

ARCHAEOLOGICAL  
SERVICES  
DURHAM UNIVERSITY

on behalf of  
J A Property Ltd

Hope Inn  
Sedgfield  
County Durham

archaeological monitoring

report 4572  
September 2017

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## **1. Summary**

### **The project**

- 1.1 This report presents the results of archaeological monitoring conducted during a development at Hope Inn, Sedgefield, County Durham. The works comprised the monitoring of groundworks for alterations and extensions to the rear of the existing building and groundworks for an enabling development of ten lettable rooms to the rear of the property.
- 1.2 The works were commissioned by J A Property Ltd and conducted by Archaeological Services Durham University.

### **Results**

- 1.3 Two fragments of post-medieval mortared stone walls were identified. Too little of either wall survived within the trenches to allow any determination of their original functions.
- 1.4 Modern pits containing building rubble were present behind the inn and towards the rear of the property.
- 1.5 Elsewhere natural deposits directly underlay the topsoil or modern car park construction deposits.

### **Recommendations**

- 1.6 No further scheme of archaeological works is required in relation to this development.

## 2. Project background

### Location (Figure 1)

- 2.1 The site is located at Hope Inn, Sedgefield, County Durham (NGR centre: NZ 35625 28921). It covers an area of approximately 1400 sq m. To the west are properties on High Street, to the east are a health centre and properties on Front Street, to the north are properties on Whitehouse Drive and to the south is High Street itself.

### Development

- 2.2 The Grade II listed Hope Inn is being refurbished, including rear extensions to create a restaurant (Planning reference DM/16/0044/VOC). An enabling development consisting of the construction of ten lettable rooms on land to the rear of the public house, with associated works and car parking, has also been approved (Planning reference DM/17/01224/FPA). The archaeological monitoring condition applies to both of these consented developments.

### Objective

- 2.3 The objective of the monitoring programme was to identify and record any archaeological features uncovered during groundworks.

### Research Objectives

- 2.4 The regional research framework (Petts & Gerrard 2006) contains an agenda for archaeological research in the region, which is incorporated into regional planning policy implementation with respect to archaeology. In this instance, the scheme of works was designed to address agenda item MDi: Later medieval settlement; MDI: Later medieval landscape.

### Specification

- 2.5 The works have been undertaken in accordance with Written Schemes of Investigation provided by Archaeological Services Durham University (references DS16.414r and DS16.414r2) and approved by the planning authority.

### Dates

- 2.6 Fieldwork was undertaken intermittently between 3rd October 2016 and 24th August 2017. This report was prepared for September 2017.

### Personnel

- 2.7 Fieldwork was conducted by Stuart Johnston, Andy Platell and Laura Watson. This report was prepared by Andy Platell, with illustrations by Janine Watson. The Project Manager was Daniel Still.

### Archive/OASIS

- 2.8 The site code is **SHI16**, for **Sedgefield; Hope Inn 2016**. The archive is currently held by Archaeological Services Durham University and will be transferred to the Bowes Museum in due course. Archaeological Services Durham University is registered with the **Online Access to the Index of archaeological investigationS project (OASIS)**. The OASIS ID number for this project is **archaeol3-295969**.

### **3. Landuse, topography and geology**

- 3.1 At the time of this assessment, the proposed development area comprised a closed inn and its land to the rear.
- 3.2 The development area was predominantly level with a mean elevation of approximately 110m OD.
- 3.3 The bedrock geology of the area comprises Permian dolostone of the Ford Formation, which is overlain by Devensian glaciofluvial deposits ([www.bgs.ac.uk](http://www.bgs.ac.uk)).

### **4. Historical and archaeological background**

- 4.1 An extensive Roman settlement was located in East Park, immediately to the west of the village alongside the Roman Road 'Cade's Road' which ran from York to Chester-le-Street and beyond.
- 4.2 The village of Sedgefield is most likely to have originated from a small farmstead in the early medieval period. The Bishop of Durham purchased land at the vil in 915. The village legally became a town in 1312 and was granted a charter, a weekly market and a five day long fair once a year.
- 4.3 Hope Inn is located within the medieval centre of the village to the north of St Edmund's Church. All of the properties either side of the village green retain their historic medieval plot boundaries; including the proposed development area.
- 4.4 Archaeological deposits relating to the medieval and post-medieval period may survive within the site.

