological building recording/photographic survey was undertaken on Friday 28th November 2014 to Level 2 standards as designated in *Understanding Historic Buildings - A guide to good recording practice* (English Heritage 2006), and includes a descriptive and photographic record of both the interior and exterior of the building.

1.4.3 The photography was undertaken using a Panasonic Lumix DMC-LZ30 (set to 16MP, not 15MP as stated in the WSI); The catalogue of photographs can be seen in Appendix 1.

1.4.4 The visual inspection of the stonework was undertaken on the 28th November by Gary Simpson of Heritage Consolidation Ltd.

1.4.5 The results of the survey were compiled into this report during the week commencing the 1st December 2014.

1.5 Professional standards

1.5.1 All work undertaken will be in accordance with the following standards: *Archaeologists' Code of Conduct* (IfA revised 2010), *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IfA revised 2008), *Measured and Drawn - Techniques and practice for the metric survey of historic buildings* (English Heritage, second edition, 2009), *Conservation Principles - Policies and Guidance* (English Heritage 2008), *Understanding Historic Buildings - A guide to good recording practice* (English Heritage 2006), *Managing Archaeological Projects* (English Heritage, second edition, 1991) and *Management of Research Projects in the Historic Environment - The MoRPHE Project Managers' Guide, Project Planning Notes and Technical Guides* (English Heritage 2006). All standards required by the Northumberland Conservation Team were also adhered to.

1.6 Health and safety

1.6.1 Standard PPE was utilised for health and safety purposes. No food or drink was consumed within the premises due to potential contaminants, and hands were washed before food was consumed outside of the premises. The doors to the buildings were kept closed to prevent unauthorised access (the lock had been broken on site prior to arrival). A preliminary risk assessment was undertaken prior to the fieldwork taking place, and then upkept during the survey. All gas, water and electricity was inactive at the time of the survey.

1.6.2 Due to the extremely unstable nature of the building, and noted security/health and safety risks a video record was taken on a GoPro 3 Hero camera system acting as a bodycam: this does not form part of the official archive.

1.7 Archive

1.7.1 A full archive has been compiled in line with the specification and current UKIC and English Heritage Guidelines. The project code is **BOS-14** for **B**edlington **O**ld **S**choo**l** 20**14**. Vindomora Solutions support the **O**nline **A**cces**S** to the **I**ndex of Archaeological Investigation**S** project (OASIS). As a result, this report will be made available to the project under the unique identifier **vindomor1-197083**.

1.8 Acknowledgements

1.8.1 Thanks are extended to Mike Clark of Dysart Developments Ltd for commissioning the project, and also to Gary Simpson of Heritage Consolidation Ltd for his help during the photographic survey as well as undertaking the stone condition survey.

2. BACKGROUND

2.1 Bedlington's development (summary)

2.1.1 The earliest known human activity in the area is of Bronze Age date and consists of a series of cist burials overlooking the River Blyth in what is now the southern part of the town. No Iron Age to Romano-British activity is known at this point in time, though archaeological evidence does suggest the whole coastal strip was heavily occupied in these periods.

2.1.2 Bedlington does have an early medieval occupation though the physical evidence for this remains elusive: certainly, historians have suggested that St. Cuthbert's Church had an Anglo-Saxon predecessor and a 10th century stone slab has been found built into the later church's walls.

2.1.3 The name 'Bedlington' first appeared as 'Bedlingtun' in a biography of Saint Cuthbert, dated *circa* 1050. The name means "the town of Bedla's people" (Ekwall 1960). Bedlington became part of the county palatine of Durham, over which Bishop Walcher was granted royal rights in the 11th century by William the Conqueror.

2.1.4 From the 12th century, there was a substantial settlement at Bedlington, with the Bishop's hall and court building. This medieval town developed along the line of what is now Front Street.

2.1.5 By 1631, Bedlington's rental for the town listed 13 tenants and also a rental for Bedlington Colliery.

2.1.6 In 1832 and 1844, Bedlington was made part of Northumberland for civil purposes, and during the 18th and 19th centuries Bedlington became known for the development of the malleable iron rail at Bedlington Ironworks. The ironworks provided some jobs for the town, but closed in the 1860s.

2.1.7 Bedlington's main export in the 18th-20th centuries was coal, with the population of the town rising to 25,000 by 1910. Bedlington Colliery closed on the 25th September 1971.

2.2 Bedlington Old School

2.2.1 The first edition Ordnance Survey map circa 1860 shows the location of the site as being Church Row. An extract of the map can be seen on *Figure* 2.

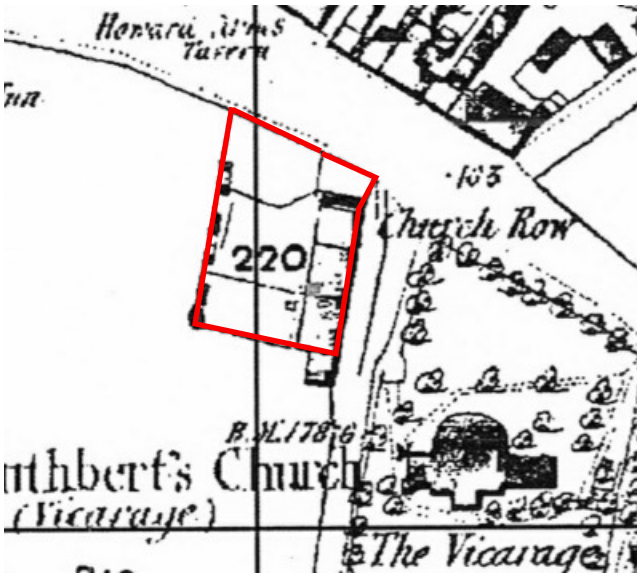


Figure 2. Extract from the 1860 Ordnance Survey map showing Church Row. The development site is outlined in red.

2.2.2 The earliest written record for Bedlington Old School dates to 1874, detailed in a log book and in the Proceedings relating to the Landowners School at Bedlington, 1872-1875. The site was bought in 1873, with with the demolition of Church Row and the construction of the school beginning soon afterward.

2.2.3 The 1887 History and Directory of Newcastle upon Tyne shows the Village Infants' School with Miss Annie Fisher as Head Mistress, with assistant Ann Robson.

