

**THE FORMER THORPE MATERNITY HOSPITAL SITE,  
ANDREW'S LANE, LITTLE THORPE, EASINGTON,  
COUNTY DURHAM**

**HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

**APRIL 2014**

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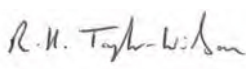
**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

**THE FORMER THORPE MATERNITY HOSPITAL SITE,  
ANDREW'S LANE, LITTLE THORPE, EASINGTON, COUNTY DURHAM**

**HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

<b>Pre-Construct Archaeology Limited Quality Control</b>	
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<i>Site Code</i>	THP 14
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**The Former Thorpe Maternity Hospital Site, Andrew's Lane, Little Thorpe,  
Easington, County Durham**

## **Historic Environment Desk-Based Assessment**

***National Grid Reference: NZ 4190 4260***

***Site Code: THP 14***

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## **1. NON-TECHNICAL SUMMARY**

- 1.1 An historic environment desk-based assessment of the site of the former Thorpe Maternity Hospital, Andrew's Lane, between Easington and Peterlee, County Durham, has been undertaken by Pre-Construct Archaeology. The work was commissioned by David Stovell and Millwater, Chartered Planning Consultants, on behalf of Woodside Leisure, the prospective developer of the site.
- 1.2 The study site is located to the south of the village of Easington and to the north of the town of Peterlee, on the south-west side of Little Thorpe roundabout on the A1086. With central National Grid Reference NZ 4190 4260, the site comprises an L-shaped plot of land covering c. 2.37 ha. The site is accessed from the north from Andrew's Lane and is bounded on all other sides by arable land.
- 1.3 An outline planning application for a residential development at the study site was previously submitted to Durham County Council. The County Council Archaeology Section recommended that the application should be refused until a 'Heritage Assessment' and outline mitigation strategy for any potential archaeological remains present on the site was submitted. The study site is known to lie in an area of significant archaeological interest as a result of a programme of archaeological evaluation previously undertaken in its immediate vicinity. This work revealed extensive archaeological remains dating from the prehistoric and Roman periods, possibly extending into later periods as well.
- 1.4 This assessment aimed to gain, as far as reasonably possible from existing records, an understanding of the historic environment resource within a wider study area of 1 km radius from the centre of the study site. It involved consultation with the County Durham Historic Environment Record, an examination of relevant cartographic and documentary material and a visual inspection of the study site and its environs.
- 1.5 The assessment has found that there are no designated heritage assets at the study site, while within the wider study area there are six listed buildings, all located to the north, in Easington. While there are no non-designated heritage assets recorded at the study site, the former Thorpe Hospital is listed on the national historic environment database maintained by English Heritage. This facility, which began as Littlethorpe Hospital in 1897, was built specifically for the treatment of infectious diseases. Additions were made before the site became Thorpe Maternity Hospital in 1950. The facility was closed in 1986 and the buildings were demolished in 1995. There are seven non-designated heritage assets recorded within the wider study area, these relating to activity in the Anglo-Saxon, medieval, post-medieval and modern periods.
- 1.6 The aforementioned known archaeological remains in the immediate vicinity of the study site represent a non-designated heritage asset which, as yet, is not listed on the Historic Environment Record. Extensive multi-period buried archaeological remains were identified by geophysical survey and a trial trenching evaluation. A double-ditched enclosure lies 100m to the south of the site, with associated interconnected fields systems, enclosures and trackways. The trial trenches located closest to the eastern and southern boundaries of the study site revealed pits and gullies of probable later prehistoric and/or Roman period date. A habitation area is, therefore, likely to have existed in the immediate vicinity of the study site and may well have extended into the area of the proposed development.

- 1.7 In terms of buried archaeological remains, the assessment has concluded that the study site has low potential for early prehistoric remains, high potential for later prehistoric and Roman remains, moderate potential for Anglo-Saxon and medieval and post-medieval agricultural remains, low potential for other (non-agricultural) medieval and post-medieval remains and high potential for structural remains of Thorpe Hospital. Archaeological remains from the Iron Age and Roman periods are likely to be non-designated heritage assets of low or medium significance, with potential to contribute to local or regional archaeological research objectives. Archaeological remains of Anglo-Saxon date are likely to be of regional importance and of medium to high significance due to the rarity of early Anglo-Saxon material in County Durham. Medieval and post-medieval archaeological remains relating to the agricultural use of the site would be of low significance, of local importance at best. Structural remains of Thorpe Hospital – specifically its earliest constructional phases, up to c. 1915 - are also considered to be of low archaeological significance, of local importance at best.
- 1.8 In terms of designated and non-designated heritage assets within the wider study area, the assessment has concluded that the proposed development would have no direct impact on any such assets and negligible or no indirect impact on these assets, in terms of affecting their setting.
- 1.9 It is, however, considered likely that, in terms of potential buried archaeological remains, development of the study site would have a direct impact on non-designated heritage assets. It is considered likely that the proposed development would have a moderate adverse effect on archaeological remains of Anglo-Saxon, Iron Age or Roman date. It is also considered likely that the proposed development would have a minor adverse effect on any medieval or post-medieval remains relating to the agricultural use of the site and also on any structural remains representing the earliest constructional phases of the former hospital which occupied the site.
- 1.10 It is recommended that a programme of archaeological investigation is undertaken at the study site, in advance of the proposed development, as a condition of planning permission. The recommended form of investigation is a 'strip, map and record/sample' exercise, to be undertaken ahead of all construction groundworks, in order to identify and record any archaeological remains which are present. The scope of the required archaeological work, including all post-excavation analysis and publication, as required, should be described in a Written Scheme of Investigation, to be agreed in consultation with the County Council Archaeology Section ahead do any work taking place.