### **5. The archaeological monitoring**

#### **Introduction**

- 5.1 Archaeological monitoring was undertaken during two phases of the development: Firstly, during ground reduction and the excavation of strip foundations for the new extension to the rear of the standing buildings and secondly, during the excavation of strip foundations for the new lettable rooms in the grounds to the rear. The locations and extent of the monitored areas are shown in Figure 2.

#### **The extension to the standing building**

- 5.2 In the area of the new extension behind the inn, first the ground level was reduced across the site by around 0.3m. This involved removal of a tarmac surface [6] and partial removal of the sub-base below, exposing building rubble in brown silt over much of the development area and crushed dolomite [7] over its northern end (Photo 1).
- 5.3 Strip foundations were then excavated around the eastern, northern and western (where the new building extended beyond the limits of the standing building) sides of the new extension. All the way along the (longer) eastern foundation trench, natural yellow sand [3] was exposed almost directly below the limits of ground reduction. A test pit was excavated within this sand and it continued without change to a depth of at least 3.2m (Photo 2).

- 5.4 In the northern foundation trench, this natural sand was present for around 1.2m at the eastern end of the trench, but was then cut away by a near-vertical cut [F10 <4m wide by <1m deep]. The remainder of the trench was excavated through the fills of this cut. These consisted of a deposit of black silt containing building rubble and mortar flecks [11] angled against the sides of the cut and overlain by a brown sand containing mortar flecks [12] that extended beyond the base of the foundation trench across most of its length. Above this was a thin but persistent layer of brown clay [13: 0.1m thick], then a layer of building rubble [14: 0.15m thick] and then a layer of dark grey-brown silt containing building rubble [15: 0.15m thick]. This was overlain by the dolomite sub-base and tarmac of the current car park surface (Photo 3).
- 5.5 The brown sand containing mortar flecks [12] filled much of the western foundation trench, with a layer of black silt containing building rubble [16] overlying this at its southern end, against the 1970s extension to the building.
- 5.6 The steep-sided nature of the cut, and the presence of modern building rubble at its base, suggest that it was a pit used to dispose of building waste, perhaps during demolition of outbuildings behind the inn, recorded as having taken place sometime between 1964 and 1975 on historic Ordnance Survey editions.

#### **The new lettable rooms**

- 5.7 The new block of lettable rooms was built to the rear of the inn, partly on what had previously been part of the car park and partly on an area of lawn behind this. Throughout most of this area, natural yellow sand [3] was exposed; in the car park directly below a lower sub-base of black grit [8], followed by dolomite [7] and then tarmac [6] (Photo 4); and in the lawn directly below the topsoil, a dark grey-brown silty sand [1: 0.3m deep], except along the northern edge of the foundations, where an intervening deposit of dark brown sand [2: 0.45m deep] was present.
- 5.8 A large pit [F4: <6m by <5m wide] filled with modern building rubble covered much of the east wing of the new foundations, and was overlain by topsoil. Two wall fragments were exposed by the works. Towards the north-west corner of the foundations were fragmentary remains of a north-south wall [F5: 0.6m long by 0.4m wide and 0.8m high], comprised of mortared stone with a few bricks built into it (Photo 5). Towards the south-east corner was a second wall fragment [F9: 1.4m wide by 0.4m high] made of smaller, more rounded stones partly mortared together more irregularly (Photo 6). Both of these wall fragments were only visible in single foundation trenches and could not be traced further across the site.

## **6. The artefacts**

- 6.1 No artefacts were recovered.

## **7. The palaeoenvironmental evidence**

- 7.1 No material suitable for palaeoenvironmental assessment was identified.

## **8. The archaeological resource**

- 8.1 Two fragments of post-medieval mortared stone walls were identified. Too little of either wall was visible to allow any determination of their original functions.
- 8.2 Modern pits containing building rubble were present behind the inn and towards the rear of the property.
- 8.3 Elsewhere natural deposits directly underlay the topsoil or modern car park construction deposits.

## **9. Recommendations**

- 9.1 No further scheme of archaeological works is required in relation to this development.