2.2.4 Kelly's Directory of 1894 shows Miss Annie Fisher as the mistress of the school, labelled as supporting infants with a capacity of 204, and an average attendance of 160.

2.2.5 The Ordnance Survey map of 1897 (*Figure* 3) shows the original plan of the school, set in land that had originally housed Church Row. The school kept the original stone wall boundary set by the

western gardens of Church Row, but demolished the houses in their entirety.

2.2.6 Kelly's Directory of 1910 lists the building as a Council School for Infants, supporting 204 children. Miss Annie Fisher was still the Head Mistress.

2.2.7 Kelly's Directory of 1921 shows William Johnson as Head Master, Miss Alice Walker as the Head Mistress with Annie Campbell as mistress for the infants.

2.2.8 The 1922 Ordnance Survey map (Figure 4) shows the school essentially the same in plan as in 1897, but now labelled as 'Infant School'.

2.2.9 By the time of the production of the 1936-37 Ordnance Survey map, the school has been extended west. This can be seen on *Figure 5*. This change occurred in 1932, commemorated on a stone laid by the Right Reverend Harold Ernest, Bishop of Newcastle. The stone can be found in the southern extent of the east-facing elevation and was set in place on the 16th July 1932 to mark the reconstruction of the Bedlington Church Infants School. This stone can be seen on Plate 1 below.

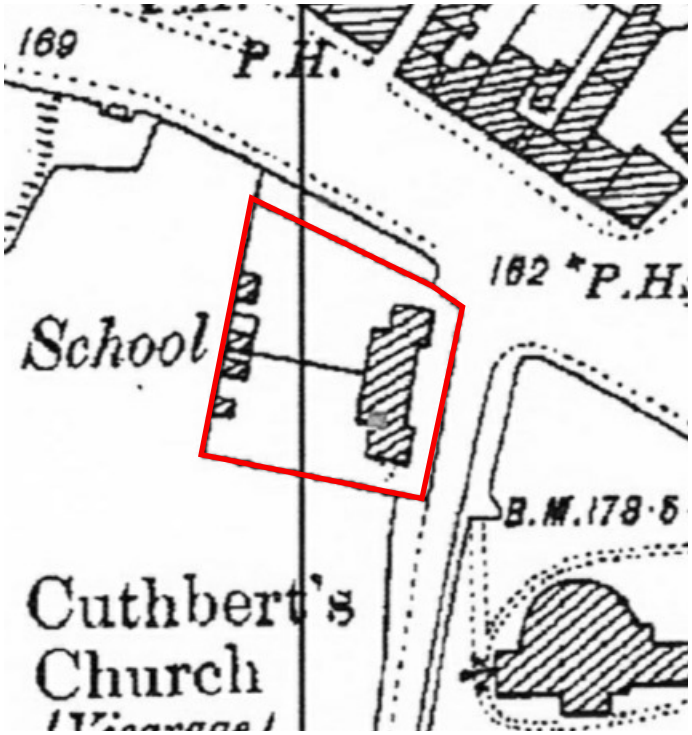
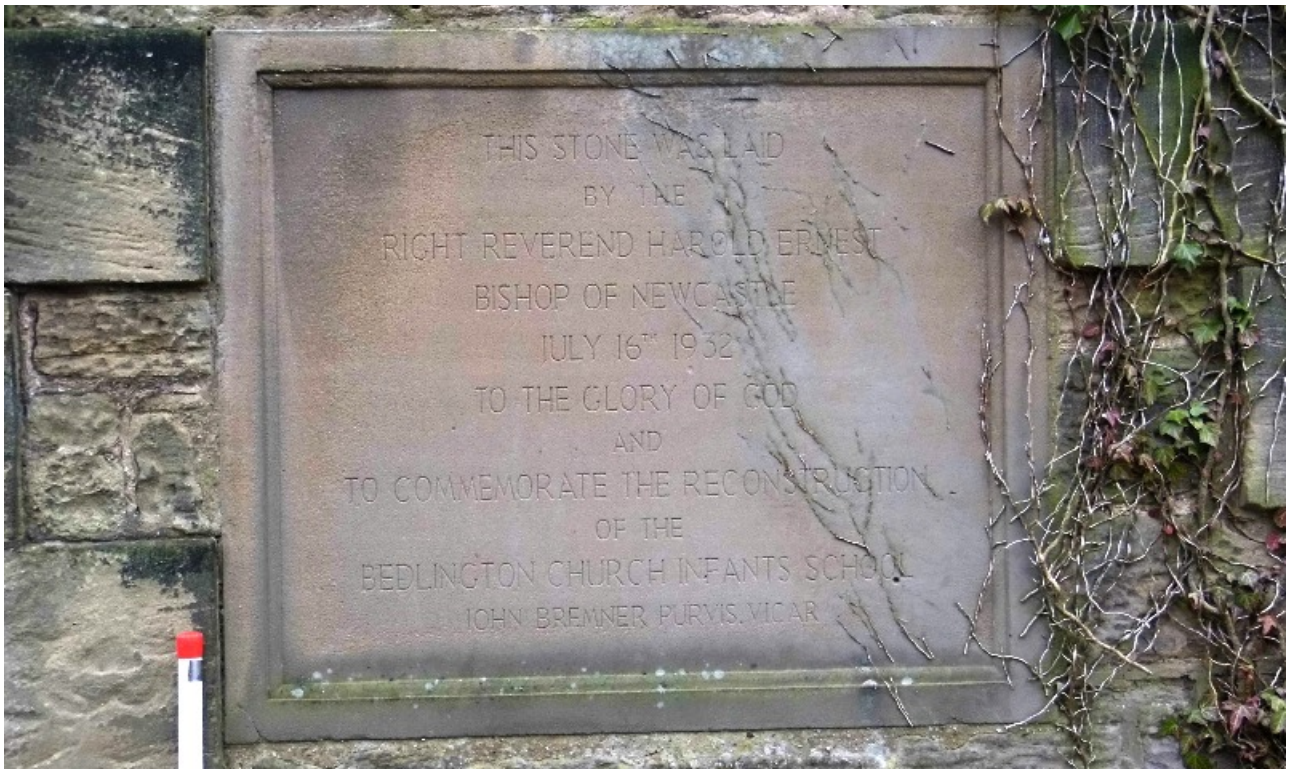


Figure 3. Extract from the 1897 Ordnance Survey map showing the school clearly labelled. The development site is outlined in red.