## **2. INTRODUCTION**

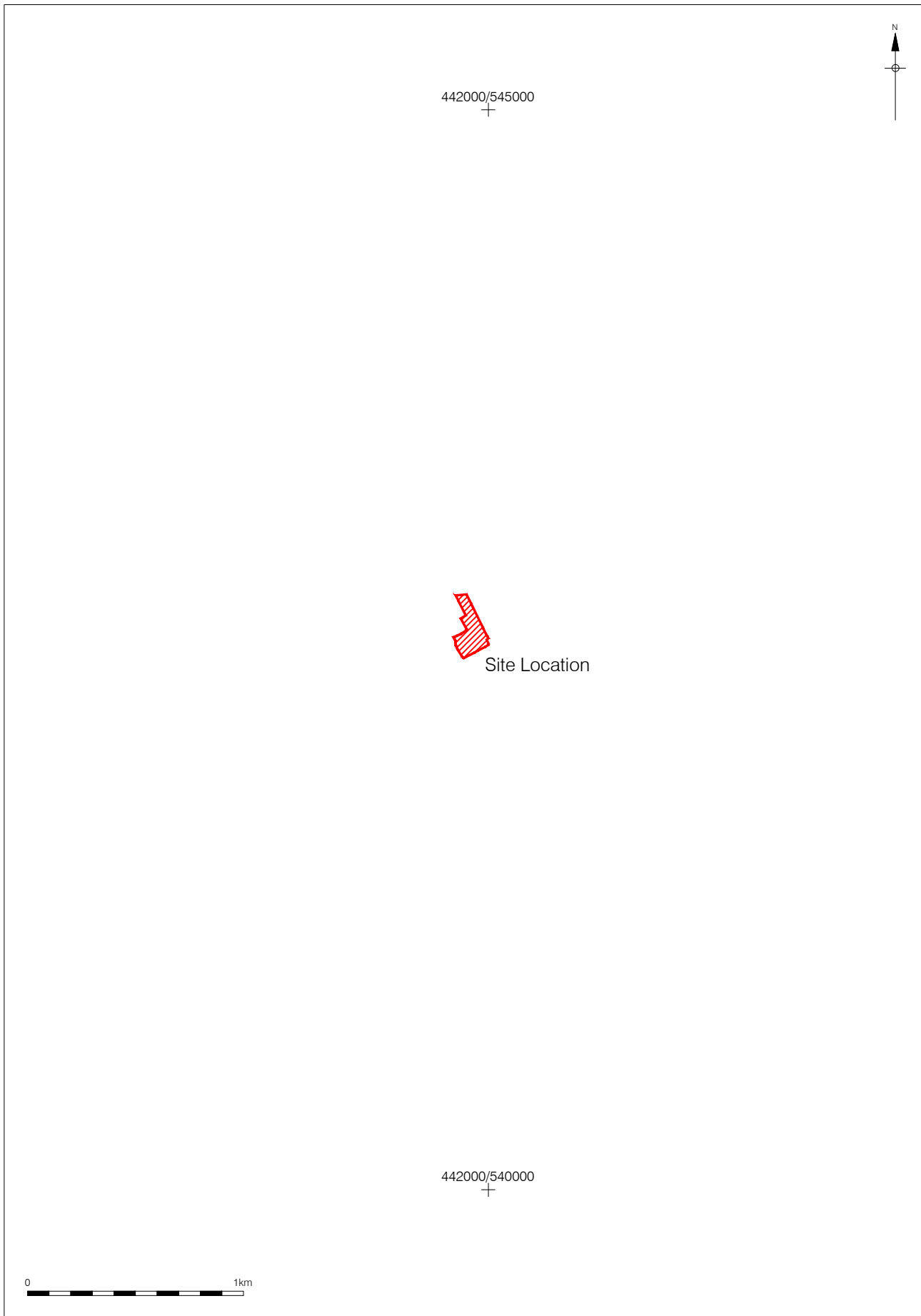
### **2.1 Project Background**

- 2.1.1 Researched and written by Pre-Construct Archaeology Limited (PCA), this historic environment desk-based assessment was commissioned by David Stovell and Millwater, on behalf of Woodside Leisure, in support of a planning application for a residential development of the site of the former Thorpe Maternity Hospital. An outline planning application previously submitted to Durham County Council was refused on the grounds that, as the accompanying documentation did not include a 'Heritage Assessment', the proposal did not take into account the archaeological potential of the site.
- 2.1.2 Current UK Government guidance as set out in the *National Planning Policy Framework* (NPPF) (Department for Communities and Local Government 2012) indicates that, in submitting planning applications for sites with a historic environment dimension to them, developers/applicants are required to describe the level of significance of any heritage assets affected and, where a proposed development site includes or has the potential to include heritage assets of archaeological interest, there is a requirement to submit an appropriate desk-based assessment.
- 2.1.3 The Local Planning Authority (LPA), Durham County Council, has responsibility for development control in relation to the historic environment throughout the county, including the former District of Easington area. In this instance, the Archaeology Section (DCCAS) of the Heritage, Landscape and Design Team of Durham County Council will advise regarding the potential implications of the proposed scheme with regard to the historic environment.
- 2.1.4 In line with current guidance of the Institute for Archaeologists (IfA 2012), the assessment comprised a programme of study of the historic environment of a specified area around the study site in order to place the site in its heritage context; in this case, a 'wider study area', with a 1 km radius from the centre of the study site, was examined. Central to the programme of study was an analysis of existing written, graphic, photographic and electronic information, undertaken in order to identify known and potential heritage assets within the wider study area and to establish the interests and significance of those assets.
- 2.1.5 By addressing historic environment issues for the study site and its vicinity, the assessment will allow the formulation of a strategy to mitigate the potential impacts of the proposed development scheme on heritage assets and their settings.
- 2.1.6 The **Online AccesS** to the **Index of Archaeological InvestigationS** (OASIS) reference number for the project is: preconst1-177678.

### **2.2 Site Location and Description**

- 2.2.1 The study site is located in the eastern part of County Durham, c. 0.5 km to the south of the village of Easington, at central National Grid Reference NZ 4190 4260 (Figure 1). It lies off Andrew's Lane, on the south-west side of a roundabout on the A1086 at Little Thorpe, with the hamlet of that name located c. 0.3 km to the north-west, and the urban sprawl of the new town of Peterlee beginning c. 0.5 km to the south. The A1086 leaves the A19 c. 0.5 km to the west of the study site.