## **10. Sources**

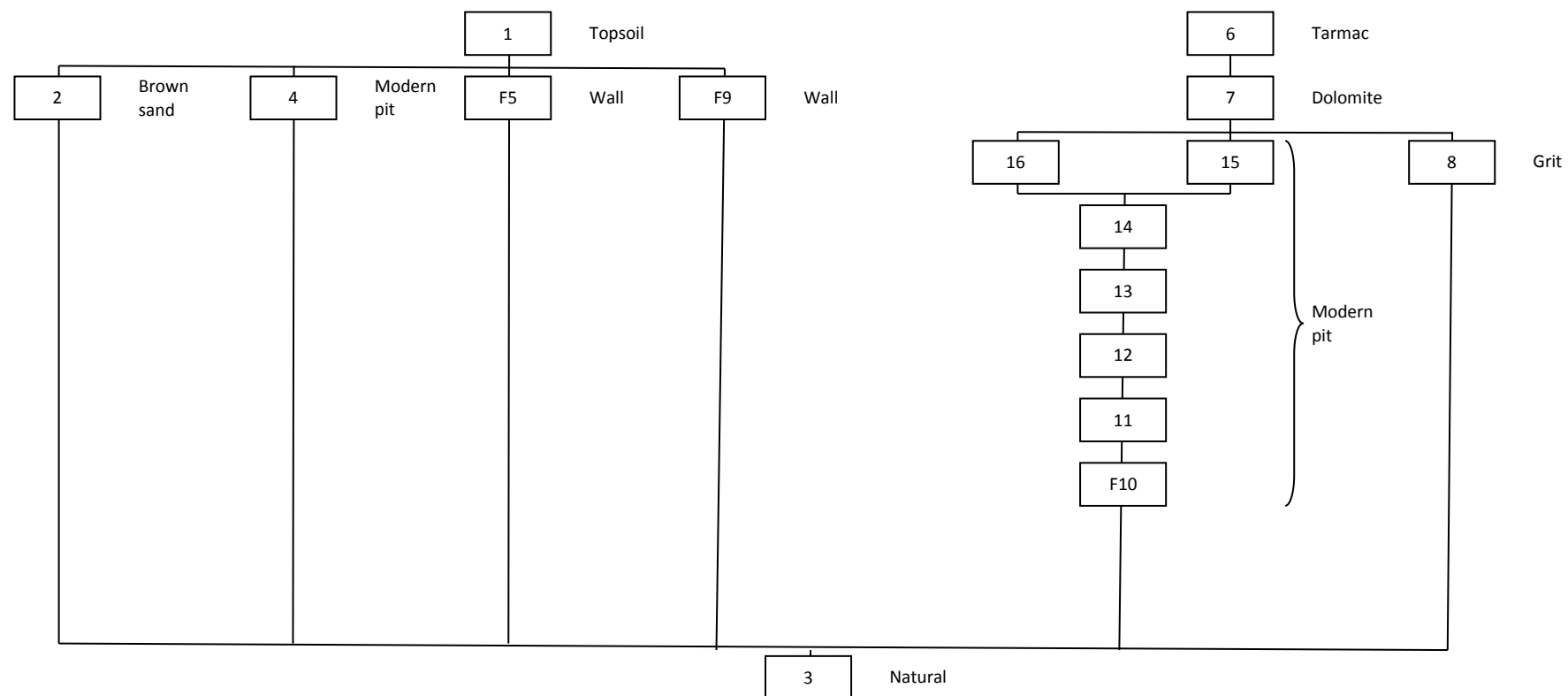
Petts, D, & Gerrard, C, 2006 *Shared Visions: The North-East Regional Research Framework for the Historic Environment*. Durham