Plate 1. Commemorative stone set in the eastern elevation of the bullding (frame BOS14002)



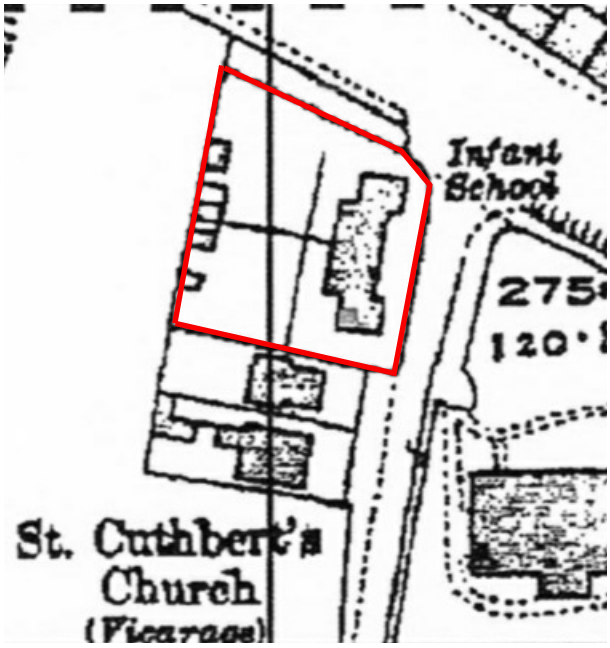


Figure 4. Extract from the 1922 Ordnance Survey map showing the school labelled as 'Infant School'. The development site is outlined in red.

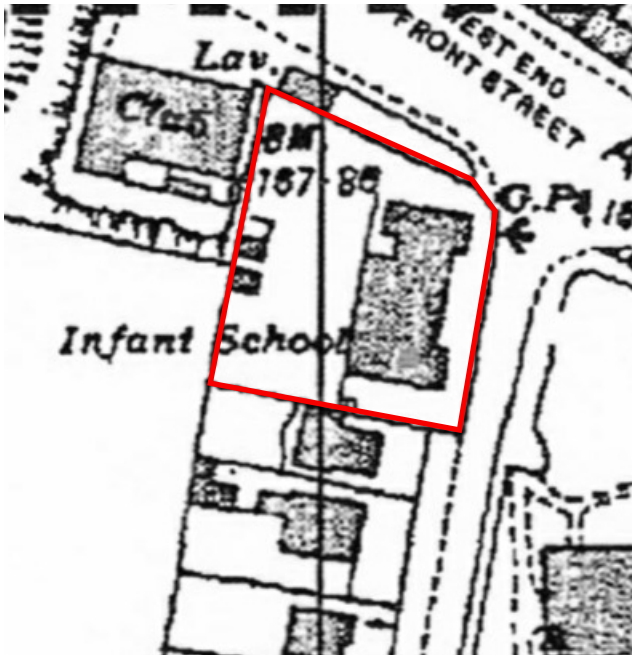


Figure 5. Extract from the 1936-37 Ordnance Survey map showing the school having been extended west. The development site is outlined in red.

2.2.10 The 1959-60 and subsequent Ordnance Survey maps show the school with the same plan as the 1936 map.

2.2.11 The school closed its doors in 1974 when the county education service was reorganised. The building was then used as St. Cuthbert's Church Hall until it fell into delapidation in the late 1990s.

2.2.12 Based on the physical examination of the building, accompanied by the map evidence, an assumed phase plan of the building has been produced, and can be seen on Figure 6 overleaf.

Figure 6. Observed phase plan of Bedlington Old School

3. Building and Photographic Survey

3.1 The photographic survey

3.1.1 The following chapter of the report contains a selection of relevant photographs to adequately illustrate the written record. *Figure 10* (page 31) shows the location and direction of each photograph taken and a full index of images (including those not used in this text) can be found in *Appendix 1*, which relates to images contained on the disc accompanying this report.

3.1.2 The photographic survey was severely limited due to the dangerous nature of the site. The state of the floors, walls and ceilings restricted passage and access to certain areas. The restrictions are described in each section where appropriate.

3.2 External

3.2.1 Outbuilding store: The outbuilding was not accessible at the time of the survey but is simply included here for completeness. The building lies on the western boundary of the development site and is constructed in roughly coursed sandstone rubble with brick piers and a flat felt roof. The outbuilding was constructed between 1937-1959 and replaced earlier buildings. See *Plate 2* below for more detail on the outbuilding.

3.2.2 The school: A feature plan of the structure can be found on *Figure 7* overleaf. Externally, the original school elevations are built of roughly coursed squared sandstone blocks with the 20th century additions being in red brick. The roof is slate and the building corners quoined. The structure has

Plate 2. The outbuilding looking northwest (frame BOS14003)