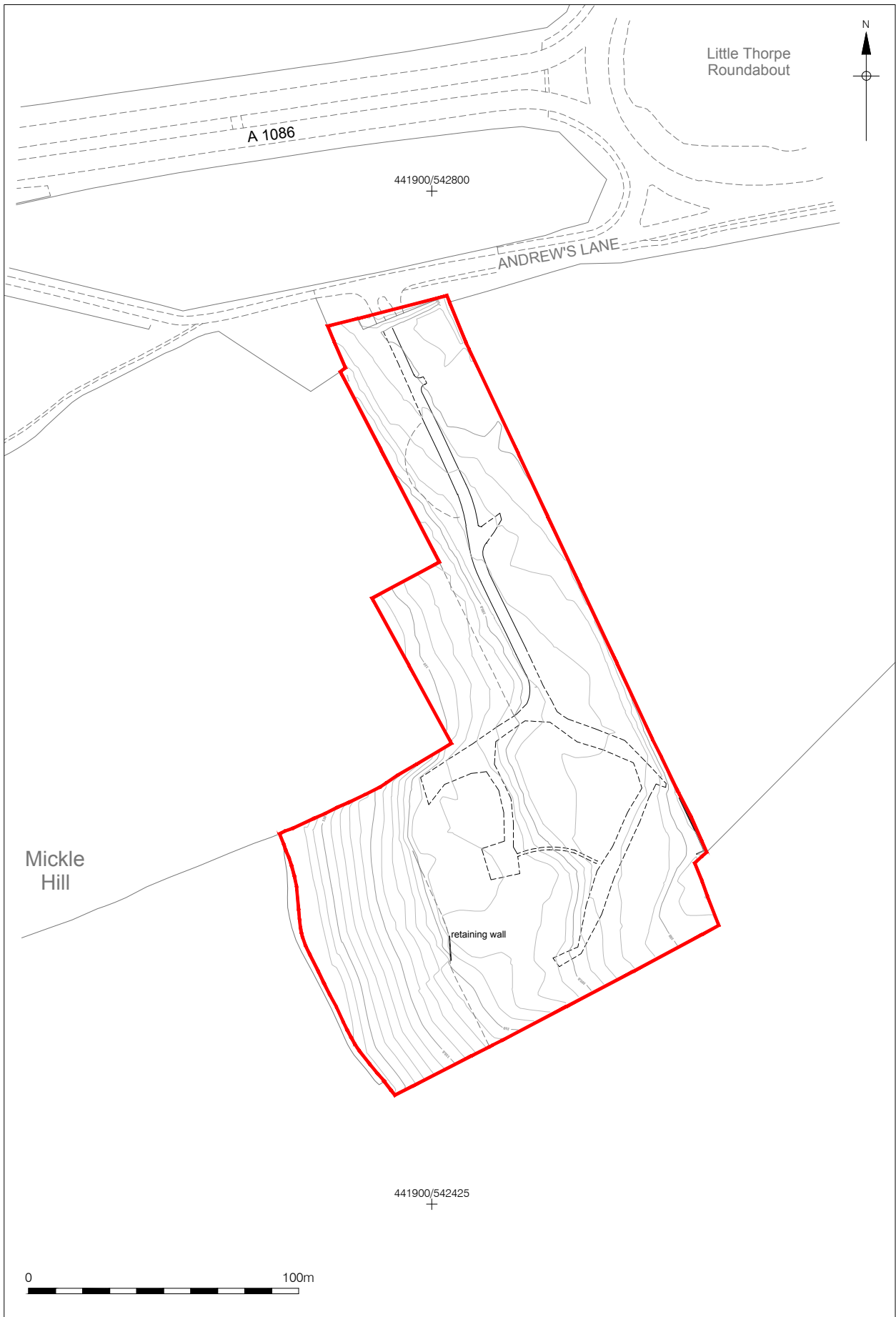


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Figure 1  
Site Location  
1:20,000 at A4



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Figure 2  
Detailed Site Location  
1:2,000 at A4

- 2.2.2 The study site measures up to 260m NW-SE by up to 160m NE-SW and comprises a roughly L-shaped plot of land covering c. 2.37 ha (Figure 2). It is bounded to the north by Andrew's Lane and on all other sides by open arable land. The site is accessed from Andrew's Lane, which runs westwards from the A1086 roundabout, this lying c. 100m to the north-east of the site. From the south-east side of the roundabout, Thorpe Road feeds into the road network of Peterlee and the adjacent former colliery village of Horden.
- 2.2.3 In overall terms, the study site lies on the lowermost, north-east facing slope of Mickle Hill (which has a subsidiary promontory, Andrew's Hill, on its north side). The easternmost portion of the site, along its entire length, has the form of a landscaped 'platform', probably the result of landscaping groundworks when the site was first developed in the late 19th and early 20th centuries as a hospital. Along this platform, ground level rises from c. 104.50m OD, at the site entrance to the north, to c. 106.50m OD to the south, an almost imperceptible rise of c. 2.0m over a distance of c. 250m.
- 2.2.4 Ground level rises markedly towards and beyond the western edge of the site, this being most pronounced in its wider, south-western portion, which extends further up the side of Mickle Hill. To illustrate this, from east to west, across the south-westernmost part of the site, ground level rises from c. 106.50m OD to c. 115.50m OD, a rise of c. 9.0m over a distance of c. 50m.
- 2.2.5 Appendix 2 contains a series of photographs which show the study site and its environs taken in March 2014. The site is, as described, overlooked by the higher part of Mickle Hill (Plates 1 and 2, show the narrow northern and wider southern portions of the site, respectively, from this vantage point). From the east, on Thorpe Road, the whole site can be viewed in its broader topographical setting, overlooked by Mickle Hill (Plate 3), while the prominent church of St. Mary the Virgin is distantly visible in Easington village from within the southern part of the site (Plate 8). The site boundary is variously delineated, with some rough hedges and dilapidated fences present; an avenue of mature trees lines the western and eastern site boundaries in its narrow northern portion (Plates 1 and 5) and thinner tree lines are present on other boundaries, most notably to the south-west (Plate 6). Ground cover is generally rough scrub, with some hardstanding and structural remains at ground level.
- 2.2.6 The site entrance on Andrew's Lane is currently blocked by mounded debris (Plate 4). Infrastructure of the former hospital complex remains in evidence at ground level, most notably a tarmac access road which runs in a south-easterly direction from the site entrance, subdividing in the wider southern part of the site (Plates 5–8). The hospital buildings are recorded as having been demolished in 1995; however, it was noted during the site walkover that – at least in some cases - demolition had evidently only taken place to ground level, with the lowermost portions of brick walls still evident along the north-eastern site boundary (Plate 9) and areas of concrete flooring visible in the northern part of the site (Plate 10) and a tiled floor in the southern part (Plate 11). A length of concrete retaining wall was noted in the south-western part of the site, at the base of the slop ground (Plate 12).

## **2.3 Proposed Development Summary**

- 2.3.1 The study site is proposed for residential development. An outline planning application (ref: CE/13/01014/OUT) has previously been submitted and the documentation which accompanied that application should be consulted for the proposed layout.

## **2.4 Scope of Study**

- 2.4.1 In line with current UK Government guidance set out in the NPPF with regard to determining planning applications which affect the historic environment, the scope of this assessment was to identify the nature and extent and describe the significance of heritage assets affected by the proposed development, including any contribution made by their setting, at a level of detail proportionate to the importance of the assets and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.4.2 This national guidance is echoed in the aforementioned IfA guidance so that, in basic terms, the scope of this assessment was to undertake a programme of study in order to gain an understanding of the historic environment resource within a specified area – in this case the wider study area of 1 km radius from the centre of the study site.
- 2.4.3 The starting point for the programme of study of the historic environment was data held by the LPA in the County Durham Historic Environment Record (HER), the most valuable source of baseline data for County Durham's historic environment, particularly in terms of archaeological information. The HER is maintained by DCCAS. The assessment also involved an examination of other available, relevant documentary and cartographic sources, including material held at the County Durham Record Office, and a visual inspection of the study site. The collated results of this programme of study were then used to set out a baseline consideration of the historic environment of the study site.

### **3. AIMS, OBJECTIVES AND METHODOLOGY**

#### **3.1 Aims and Objectives**

3.1.1 The overarching aim of the assessment was to determine, as far as reasonably possible from existing information, the nature, extent and significance of the historic environment within the wider study area. This demonstrates that appropriate measures have been taken to assess the likely impact of the proposed scheme on all components of the historic environment and thus provide guidance on ways to accommodate any historic environment issues identified.

3.1.2 The specific objectives of the assessment were:

- to identify known heritage assets within the wider study area and at the study site and assess the level of significance of those assets, in terms of their archaeological, historic, architectural or artistic interest;
- to assess the potential for heritage assets of archaeological interest (*i.e.* buried archaeological remains) to survive below ground at the study site and to predict both the level of significance of any such assets and their likely degree of preservation, through a consideration of the likely extent of previous land use impacts;
- to assess, where possible, the impact of the proposed development on the significance of identified heritage assets, and their settings, and thus enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact;
- to identify the need for archaeological investigation/evaluation in order to determine the presence, and thus significance, of heritage assets of archaeological interest (*i.e.* buried archaeological remains) at the study site, thereby enabling reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention the impact of the proposed development on the significance of those assets.

