



TOWN
Reeds Wharf,
33 Mill St,
London,
SE1 2AX

20/03/24

Ian Birkett
Senior Planning Officer
City Hall Sunderland
Plater Way,
Sunderland
SR1 3AA

Dear Ian,

Archaeology requirements in regard to planning submission at Nile Street, Sunderland, SR1

As set out in the Sunderland Planning Validations 2024, an Archaeology Assessment is typically required for all Full Planning Applications. Appended to this letter is correspondence with Rachel Grahame, Tyne and Wear Archaeology Officer.

Within Rachel Grahame's email, she advises that they are not looking for any further archaeological work prior to the determination of any planning applications due to previous investigations, and that a desk-based assessment is unlikely to add further knowledge of the site.

In summary, we have been advised that there is currently sufficient information regarding the site to assess the site as having very low archaeological potential, and therefore a desk-based assessment is not required for planning submission.

As advised in the received pre-application email 22nd August 2023, this letter and the appended documents meet the validation for an Archaeology Assessment.

Yours sincerely

A handwritten signature in black ink that reads "G. Holyoak." with a period at the end.

Gemma Holyoak
Development Manager
For & on behalf of TOWN

Appendix 1

From: Grahame, Rachel <Rachel.Grahame@newcastle.gov.uk>
Date: Wednesday, 9 August 2023 at 14:13
To: Gemma Holyoak <gemma@wearetown.co.uk>
Cc: Daniel Hattle <Daniel.Hattle@sunderland.gov.uk>, Tia Castellano <tia@wearetown.co.uk>, Neil Murphy <neil@wearetown.co.uk>
Subject: RE: Sunnyside - Nile Street/Villiers Street

Hi Gemma,

Apologies for the slow reply, I'm a bit behind at the moment. I would be very interested in seeing the report on the GPR survey if it can be made available. I can confirm that an archaeological desk based assessment is not required for the submission, as I have enough information already to assess the site as having very low archaeological potential.

Rachel

Rachel Grahame
Tyne and Wear Archaeology Officer

Planning, Newcastle City Council, 9th Floor, Civic Centre, Newcastle upon Tyne, NE1 8QH
Telephone 0191 2774759 Mobile 07977 589598
Website <https://www.newcastle.gov.uk/services/planning-building-and-development/historic-environment-urban-design-and-landscape-1>
Online Tyne and Wear Historic Environment Record www.twsitelines.info

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From: Gemma Holyoak <gemma@wearetown.co.uk>
Sent: 28 July 2023 15:16
To: Grahame, Rachel <Rachel.Grahame@newcastle.gov.uk>
Cc: Daniel Hattle <Daniel.Hattle@sunderland.gov.uk>; Tia Castellano <tia@wearetown.co.uk>; Neil Murphy <neil@wearetown.co.uk>
Subject: Re: Sunnyside - Nile Street/Villiers Street

Dear Rachel,

Thank you for your email to Dan below in regards to the Nile + Villiers development.

To update you, we have appointed the design team and are progressing with the planning application. We are also commissioning a GPR survey which we hope to be completed in the next few weeks and will supersede the survey from 2006.

We would just like to confirm that a desk based assessment isn't required for the submission across the entire site (red line boundary attached).

Best.

Gemma Holyoak

Development Manager

TOWN.

07766224233

gemma@wearetown.co.uk

www.wearetown.co.uk

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2021 Festival of Place Future Place Award
 2021 Civic Trust Award
 2020 Estates Gazette Future of Real Estate Award
 2020 RTPI Silver Jubilee Cup Winner
 2020 RICS Social Impact Award East of England
 2019 RIBA National Award
 2019 Housing Design Awards Richard Feilden Award
 2019 National Urban Design Award

From: Grahame, Rachel <Rachel.Grahame@newcastle.gov.uk>

Sent: 01 March 2023 16:24

To: Daniel Hattle <Daniel.Hattle@sunderland.gov.uk>

Cc: Mark Taylor <Mark.Taylor@sunderland.gov.uk>

Subject: Sunnyside - Nile Street/Villiers Street

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Hi Dan,

I'm just picking up on Sophie's Sunderland caseload. She appears to have started preparing a specification for an archaeological desk-based assessment for this site, but having looked further into our records I don't think a desk based assessment is required.

Regarding any concern about burials, there seems to have already been considerable work done on the Bethel Chapel site in 2007, consisting of four reports for an assessment, building recording and evaluation. I only have index entries in the HER for these, with no reports (which is very unusual), and they are marked 'NOT IN PUBLIC DOMAIN'. This work was preceded by a ground penetrating radar survey in 2006, which I do have a report for, and followed by an excavation in 2010. If anyone can find the missing 2007 reports so that they could be added to the HER I would be very grateful.

I have a post-excavation assessment report from 2018 (attached) relating to the excavation in 2010, and it is apparent that the crypt was fully excavated, and four trial trenches were also excavated in the former chapel gardens (see section 8.1). These found no evidence of burials, and a watching brief was subsequently carried out on the demolition of the crypt (section 8.2). Having reviewed this report, I think as much as possible has been done to clear the site of burials, and taking into account Sophie's comments, I don't think the site has any remaining archaeological potential, given that it was developed for housing in the 19th century, redeveloped in the 20th century and then cleared c.2019.

If there is any remaining concern about human remains on the site, an archaeological watching brief condition on any planning consent for the site might be appropriate in case any disarticulated human remains are found during construction.

Rachel

Rachel Grahame
Tyne and Wear Archaeology Officer

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