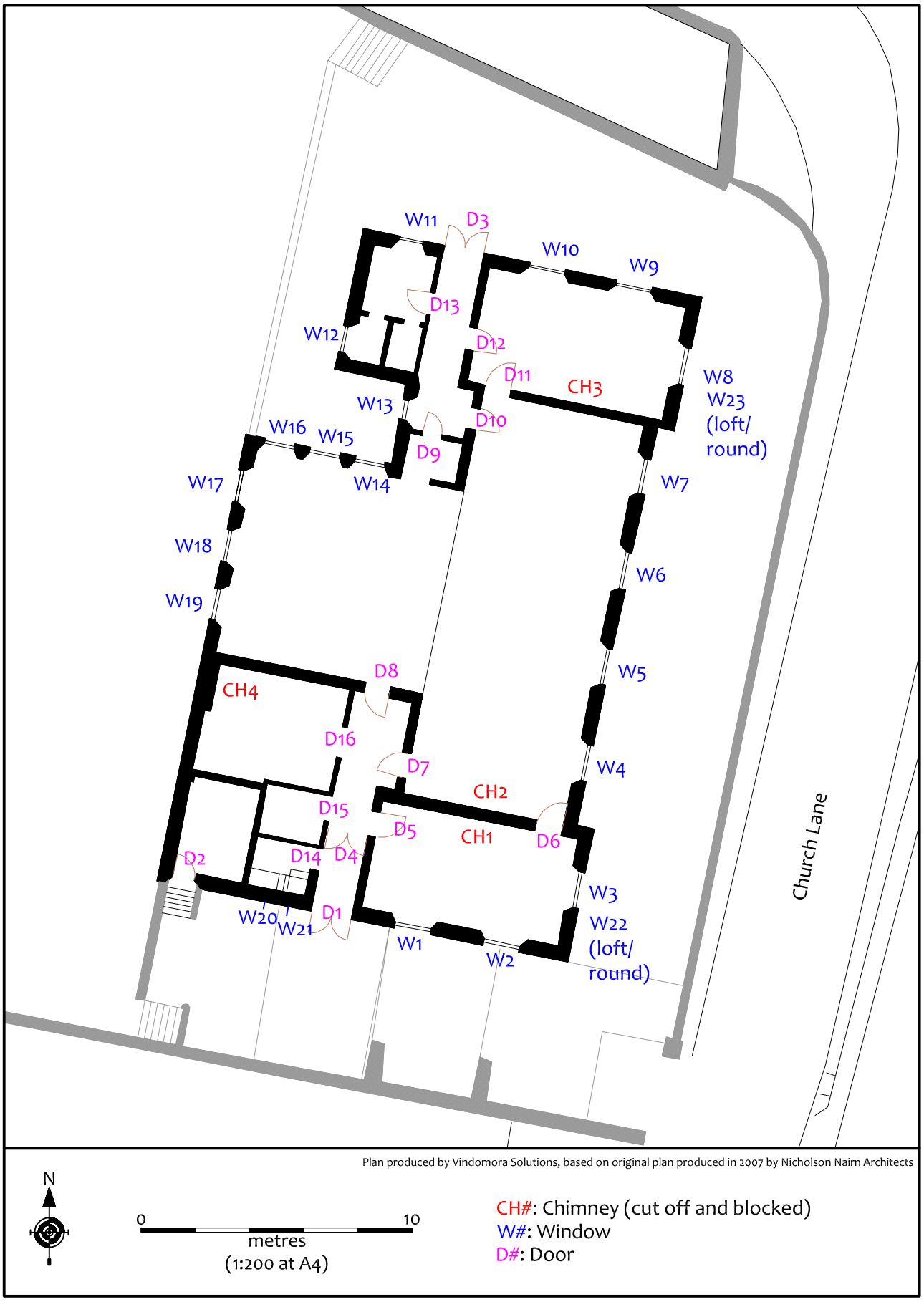


Figure 7. Plan of the Old School showing architectural features

sustained a great deal of external damage due to fire and ivy ingress. The original structure also sports a shallow stone plinth at the base of the walls.

3.2.3 The building contains 23 windows and 3 external doors.

3.2.4 **Southern elevation**: The southern elevation contains two immediate phases with the original stone build to the east and the 20th century addition to the west, marked by the quoined edge of the original building and double doors (D1).

3.2.5 The eastern side of the southern elevation (*Plate 3*) contains two windows, now boarded up. Both windows, W1 and W2, have stone sills and lintels with quoined jambs. A shallow stone plinth is also present.

3.2.6 The western side of the elevation (*Plate 4*) is badly damaged by fire, though whether through one incident or multiple incidents is uncertain. This block was built in 1932 with a sandstone frontage mimicking the earlier stone phase of construction. The two windows (W20 and W21) are narrow and boarded up, with stone lintels and protruding sills. The doorway (D2) to the storage area is blocked, and it was observed that the area behind this wall was too unstable to enter safely.

3.2.7 The main timber double doors (D1) were found to be in poor but working order and had been subject to a number of modern break-ins and subsequent repairs.

3.2.8 **Western elevation**: The western elevation is primarily made up of the 1932 additional build (*Plate 5*), constructed of coursed red brick in English Bond style. The main frontage holds three large windows (W17-19), boarded up, each with a stone lintel and a protruding brick sill.

Plate 3. The southern elevation of the school, showing the original phase on the right (frame BOS14004)

Plate 4. The southern elevation of the school from the southwest, showing the damage to the 1932 building phase (frame BOS14005)

Plate 5. The western elevation, central section (frame BOS14007)

3.2.9 North of the main frontage is an eastern return. This too is constructed in red brick and holds three windows (W14-16) of the same form as previously described.

3.2.10 In turn, the elevation returns north for a short section of multiple phased wall, with the base of the wall being the original sandstone built and the upper courses being the 1932 brick build. Where the wall breaks west again onto a further 1932 addition, the original stone gable end of the school can be seen *in situ* (*Plate 6*).

3.2.11 The western elevation's northern extent terminates in a squat brick structure with a flat felt roof, a small toilet block constructed again in 1932. It holds one window, W12, boarded with a stone lintel and protruding stone sill.

3.2.12 **Northern elevation:** The western section of this elevation belongs to the building's second phase and is built of sandstone rubble, mimicking the original build. The block is squat with a flat felt roof, and holds a single quoined double doorway (boarded up, D3) and one boarded window, W11. This window has a stone lintel and protruding stone sill, while the door has stone sill.

3.2.13 The eastern section of the elevation is the original stone build of the school and has two boarded windows, W9 and W10, both of which have stone lintels, sills and quoined jambs.

3.2.14 An image of the elevation can be seen on *Plate 7* overleaf.

3.2.15 **Eastern elevation**: The eastern elevation is the primary elevation viewed from Church Lane, and retains its original phase 1 form. The elevation has two gable ends and holds 6 windows on the ground floor. Each window has a stone lintel, sill and quoined jambs.

3.2.16 Each gable end holds a Victorian round leaded window centrally at loftspace height, set in a stone surround with keystones set at each 90° angle. The glass in the northern window is broken, and the southern window (and most of the associated gable) is obscured by a heavy ivy growth.