3.1.3 As well as these specific objectives, the project was undertaken with reference to the research framework set out in *Shared Visions: The North-East Regional Research Framework for the Historic Environment* (NERRF) (Petts and Gerrard 2006), which highlights the importance of research as a vital element of development-led archaeological work. By setting out key research priorities for all periods of the past, NERRF allows archaeological projects to be related to wider regional and national priorities for the study of archaeology and the historic environment.

#### **3.2 Methodology**

3.2.1 In line with the aforementioned IfA guidance, the assessment comprised an examination of existing and available historic environment data for the wider study area. Central to this was an analysis of existing written, graphic, photographic and electronic information, undertaken in order to identify known and potential heritage assets and to establish the interests and significance of those assets.

- 3.2.2 PCA is an IfA 'Registered Organisation'. The assessment was conducted by PCA under the management of Robin Taylor-Wilson, a member of the IfA at Member (MIfA) grade. The principal author was Jennifer Proctor, also a member of the IfA at Member (MIfA) grade. Illustrations were compiled by Mark Roughley.
- 3.2.3 The general approach and methodology was to consider heritage assets at the study site and within the wider study area, an area of radius 1 km from the centre of the study site (Figure 3), to allow for greater contextual information to be gathered. The extent of the wider study area was agreed in advance through discussions with DCCAS. Further details of heritage assets are set out in Section 4, but, in sum, heritage assets may be nationally or locally designated (by registration, listing or scheduling) or may appear in the national or local archaeological record or may have been identified during the assessment from scrutiny of historic records or the physical landscape (for example, during the undertaking of the site visit). Appendix 1 comprises a catalogue of all heritage assets – as recorded on the HER - within the wider study area.
- 3.2.4 In sum, the assessment involved:
- identifying all relevant sources available for consultation;
  - examining and transcribing all relevant material available at those sources;
  - undertaking a site visit to examine the site and its immediate surroundings and compile a brief digital photographic record;
  - synthesising and analysing the collected data;
  - preparing the written report and associated figures.
- 3.2.5 The *main* sources consulted during the assessment were:
- The County Durham HER. Historic environment data is managed and organised on a computer database, combined with Geographical Information System (GIS) mapping technology. Data on all known designated and non-designated heritage assets in the wider study area was acquired in the form of HER entries in electronic format. Hardcopies of grey literature reports on relevant archaeological work in the wider study area were consulted, the library of such reports forming an integral part of the HER.
  - The Durham County Record Office. This has a local history library and holds various categories of material, including Local Authority records (including building control plans and photographs), Ecclesiastical Parish records and Estate records, and also holds cartographic material, including historic Ordnance Survey and some earlier mapping. Material was examined during a visit in person and relevant documents were photographed digitally during the visit or, where permissible, photocopies were obtained during the visit.
  - Durham University Special Collections. The Special Collections holds historic mapping, especially pre-Ordnance Survey maps and plans, and a wealth of other documentary material. Material was examined during a visit in person and relevant material was provided in electronic format on CD during the visit.
- 3.2.6 Further details of all sources consulted are contained in Section 7.

## **4. HISTORIC ENVIRONMENT POLICY BACKGROUND**

### **4.1 Introduction**

4.1.1 Key national, regional and local planning policies and guidelines relating to the treatment of the historic environment are outlined in this section.

4.1.2 In sum, in considering the development proposal, the LPA will be mindful of the planning and legislative framework set by UK Government policy, as well as by current Development Plan policy and by other material considerations. The requirements of the LPA regarding the historic environment are considered, as these will be critical regarding possible subsequent work relating to known or potential heritage assets of the site.

### **4.2 Government Legislation and National Planning Policy**

4.2.1 Legislation regarding archaeology, including Scheduled Monuments, is contained in the 1979 *Ancient Monuments and Archaeological Areas Act*, amended by the *National Heritage Acts* of 1983 and 2002.

4.2.2 Legislation regarding buildings and areas of special architectural or historic interest is contained in the 1990 *Planning (Listed Building and Conservation Areas) Act*.

4.2.3 The aforementioned NPPF came into effect on 27 March 2012, replacing *Planning Policy Statement 5: 'Planning for the Historic Environment'* (PPS5) (Department for Communities and Local Government 2010a), to provide up-dated guidance for LPAs, property owners, developers and others on the conservation and investigation of the historic environment. Heritage assets - those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest - remain a key concept of the NPPF, retained from PPS5. Despite the deletion of PPS5, the *PPS5 Historic Environment Planning Practice Guide* (Department for Communities and Local Government 2010b) remains a valid and UK Government endorsed document.

4.2.4 Chapter 12 of the NPPF '*Conserving and enhancing the historic environment*' describes, in paragraph 126, how LPAs should '*...set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*' and details, in paragraph 128, that '*In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant HER should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and where necessary [the results of] a field evaluation*'.

- 4.2.5 As mentioned above, the concept of **heritage assets** had been introduced by PPS5 as ‘A *building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include **designated** heritage assets and [non-designated] assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing)*’. **Significance** was defined in PPS5 as ‘...the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’.
- 4.2.6 Thus for the purposes of national policy, all heritage assets designated under any legislation, whether that be World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens of Special Historic Interest, Registered Historic Battlefields or Protected Wreck Sites, fall into the category of **designated heritage assets**. English Heritage maintains ‘The National Heritage List for England’, a searchable database of all nationally designated heritage assets (available online at the *Heritage Gateway* website).
- 4.2.7 In sum, the NPPF provides a framework which:
- requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets;
  - takes into account the desirability of sustaining and enhancing the significance of heritage assets;
  - protects the settings of heritage assets;
  - allows LPAs to require developers to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact upon them, and to make this evidence publicly accessible.

### **4.3 Regional and Local Planning Policy**

- 4.3.1 Regional level planning frameworks provided by regional spatial strategies were proposed for revocation by the UK Coalition Government in 2010. Revocation of the 2008 *Regional Spatial Strategy for the North East of England* (RSSNEE) was confirmed when the *Localism Act* was passed in November 2011 (Department for Communities and Local Government 2011) and a statutory instrument was laid in Parliament by the Secretary of State in March 2013 to revoke the RSSNEE.
- 4.3.2 Ahead of the acceptance, introduction and full implementation of the new *County Durham Plan* (the final draft of which – the *Pre Submission Draft County Durham Plan, October 2013* - was submitted to the Secretary of State in late 2013 for examination by an independent planning inspector), ‘saved’ policies from the Local Plans of the former County Durham continue to guide local planning policy, where applicable. In this case, there are no ‘saved’ Local Plan policies from the *District of Easington Local Plan* (2001) relating to the historic environment. Therefore, the NPPF provides the primary guidance in relation to the historic environment, in this instance potential heritage assets of archaeological interest.



4.3.3 The LPA, Durham County Council, has responsibility for development control in relation to the historic environment. In this instance, DCCAS, on behalf of the LPA, will advise regarding the potential implications of the development proposal with regard to the historic environment.