## Appendix 1: Context data

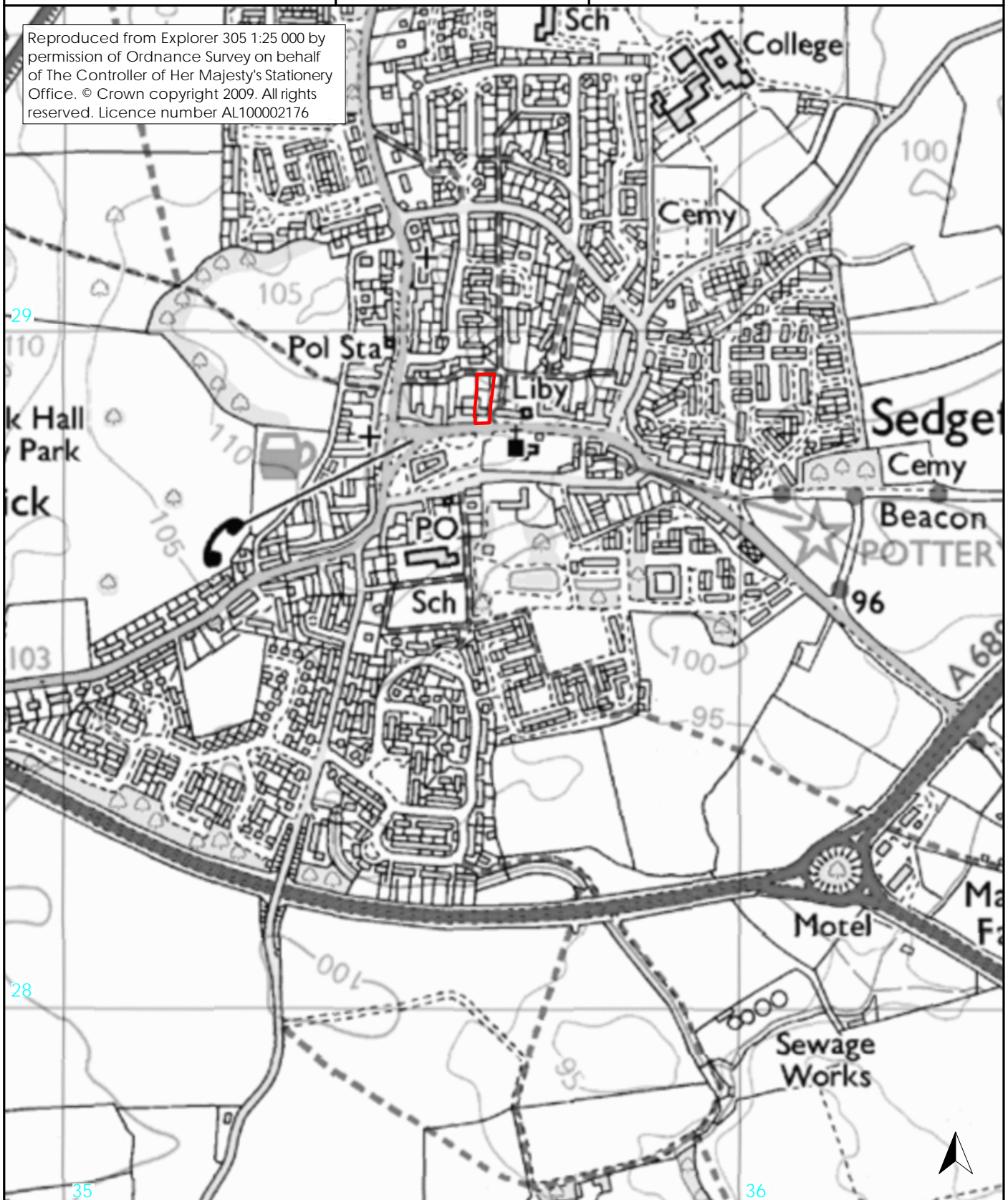
No	Description
1	Topsoil
2	dark brown sand below topsoil
3	Natural subsoil; yellow sand
F4	Pit containing modern building rubble
F5	Wall fragment
6	Tarmac
7	Dolomite sub-base
8	Black grit sub-base
F9	Wall fragment
F10	Pit containing modern building rubble
11	Black silt containing building rubble
12	Brown sand containing mortar flecks
13	Brown clay
14	Building rubble
15	Dark grey-brown silt containing building rubble
16	Black silt containing building rubble



## Appendix 2: Stratigraphic matrix



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 site location

0 400m  
scale 1:8000 for A4 plot







Photograph 1: Area of new extension following ground reduction, looking south



Photograph 2: Sondage into natural sand, looking northwest





Photograph 3: Modern cut F10, looking northeast



Photograph 4: Foundation trenches for lettable rooms, looking west





Photograph 5: Wall fragment F5, looking east



Photograph 6: Wall fragment F9, looking north