Plate 6. The northern extent of the western elevation showing the original gable in-situ (frame BOS14009)

Plate 7. The northern elevation (frame BOS14011)

3.2.17 Of interest on the eastern elevation is an inset inscribed stone (*Plate 1*, page 8), set just over a metre height off the ground at the southern extent of the elevation. The inscription reads:

THIS STONE WAS LAID
BY THE
RIGHT REVEREND HAROLD ERNEST
BISHOP OF NEWCASTLE
JULY 16TH 1932
TO THE GLORY OF GOD
AND
TO COMMEMORATE THE RECONSTRUCTION
OF THE
BEDLINGTON CHURCH INFANTS SCHOOL
JOHN BREMNER PURVIS, VICAR

3.2.18 **The boundary wall:** Like the majority of walls in this section of Bedlington, the property's boundary wall is built of sandstone rubble. For the most part, the current wall follows the original line of the property boundary shown in the 1865 Ordnance Survey map. However, it has been repaired over the years and added to. *Plate 9* (opposite) shows a view of the northeastern corner of the boundary wall, used as a shelter: the layers of repairs and additions are clearly visible.

Plate 8. The eastern elevation from Church Lane (frame BOS14014)

Plate 9. The northeast corner of the boundary wall, taken looking southwest (frame BOS14018)

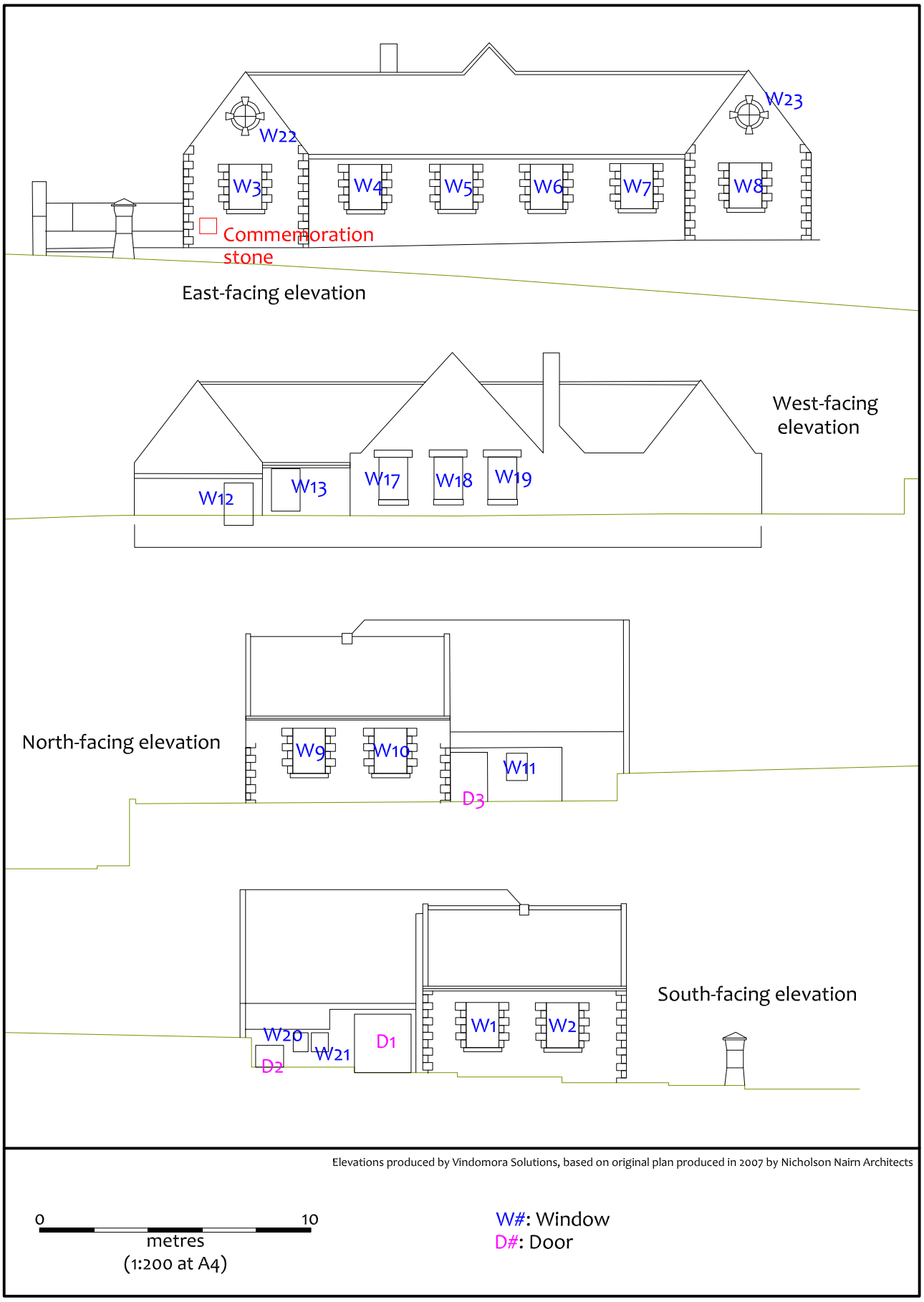


Figure 8. Elevations of the Old School showing architectural features

3.3 Internal

3.3.1 A plan of the building can be seen on *Figure 9* (overleaf) with rooms labelled in accordance with the sections detailed below.

3.3.2 **Area 1 (southern lobby):** 8.3m x 2.1m (max). The southern lobby is accessed from the exterior of the building through double door D1 in the southern elevation.

3.3.3 The lobby area is structurally unsound in its ceiling and in debris strewn across the floor. Of interest in this area is the visible stonework that once marked the edge of the original phase 1 school build. Plates 10 and 11 show the area in detail, with Plate 11 providing a close-up view of the original building edge.

3.3.4 **Area 2 (storage room):** 2.1m x 1.8m. This small storage area was extremely unstable, with a loose damaged overhanging ceiling and floor debris. For health and safety reasons, this room was not entered but simply photographed from doorway D14.

3.3.5 The interior frames of windows W20 and W21 were seen to be badly charred, but could be seen to be hopper windows.

Plate 10. View from within the lobby, looking southeast (frame BOS14022)

Plate 11. Close-up view of the stonework edge (frame BOS14021)

Plate 12. Storage area 2 looking southwest(frame BOS14023)

Figure 9. Old School plan labelled by area

Plate 13. The kitchen (Area 4) looking southwest (frame BOS14026)

3.3.6 The room once gave access to a set of steps leading up to a storage area (Area 11).

3.3.7 **Area 3 (cloakroom)**: 2.2m x 1.9m. This small cloakroom had a badly damaged ceiling but still retained its hook fittings. No features of historical or architectural interest were observed in this room.