## **5. HISTORIC ENVIRONMENT BASELINE DATA**

### **5.1 Introduction**

- 5.1.1 This section has, at its core, data acquired from the County Durham HER, which includes information on designated and non-designated heritage assets, including archaeological sites and historic buildings, and archaeological 'events' (*i.e.* archaeological fieldwork and historic building recording/survey). Each HER entry, whether that is for a site, building or event, is allocated a reference number, *e.g.* HER 1234. As previously mentioned, a wider study area of radius 1 km from the centre of the study site was examined.
- 5.1.2 In addition to the summary discussion of heritage assets in this section, all components of the historic environment resource are plotted, with sequential reference numbers arranged by archaeological period, on a supporting figure (Figure 3). Full details of the HER entries are set out in Appendix 1.
- 5.1.3 The assessment does not attempt to set out a comprehensive history of land use of the Easington/Peterlee area of County Durham. The broad intention is only to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made in the wider area of the study site is a crucial component of the process of assessment, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried archaeological resource. Of particular relevance to the study site is a programme of archaeological evaluation previously undertaken in its immediate vicinity. This work – which has not as yet been assigned an HER number - revealed extensive archaeological remains dating from the prehistoric and Roman periods, possibly extending into later periods as well.
- 5.1.4 The following sub-section describes the geology and topography of the study site in order to set the subsequent historic environment data in context.

### **5.2 Geological, Topographical and Landscape Context**

- 5.2.1 Within the context of the *County Durham Landscape Character Assessment (Durham Landscape website)*, the study site lies within the 'East Durham Limestone Plateau' (one of six identified 'County Character Areas' (or 'National Character Area 15: Durham Magnesian Limestone Plateau', Natural England 2013) and within this 'The Coastal Limestone Plateau' (one of four identified 'Broad Landscape Character Types' within the County Character Area). The overview description of the Coastal Limestone Plateau (from the *Durham Landscape website*) is included in full:

*A low coastal plateau of gently rolling terrain, incised by narrow steep sided denes. Soft Magnesian limestones (dolomites) and shell or reef limestones are overlain generally by glacial drift of boulder clays and sands and gravels. Soils are heavy, seasonally waterlogged brown stony clay soils with pockets of lighter calcareous soils where there is no drift, and fertile brown earths over deposits of sands and gravels.*

*Agricultural land use is largely arable and dominated by cereals and oilseed rape. Field boundaries are low, clipped, hawthorn hedges. Field patterns are semi-regular, and most date from the enclosure of the town fields of older villages in the 1600s. Field patterns have been heavily disrupted in places by the amalgamation of smaller units into very large arable fields.*

*Tree cover is generally very low with only isolated hedgerow ash or sycamore. There are, however, localised areas of parkland and estate farmland that is rich in hedgerow and field trees. The landscape is generally very open and exposed to the strong, salt laden winds and sea fets of the North Sea. Woodlands are almost entirely restricted to the sheltered denes that contain ancient woodlands of ash, oak, wych elm and yew.*

*Historically a settled landscape with a nucleated pattern of small agricultural villages of early medieval origins. A number of these survive and most have buildings of local limestone, or more durable sandstone imported from the west of the county, and roofs of red clay pan tile. Buildings are typically set around a central green. Old villages and scattered farms are connected by narrow winding roads and lanes.*

*The new town of Peterlee and large mining villages developed around major coastal collieries occupy a substantial part of the coastal plateau. They are made up of buildings from a number of periods including Victorian terraced housing of red brick and slate, estates of the inter-war and post-war public housing and more recent private development. Settlement edges are abrupt or fringed by allotment gardens and pony paddocks or large industrial estates.*

*Coal mining has had a substantial influence on the landscape, its main legacy being in the settlement pattern. Extensive areas of colliery land are currently being reclaimed to housing and industry. The coastal plateau is an important communications corridor and is crossed by the busy A19 trunk road and the coastal railway line.*

*The landscape is visually open and broad in scale, with spaces defined by the rolling topography. The sea is often visible, forming a strong distant horizon to the east. A densely settled landscape with a semi-rural or urban fringe quality in many places, but with a strongly rural character in some areas.*

- 5.2.2 As noted in the summary description above, Magnesian Limestone forms the solid geology of the area of the study site, this deposited during the Permian, approximately 255 million years ago, when the area was on the margins of a shallow sea, known as the Zechstein Sea (*British Geological Survey* website; Natural England 2013). The last, late Devensian, glaciation 26,000 to 10,000 years ago removed nearly all evidence of earlier glaciations and the ice sheet deposited layers of till across the area, burying earlier river valleys. Thus, again as noted above, the drift geology of the area comprises thick deposits of boulder clay with pockets of sand and gravels.
- 5.2.3 Thorpe Burn flows c. 100m to the north of the study site and the steep-sided valley of the Horden Burn, into which the Thorpe Burn flows, lies c. 0.3 km to the south-east. The summit of Mickle Hill (at c. 150m OD) lies c. 300m to the WSW on the limestone escarpment, with a subsidiary promontory, Andrew's Hill (summit at c. 135m OD), on its north side. The land around the study site falls gently towards the coast, which is located c. 2.5 km to the east (Plates 1 and 2).

- 5.2.4 Full topographical detail for the study site is included above (paragraphs 2.2.3-4). In broad terms, the site lies on the lowermost, north-east facing slope of Mickle Hill. Along the landscaped 'platform' which forms the eastern part of the site, ground level rises from c. 104.50m OD in the north to c. 106.50m OD in the south, an almost imperceptible rise of c. 2.0m over a distance of c. 250m.
- 5.2.5 Towards and beyond the western edge of the site, ground level rises markedly, this being most pronounced in its wider, south-western portion, which extends further up the side of Mickle Hill. Along the south-western part of the site boundary, ground level is at c. 115.50m OD

### **5.3 Designated Heritage Assets**

- 5.3.1 The study site does not lie within a World Heritage Site nor does it contain a Scheduled Monument or lie within a Registered Battlefield or Registered Park and Garden, as defined by English Heritage and there are no such heritage assets within the wider study area.
- 5.3.2 No part of the study site lies within a Conservation Area. The southern edge of Easington Village Conservation Area lies c. 0.5 km to the north-west of the site. The village was designated a Conservation Area in 1974. The current form of the village is predominantly medieval in origin, although there is documentary and archaeological evidence of earlier Anglo-Saxon habitation (District of Easington Council and Durham County Council 2007).
- 5.3.3 Easington has retained the character of a rural farming settlement, within an area that was largely overtaken by coal mining during the 19th and 20th centuries. Buildings within the Conservation Area range in date from the 13th century to the present day, charting architectural trends and building traditions. There are a few buildings which are architecturally significant and these are listed. The majority of buildings though are examples of the local vernacular style of architecture and are simple in form. These buildings give the village its distinctive appearance and their rendered walls stand out from the brick-built buildings of the industrial era that dominate Easington Colliery to the east.
- 5.3.4 There are no Listed Building designations within the study site, but six are located in the wider study area; all are within Easington Village Conservation Area. Seaton Holme Manor House (Figure 3; Ref. 3), is a Grade I Listed Building with a hall range which dates from the 13th or early 14th century. A cross wing was added c. 1600 and major alterations took place in the late 18th century and early to mid-19th century. The manor house was used by the Bishops of Durham and is believed to have been the residence of Nicholas Breakspear, later Pope Adrian IV. The Grade I listed church of St. Mary the Virgin (Figure 3; Ref. 4) has a Norman west tower but the remainder was rebuilt around 1200. The church is probably of Anglo-Saxon origin, but no fabric of this period survives, apart from a fragment of 10th- to 11th-century grave slab incorporated into the west wall. The Grade II\* farmhouse and adjacent barn located to the north of Seaton Holme (Figure 3; Ref. 6) may originally have been an oratory connected with Seaton Holme. This is of possible 13th-century origin, although extensive alterations have taken place, particularly in the 19th century.

- 5.3.5 The Grade II listed Manor House (Figure 3; Ref. 10) located on the south side of The Green in Easington is of early to mid-18th-century date. Remnants of 18th-century garden walls at Seaton Holme (Figure 3; Ref. 12) are also Grade II listed. A stone milestone located c. 75m north of the Manor House (Figure 3; Ref. 11) dates from the early 19th century; it is Grade II listed.
- 5.3.6 The Durham Heritage Coast lies c. 2.5 km to the east of the study site. No heritage policies within the *Durham Heritage Coast Management Plan 2005–2010* (Durham Heritage Coast Partnership 2005) are relevant to the development proposal for the study site.

#### **5.4 Non-designated Heritage Assets**

- 5.4.1 The distribution of non-designated heritage assets, as discussed below, is plotted on the supporting figure (Figure 3). The programme of archaeological evaluation previously undertaken in the immediate vicinity of the study site is also discussed. This work – which as previously mentioned has not as yet been assigned an HER number - revealed extensive archaeological remains dating for the most part from the prehistoric and Roman periods.

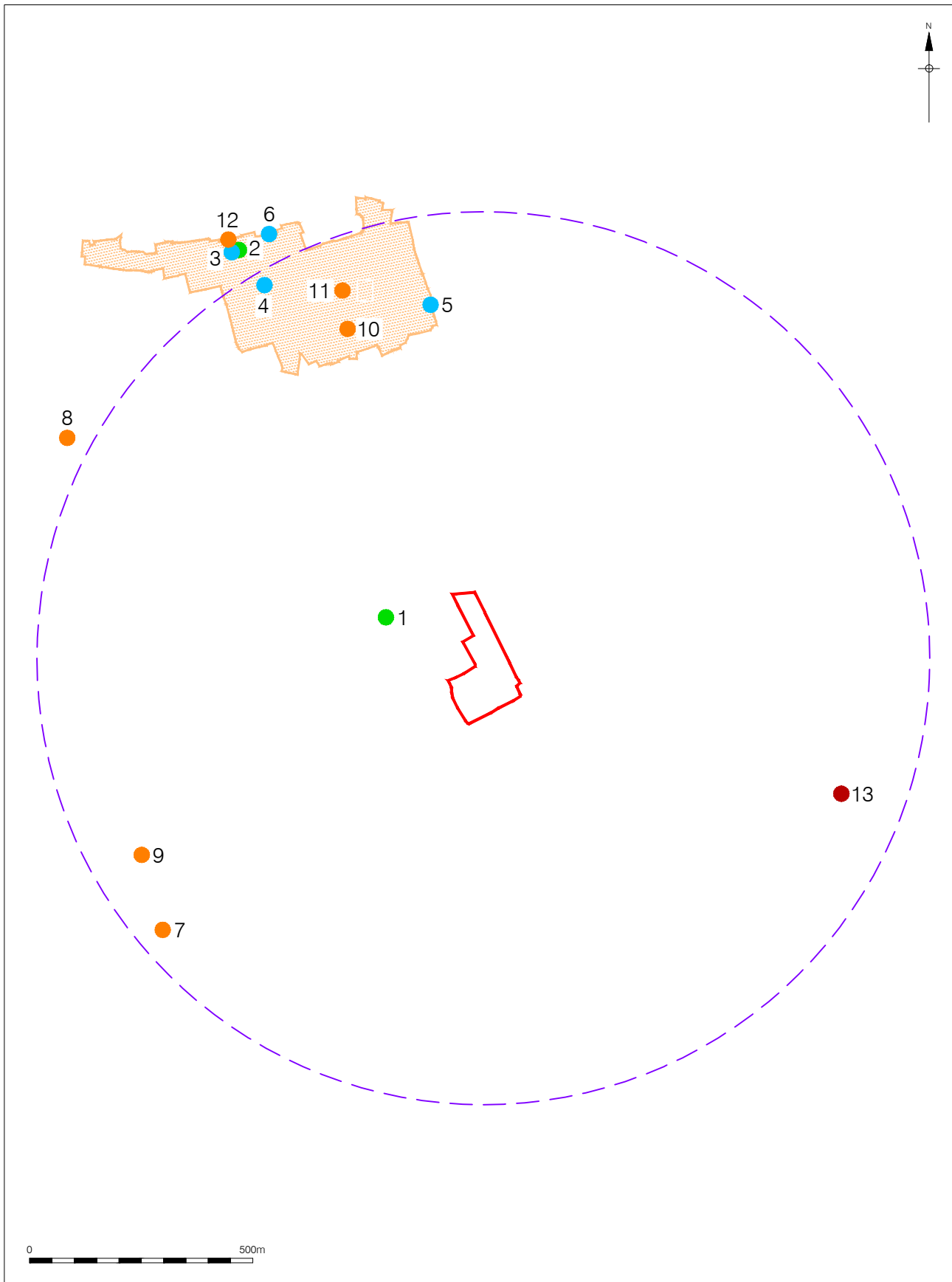
##### *Early Prehistoric*

- 5.4.2 There are no HER entries representing early prehistoric archaeological eras within the study site or the wider 1 km study area.
- 5.4.3 Bronze Age activity is known slightly further afield; a Bronze Age barrow was excavated in the early 20th century at Low Hills c. 1.2 km to the south-west of the study site (NMR 27226). A stone-lined cist may have contained a primary crouched inhumation, but no bones survived, and another cist contained a cremation burial the barrow was destroyed in 1966 ahead of the construction of an industrial estate. A crop mark of a possible ring gully which could represent a ploughed-out barrow was recorded to the north of Easington (HER 8592).
- 5.4.4 Evidence for possible Bronze Age activity was also uncovered during the aforementioned archaeological work evaluation in the fields surrounding the study site. Deposits interpreted as possibly representing the base of an artificial mound were encountered within three trenches investigated in the area of Andrew's Hill (NAA 2013b). This had a projected diameter of 55m and may be a ploughed out barrow, located c. 200m to the north-west of the study site.
- 5.4.5 It is considered that the potential for early prehistoric archaeological remains to be present at the study site is low.

##### *Later Iron Age and Roman*

- 5.4.6 There are no HER entries from later prehistory or the Roman period on the study site or within the wider 1 km study area.
- 5.4.7 Archaeological investigations undertaken in recent years in the wider area indicate that this part of County Durham was relatively densely occupied during later prehistory. The recent archaeological assessment of the aggregate-producing areas of the county, which the site lies on the eastern extent of, concluded that there is potential for Iron Age settlement sites to be situated practically anywhere in this area (Hewitt 2011, 62). Sub-rectangular or square ditched enclosures, generally with east-facing entrances and containing one or two circular structures, are a well-recognised later prehistoric and Roman period settlement form in lowland areas.