3.3.8 **Area 4 (kitchen)**: 5.1m x 4m. The kitchen was severely damaged by fire (see *Plate 13* above), rendering it too dangerous to enter. The room was photographed from the doorway. The ceiling had mostly collapsed and the floor was strewn with debris, making it impossible to gauge safe footing.

3.3.9 The kitchen cabinet frames were still in-situ, as was the sink tiling surround. A blocked fireplace or boiler cavity could be seen on the west wall. No features of architectural or historical interest were seen within the area.

3.3.10 **Area 5 (Room 1)**: 7.5m x 4m. Room 1 had been a relatively spacious classroom, with a suspended ceiling and three large hopper windows for light. Windows W1-3 all had 16 lights divided between the upper and lower frames. The room also had a basic skirting board and in the north wall were the remains of a chimney likely to have been removed in the 1930s rebuild or later. In the north wall was a rotten timber door (D6) with 6 upper lights and wooden panelling, set in a plain architrave.

3.3.11 The wooden floorboards were rotten and the suspended ceiling was collapsing, making access to the room an issue.

Plate 14. Room 1 (Area 5) looking east (frame BOS14027)

Plate 15. The exposed roofing structure (Area 5) looking west (frame BOS14029)

Plate 16. Door 6 in the northern wall of Area 5 (frame BOS14030)

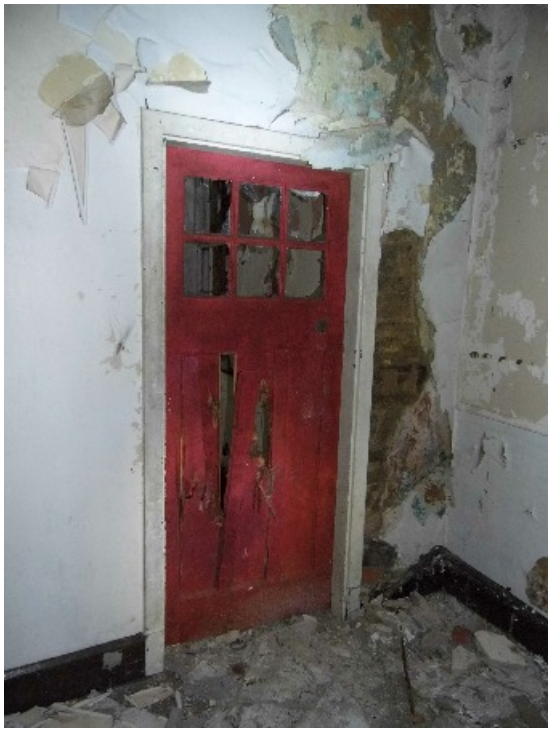


Plate 17. The Assembly Room (Area 6) looking north (frame BOS14031)

3.3.12 **Area 6 (Assembly Room)**: 15m x 6m. The Assembly room had a number of access issues, with the floor timbers being primarily rotten and in some cases burnt as well as the accessible floor area being strewn with syringe tips and other potential narcotic paraphernalia. The western stud wall that would once have divided the hall from Room 2 (Area 7) was gone, and had been in part used to cover large areas of damaged floor in Area 7.

3.3.13 In the south wall were the remains of a blocked chimney, matching that seen on the opposite side of the wall in Area 5: Like the windows in Area 5, the windows in the Assembly Room were 16-light hoppers. In the northern section of the area was the stage (which can be seen in *Plate 17* above).

3.3.14 Of interest in this area was the exposed roof truss. It seems unlilkely that this area had a suspended ceiling, and the truss was of an ornate scissor truss design.

3.3.15 This room would have been the primary hall for the original 19th century school build.

3.3.16 **Area 7 (Room 2)**: 7.8m x 7.7m. Room 2 was added in 1932 and divided by a stud wall from the Assembly Room. Like Area 6, Room 2 had access issues due to the rotten and broken floorboards, coupled in this case by the southern extent of the room having been subject to a fire causing severe roof and ceiling damage.

3.3.17 Nothing of architectural or historical interest was observed in this area.

3.3.18 **Area 8 (northern lobby)**: 8.7m x 2.1m (max). The northern lobby could only be accessed across the stage in Area 6 and through the northern door (D11), through Area 9 and back into the lobby. The ceiling and roof in this area had almost fully collapsed, leaving precarious overhangs: a tree

Plate 18. Room 2 (Area 7) looking west (frame BOS14035)

had also grown up through the debris causing further problems (see *Plate 19*). In the northern extent of the lobby is a timber double door, likely to be original to the 1930s build. (See *Plate 20*).

3.3.19 **Area 9 (Room 3)**: 7.1m x 4.2m. Room 9 contained hopper windows and the remains of a radiator on the eastern wall. This room showed no evidence of a suspended ceiling, and like the Assembley Room sported ornate scissor roof trusses.

3.3.20 Movement within the room was restricted to the southwest corner due to the rotten wooden floorboards: the southern wall had a blocked chimney of the same style as those previously mentioned and the internal circular window in the loftspace area was visible. The room also contained a plain skirting board of the same style as previously mentioned in Room 1 (Area 5).

3.3.21 **Area 10 (Toilets and bathroom)**: 4.3m x 2.2m. This 1932 addition was in a poor state with severe ceiling and roof damage. No features of interest were observed in this area.

3.3.22 **Area 11 (storage)**: 2.5m x 3.4m. This area had been destroyed by fire and was inaccessible. An image of the room can be seen on *Plate 4*, page 14.

3.3.23 **Area 12 (storage)**: Inaccessible, set beneath Area 11 and accessed only by blocked door D2 in the southern elevation.

3.4 Stone Inspection - by Gary Simpson, Heritage Consolidation Ltd

3.4.1 The stone was very soft sandstone of poor quality with high porosity levels similar in appearance to Blaxter or Millnock stone.

Plate 19. Access through the northern doorway in Area 7 to lobby Area 8 (frame BOS14037)

Plate 20. Door 3 in the northern wall of lobby Area 8 (frame BOS14038)

Plate 21. Room 3 (Area 9) looking east (frame BOS14039)

3.4.2 Unfortunately this type of stone is commonly used in and around the Bedlington area and almost without exception, buildings made with this stone have issues with both porosity and structural stability.