- 5.4.8 This type of settlement seemingly proliferates along the coastal plains of Northumberland and Durham, although most of the recorded examples have been identified as cropmarks on aerial photographs (Petts and Gerrard 2006, 36; Hewitt 2011, 52–61). However, the results of a wider body of archaeological work undertaken over the last 20 years have challenged established ideas about patterns of settlement and society in the lowlands of south-east Northumberland and Durham during the Iron Age and early Roman period (Proctor 2009; Hewitt 2011; Hodgson *et al.* 2013). As more and more settlements with complex and multi-phase sequences of activity have been identified by large scale area excavations, established models of settlement morphology and chronology have become less clear (Petts and Gerrard 2007, 135).
- 5.4.9 The Pig Hill/Haswell area typifies the character, extent and density of later prehistoric activity in this part of County Durham. Pig Hill, c. 5 km to the north-west of the study site, is the site of a later prehistoric settlement which has scheduled monument status (National Monument No. 34586; County Durham HER 45045). The site contains complex remains of a double-ditched or palisaded polygonal enclosure, with internal cropmarks which probably represent traces of later Iron Age settlement. Investigations undertaken ahead of the Cowpen Bewley to Warden Law Gas Pipeline revealed three separate Iron Age settlement sites in the Haswell area, at Pig Hill (beyond the scheduled site), Harehill Moor and High Haswell Farm (Robinson *et al.* 2004). Evidence for later prehistoric activity was also recorded at the site of High Haswell Wind Farm. The broader area was, therefore, clearly a focus for complex multi-phase occupation and landscape management in later prehistory.
- 5.4.10 Just beyond the wider study area, a cropmark of a possible rectangular enclosure is known to the north of Easington, c. 1.5 km to the north of the study site (HER 3061). A cropmark of a possible double-ditched square enclosure has also been identified on an aerial photograph c. 1.2 km to the north-east of the study site (NAA 2013a).
- 5.4.11 An extensive geophysical survey was undertaken in 2013 on the fields surrounding the study site. This work revealed two particularly areas of dense archaeological activity to the south of the study site, along with possible areas of interest to the immediate east and north-east (GSB 2013). A double-ditched sub-rectangular enclosure with east-facing entrance was identified less than 100m to the south of the study site (Figure 4). The inner enclosure measured 60m by 50m and the outer ditch seems to have been linked to a network of interconnected enclosures to the south and east of the main enclosure. Potential trackways were also identified. Anomalies identified as possible pits, which may indicate the presence of habitation, were identified to the immediate east of the study site.
- 5.4.12 A trial trenching evaluation which followed-on from the aforementioned geophysical survey broadly confirmed the geophysical results and, in most cases, anomalies corresponded to archaeological features encountered within the evaluation trenches (NAA 2013b). However, the evaluation also revealed evidence for the presence of additional enclosures and settlement activity which had not been not identified by geophysical survey in the fields surrounding the study site.



- Anglo-Saxon (1-2)    ● Medieval (3-6)    ● Post-Medieval (7-12)    ● Modern (13)
- ▨ Easington Village Conservation Area    - - - 1km search radius

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Figure 3  
 HER Locations  
 1:12,500 at A4



Figure 4  
Geophysical anomalies recorded in the vicinity of the site  
1:2,500 at A4



- 5.4.13 Of particular note was the field to the immediate east of the study site which was shown by evaluation to contain numerous ephemeral archaeological remains, such as pits and gullies, which were not identified by the geophysical survey. For example, Trench 48, which was the closest to the eastern boundary of the study site, was positioned to test a curvilinear geophysical anomaly (shown on Figure 4 as '?Archaeology'). Although no archaeological feature was encountered which corresponded with this anomaly, a small NNW-SSE aligned gully, the southern half of two pits and a curvilinear gully were recorded in the trench. Ahead of a final report on the programme of archaeological work described above, the remains identified in the immediate vicinity of the study site are considered to most likely represent occupation and extensive land management in later prehistory and into the Roman period and probably beyond. Of the 57 trenches investigated, 40 contained archaeological features and the recovery of Iron Age, Roman and medieval pottery demonstrates that extensive multi-period archaeological remains are present in the fields surrounding the study site.
- 5.4.14 A former watercourse running north-eastwards along the slope of the land was also identified in several trenches, just to the south of the study site. This watercourse is likely to have been a significant factor in this area developing as a focal point for habitation in later prehistory.
- 5.4.15 It is considered that the potential for later prehistoric and Roman period archaeological remains to be present at the study site is high. Such remains are likely to be of low to medium significance, of local to regional importance.

*Early Medieval/Anglo-Saxon (410 – 1066 AD)*

- 5.4.16 There are no HER entries for the early medieval/Anglo-Saxon period on the study site. Within the wider study area, an Anglo-Saxon cemetery was discovered by a chance metal detector find just 150m to the west, on the brow of Andrew's Hill (Figure 3; Ref. 1). An assemblage of metalwork comprising 55 copper-alloy items, including fragments of brooches and wrist clasps of 6th-century Anglian type, was reported as having been found in a field close to Easington Village (Hamerow and Pickin 1995). Additional finds made over a three year period were passed to a private collector and have, therefore, not been examined. However, photographs of the assemblage show 18 copper-alloy items including brooches and a girdle hanger.
- 5.4.17 Small-scale excavation and geophysical survey on Andrew's Hill in 1991 confirmed the presence of an Anglo-Saxon cemetery and further excavation in 1992 attempted to define its extent. Nine plough-truncated graves were encountered, these survived to maximum depths of just 0.20m. Based on skeletal evidence and grave goods they were interpreted as being the burials of six females and three males. At least three of the excavated burials were evidently well-equipped and one individual was particularly richly furnished. The majority of the datable finds from the graves and the metal detector assemblage are of 6th-century date and are typical of Anglian cemeteries of this period in the region. An exception is a possible Kentish buckle, which probably dates from the 7th century.