3.4.3 Stone of this type has a problem with moisture and is prone to surface decay or dusting. This problem is increased when it has been pointed in cement as the joints become waterproof and any moisture that is formed is forced to expel from the stone and not the joint (lime pointing would allow the joints to breathe).

3.4.4 In conclusion we would not recommend the re-use of this stone in any new build. The only exception to this is the plaque which is built into the south side of the east elevation as this is sandstone of a much higher quality.

Plate 22. An example of the degraded stone on the southern elevation with inappropriate pointing materials (frame BOS14017)

4. CONCLUSIONS

4.1 Conclusions

4.1.1 Bedlington Old School lies within the Bedlington Conservation Area: it was built in 1874 as a Council Infants School, the building replacing Church Row, and continued in use as such into the 20th century. In 1932, the building was renovated and extended west. The school discontinued its intended use in 1974, when it became St. Cuthbert's Church Hall.

4.1.2 Built of local sandstone the school is architecturally unremarkable, with all historic and potentially interesting architectural features removed, barring an inscribed stone in the eastern outer elevation: furthermore, the building is in such poor condition that the structure is a health and safety liability, with the roof and ceilings liable to further imminent collapse and the floor continuing to rot. Multiple fires have opened the structure to the elements, allowing wind and water to compound the damage caused by the fires.

4.2 Recommendations

4.2.1 **03/00508/CON Condition 2 (Vindomora Solutions)**: This report forms a Level 2 historic building survey as as set out in *Understanding Historic Buildings – a guide to good recording practice* (English Heritage 2006) and *Recording Historic Buildings* (RCHME 1996), drawing together a photographic survey of the standing remains and written description. It is recommended that no further architectural recording of the standing building is necessary.

4.2.2 **03/00508/CON Condition 3 (Heritage Consolidation Ltd)**: Examination of the stone comprising the current school building has suggested that the material is subject to porosity and structural stability issues. It is recommended that the stone is not re-used in the new build, except the stone inscription block on the eastern elevation which is of higher quality than the rest of the material used in the building and thus usable in the new build.

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Appendix 1: Photographic Survey

Key

Frame #: digital filename of the photograph as found on the archive disk
Label: label used on photographic location figures
Facing: direction the photograph was taken in
Description: brief description of photograph content

Digital

Frame #	Label	Facing	Description
BOS14001	1	northwest	General view of the school
BOS14002	2	west	Commemorative stone set in the eastern elevation of the bullding
BOS14003	3	northwest	The outbuilding
BOS14004	4	northeast	The southern elevation of the school, showing the original phase on the right
BOS14005	5	northeast	The southern elevation of the school from the southwest, showing the damage to the 1932 building phase
BOS14006	6	north	Detailed view of Door 1
BOS14007	7	east	The western elevation, central section
BOS14008	8	east	The western elevation, southern section
BOS14009	9	east	The northern extent of the western elevation showing the original gable in-situ
BOS14010	10	southeast	Northwest ingress of the building
BOS14011	11	southeast	The northern elevation
BOS14012	12	south	The northern elevation
BOS14013	13	west	The eastern elevation from Church Lane
BOS14014	14	west	The eastern elevation from Church Lane
BOS14015	15	west	Eastern elevation southern gable, showing ivy cover
BOS14016	16	west	Eastern elevation, window detail
BOS14017	17	north	An example of the degraded stone on the southern elevation with inappropriate pointing materials
BOS14018	18	southwest	The northeast corner of the boundary wall
BOS14019	19	southwest	A view of the school and boundary wall from Front Str.
BOS14020	20	southwest	A view of the boundary wall looking up Church Lane
BOS14021	21	east	Close-up view of the stonework edge
BOS14022	22	southeast	View from within the lobby
BOS14023	23	west	Storage area 2
BOS14024	24	west	The cloakroom

Frame #	Label	Facing	Description
BOS14025	25	northwest	The kitchen (Area 4)
BOS14026	26	southwest	The kitchen (Area 4)
BOS14027	27	east	Room 1 (Area 5)
BOS14028	28	west	Room 1 (Area 5)
BOS14029	29	west	The exposed roofing structure (Area 5)
BOS14030	30	northeast	Door 6 in the northern wall of Area 5
BOS14031	31	north	The Assembly Room (Area 6)
BOS14032	32	south	Detail of scissor truss in Assembly Room (Area 6)
BOS14033	33	south	Detail of blocked chimney on south wall of Area 6
BOS14034	34	west	The Assembly Room (Area 6)
BOS14035	35	west	Room 2 (Area 7)
BOS14036	36	southeast	Room 2 (Area 7)
BOS14037	37	northeast	Access through the northern doorway in Area 7 to lobby Area 8
BOS14038	38	northeast	Doors 3 in northern lobby
BOS14039	39	east	Room 3 (Area 9)
BOS14040	40	west	The toilet/washroom area

Figure 10. Location and direction of digital photograph archive frames

Appendix 2: Written Scheme of Investigation

Introduction

This document details a Written Scheme of Investigation (WSI) to undertake a scheme of archaeological building recording at Old School. Bedlington, Northumberland NE22 5EL, equivalent to English Heritage Level 2 as set out in *Understanding Historic Buildings – a guide to good recording practice (*English Heritage 2006) and *Recording Historic Buildings (*RCHME 1996) prior to development by Dysart Developments Ltd.

Anticipated Programme of Works

Subject to WSI approval and the provision of scaled plans and elevations by the client's architect, the survey will be undertaken between the 19th-21st November 2014. The report will be provided in draft digital form to the client and Northumberland County Council no later than December 10th, 2014.

Historical Background

A detailed historical background of the building will be presented in the report based upon the previously compiled heritage statement and accompanying material supplied by Dysart Developments Ltd.

Capability and Staffing

Vindomora Solutions was formed in July 2012 by Tony Liddell. Tony has worked in the heritage industry since graduating in 1994 with small forays into technical authorship and digital media archiving and well as the mainstay field archaeology, survey and presentation. Vindomora Solutions specialise in providing field archaeological services, research, survey and presentation, as well as publishing, photography, multimedia and website design and maintenance. This project will be managed on a day-to-day basis by Tony Liddell B.Sc. (Hons). Further staff may assist in this project: all will have a minimum of a bachelor's degree in archaeology and a minimum of two years *relevant* field experience.

The on-site inspection of stonework for potential retention and reuse will be undertaken by Gary Simpson, Director of Heritage Consolidation Ltd. His report will be included in this building recording scheme.

Professional Standards

All work undertaken will be in accordance with the Institute for *Archaeologists' Code of Conduct* (2010) and their *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2008). The following English Heritage standards/guidance will also be adhered to: *Measured and Drawn - Techniques and practice for the metric survey of historic buildings* (second edition, 2009) *Conservation Principles - Policies and Guidance* (2008) and *Understanding Historic Buildings - A guide to good recording practice* (2006).

Insurance

Vindomora Solutions currently holds insurance to the value of:

Professional Indemnity:	£250,000
Public Liability:	£5,000,000
Employers' Liability:	£10,000,000

Health and Safety

All work on site will abide by the Health and Safety Act of 1974 and all its subsequent amendments. All fieldwork projects are undertaken in accordance with the Federation of Archaeological Managers & Employers (FAME) manual *Health and Safety in Field Archaeology*. All field personnel will wear the required

personal protection equipment, and a Risk Assessment (incorporating continuous assessment) will be produced prior to the works beginning.

A Dysart Developments Ltd representative will accompany the survey team onto the site to aid in mitigating any health and safety issues arising.

Tasks

The aims and objectives of this project are:

- To undertake a Level 2 building survey as set out in *Understanding Historic Buildings – a guide to good recording practice (*English Heritage 2006) ;
- To provide a report on suggested re-use of stone within the current building;
- Production of the report;
- Production of the archive.

Fieldwork Methodology

Specific items of note are:

- Photographic Record: The structure will be recorded externally, using a 1-2m ranging pole for scale, including a colour control frame using a standard RYGB scale. All main photographs will be orthogonal where possible, with angled shots used where necessary or where they would provide more information.
- The location of each photograph, including direction taken will be provided on a plan of the structure.
- Elevations provided by the client will be marked up with archaeological/architectural features of note, especially if evidentially, historically or aesthetically significant.
- The structure will be recorded internally, room by room and using a 1-2m ranging pole for scale, including a colour control frame using a standard RYGB scale in each area where different natural levels of light occur.
- The location of each internal photograph, including direction taken will be provided on a plan of the structure. The plans will also be marked with the location of any archaeological/architectural features of note, especially if evidentially, historically or aesthetically significant.
- General shots of the building in its overall surroundings will be taken.
- The photographic record will be undertaken using the following formats:
  Digital JPG: (8MP), Canon Digital SLR;
  Digital JPG: (15MP), Panasonic Lumix DMC-LZ30;
- A video record will be undertaken using a GoPro 3+ camera. While this video will not be used in the final archive it will provide a record of the work undertaken as well as building condition information if required in the future.
- Filenaming/printing: All photographs will be named using an 8-digit filename, prefixed with BOS14 (**B**edlington **O**ld **S**chool 20**14**). A full photo register will be supplied in the finished report as an appendix. All digital photographs will be supplied on an archival quality DVD.
- Written Record: The structure will be recorded on pro-forma record sheets, with the following data recorded as a minimum. The precise location including an 8-figure National Grid Reference (centre of structure) will be provided. The date of the record and the names of the recorders will be included. A summary statement describing the structure's type or purpose, materials and dates

will be included, along with a short account of the structure's plan, form, age and development sequence if possible.

- Background Research: Basic historic background research will be undertaken utilising the client's existing heritage research on the site.
- Services: Vindomora Solutions is not responsible for the detection of services within the development area. The detection and mitigation of services lies within the responsibility of the client;

The Report

The final report will be issued to the client once Northumberland County Council have approved it: the report will be submitted to Northumberland County Council in draft form within twenty working days of completion of the fieldwork. The client will receive one bound copy of the final report and one digital copy, as will Northumberland County Council. At a minimum, the final report will include:

- Each page and paragraph numbered within the report, and appropriate photographs and illustrations cross-referenced;
- Appropriate reference numbers (NGR 8-figure grid reference; Planning application number (if assigned); Durham County Council reference (if assigned); OASIS reference; Vindomora Solutions project reference number; Project code; Vindomora Solutions Ordnance Survey licence number);
- A concise, non-technical summary of the results;
- Basic details of site diary including date of works carried out;
- Basic description of the nature and extent of the demolition/development works;
- A basic summary of the historical and archaeological background of the site;
- Basic written description of the site location and underlying geology;
- A location plan of the development at a minimum scale of 1:10,000 along with a general location of the site at 1:25,000 along with a plan showing the extent of the demolition at a recognisable planning scale and located with reference to the national grid;
- Plans of the demolition/development area at an appropriate scale locating photographs and features of interest;
- Annotated elevations of the building at an appropriate scale locating features of interest;
- A selection of appropriate photographs illustrating the descriptive and analytical text, as well as a discussion of any key architectural features and materials, all illustrated by relevant photographs;
- A section on the stone identification and state, as well as a statement on potential re-use;
- A conclusion;
- Appendices as appropriate including photographic index;
- NOTE: The report will adhere to standards and informational content required by a Level 2 survey, as outlined in *Understanding Historic Buildings – a guide to good recording practice (*English Heritage 2006) and *Recording Historic Buildings* (RCHME 1996).

The Archive

A copy of the final report will be deposited with the Historic Environment Record (HER). The archive will be deposited within 3 months of the completion of the final report.

- All archiving will be carried out in compliance with *IfA Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2009), Appendix 3 of MAP2

(English Heritage 1991) and the Guidelines for the Preparation of Archaeological Archives for Long Term Storage (UKIC 1990);

- Vindomora Solutions is registered with the **O**nline **A**cces**S** to the **I**ndex of Archaeological Investigation**S** Project (OASIS). An OASIS form will be completed for this project and a copy of the report attached. After validation by the HER, the project file will become publicly accessible.
- **The digital photographic archive will also be uploaded to OASIS, or directly via ADS if the archive is too large for OASIS.**

Copyright

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Written Scheme of Investigation 109-14-HS
Produced by Tony Liddell, Vindomora Solutions
Friday, November 14, 2014