- 5.4.18 The metal detector finds from Andrew's Hill potentially represent a substantial number of additional graves and the excavated burials are probably a small proportion of the original cemetery. A linear geophysical anomaly was identified to the west of the burials, running parallel with Andrew's Lane, which at that point runs north–south (see Figure 3). Sample excavation revealed a shallow gully, but no dating evidence was recovered so it was not possible to determine for certain if this was a boundary associated with the cemetery. It was noted during the excavation that the existing field boundary bank to the south of the cemetery was c. 3m wide and may have developed as a result of a medieval and post-medieval ploughing headland. It therefore remains a possibility that well-preserved burials may be sealed below this bank.
- 5.4.19 There is no other evidence for early Anglo-Saxon activity in the area around Andrew's Hill. The closest find of this date is at Castle Eden, c. 4 km to the south-east; here a single inhumation was discovered in 1775. The closest Anglo-Saxon cemeteries are further south at Norton and Darlington in the Tees Valley (Sherlock and Welch 1992). At present, the location of an early Anglo-Saxon settlement, which must have been associated with the Andrew's Hill cemetery, is unknown. Subject to a final report on the results of the archaeological work undertaken in 2013 in the fields around the study site, it appears that no the evidence for activity of this date was recorded in any of the evaluation trenches (NAA 2013b).
- 5.4.20 The village of Easington is likely to have originated as a pre-Norman multiple estate centre which included Little Thorpe, Shotton and Eden (Hamerow and Pickin 1995, 35). The settlement is first noted in AD 900–915 and may have been in the Hall Walks area now occupied by St. Mary's church and Seaton Holme. A fragment of Magnesian limestone carved with plaitwork in the church, which may be an architectural fragment, could date from as early as the 8th century (HER 248) and a 10th- or 11th-century cross slab has been incorporated into the external west wall of the church tower (Figure 3; Ref. 4), suggesting an early date for the origin of the church.
- 5.4.21 Archaeological recording work carried out during renovations at Seaton Holme revealed features of probable Anglo-Saxon date (Figure 3; Ref. 2). A posthole, foundations and an earth bank may have been part of a late Anglo-Saxon building and enclosure.
- 5.4.22 It is considered that the potential for Anglo-Saxon archaeological remains to be present at the study site is low to moderate. However, any such remains are likely to be of medium significance and regional importance, since early Anglo-Saxon material is rare in County Durham.

*Medieval (1066– c. 1540 AD)*

- 5.4.23 There are no HER entries for the medieval period on the study site. During the medieval period the study site was located within a landscape of dispersed medieval settlements; Easington village to the north, the hamlet of Little Thorpe to the east and the deserted villages of Little Eden (HER 7822) and Yoden (HER 78), the latter two both located a short distance beyond the wider 1 km study area to the south-east of the site.

- 5.4.24 Easington was an important medieval administrative and market centre (Hamerow and Pickin 1995, 35). The HER 'local history' entry for Easington Village (HER 6782) states that it was recorded in 1050 under the name 'Esington', which comes from the Old English for 'farmstead of Esi's people'.
- 5.4.25 The medieval HER entries within the wider 1 km area of the study site all relate to listed structures which have been described as designated heritage assets in Section 5.3 above. The manor house constructed at Seaton Holme (Figure 3; Ref. 3), which was a focus for Anglo-Saxon occupation, was probably built in the 13th century. The farmhouse and adjacent barn located to the north of Seaton Holme (Figure 3; Ref. 6) may originally have been an oratory connected with Seaton Holme. Much of the structure of St. Mary's church in Easington Village dates from the 13th century (Figure 3; Ref. 4).
- 5.4.26 An excavation was undertaken at 1-2 Low Row, Easington (Figure 3; Ref. 5). This revealed occupation debris of 15th- to 16th-century date.
- 5.4.27 Andrew's Lane skirts the northern boundary of the study site, running east-west, then turns in the west to loop around Andrew's Hill before continuing westwards. This is a well-defined holloway which led from the hamlet of Little Thorpe to the Easington to Stockton road and to scattered settlements and grazing land on Thorpe Moor (Hamerow and Pickin 1995, 37). The substantial nature of this holloway suggests that it is of some antiquity.
- 5.4.28 During the medieval period the study site would have been located within open fields around the settlements of Little Thorpe and Easington and it is likely that ridge and furrow would have extended across the site. Remnants of ridge and furrow cultivation features may survive as below ground archaeological remains at the study site.
- 5.4.29 It is considered that the potential for medieval archaeological remains to be present at the study site is moderate. Such remains are most likely to be associated with agricultural use of the land and would, therefore, be of low significance, of importance at a local level.

*Post-medieval (AD 1540 – 1939)*

- 5.4.30 Easington Moor and Little Thorpe were enclosed between 1656 and 1659 (Fordyce 1855, 352). The early post-medieval pattern of fields laid out across the landscape around the study site is remains evident on the 1840 Tithe map (Figure 5).
- 5.4.31 There are no entries of post-medieval date listed on the HER within the boundaries of the study site. A windmill which is shown on first edition Ordnance Survey maps, but is no longer extant by later editions is situated just beyond the 1 km radius wider study area, to the north-west (Figure 3; Ref. 8). Thorpe Moor windmill, located c. 0.8 km to the south-west of the study site, is shown on the Ordnance Survey first edition map and described as a corn mill (Figure 3; Ref. 9; Figure 6). An iron milepost is situated in the vicinity of the mill (Figure 3; Ref. 7). A few post-medieval structures are also listed on the HER within Easington Village. These are all Listed Buildings and have been described in Section 5.3 above.

5.4.32 Remnants of post-medieval ridge and furrow cultivation features and former field boundaries may survive as sub-surface archaeological remains at the study site. Such remains derived from agricultural use of the land would be of low significance at best, of local importance only.

*Thorpe Hospital*

5.4.33 While Thorpe Hospital is not listed on the HER, it does appear (as Monument Number 1073303) in English Heritage's national historic environment database, as available on the *Pastscape* website. The record states that 'Littlethorpe Hospital' opened in 1897 as a 'temporary isolation hospital' and was rebuilt in 1904 to designs by Farthing and Dunn. From 1913–1915 there were additions designed by Hugh Hedley. The following components are listed:

- Infectious diseases hospital 1897;
- Lodge 1897;
- Ward block 1897;
- Infectious diseases hospital 1904;
- Lodge 1904;
- Ward block 1904;
- Infectious diseases hospital 1913 to 1915;
- Office 1913 to 1915;
- Ward block 1913 to 1915;
- Discharge block 1915 to 1939;
- Infectious diseases hospital 1915 to 1939;
- Lodge 1915 to 1939;
- Maternity hospital 1950.

5.4.34 The hospital does not appear on the 1897 Ordnance Survey map (the 'Second Edition') but does appear on the 1919 edition, annotated as 'Fever Hospital'. A description of the hospital buildings as depicted on the Ordnance Survey map sequence is included below in Section 5.5. By the 1946 edition of the Ordnance Survey map the complex is annotated 'Thorpe Isolation Hospital' (Figures 9 and 10). The facility was converted to a maternity hospital in 1950 and closed in 1986. The buildings were demolished to ground level in 1995.

5.4.35 The Durham County Record Office holds several volumes of the Hospital Committee Minutes (as part of material related to the Easington Poor Law Union, see Section 7), of which the first volume ('Infectious Hospital Committee Minute Book', covering the period 1897-1914) was examined for possible information regarding the early history and development of Thorpe Hospital. Minute book entries for 1897 consistently refer to the facility as a 'Fever Hospital'.

- 5.4.36 The minutes confirm that the 'temporary isolation hospital' was constructed in 1897, with the initial entry, made on 11 February 1897, stating: *'The Surveyor reports that the erection of the Hospital Building is proceeding satisfactorily and that he expects it will be completed in about three weeks. The main services and cesspools have been completed'*. The entry for 6 May 1897 states: *'The Committee has visited the Hospital and grounds today and found the Hospital Building complete and ready for furnishing: this will be attended to as early as possible'* and the entry for 23 September 1897 states: *'The Contractor has advised your Committee that the hot water supply and heating apparatus will be completed in a fortnight, and we expect that the building will be ready for occupation in a month'*. Regarding the various components of the first hospital, minute book entries refer to a 'main building', 'washhouse', 'baths' and 'lavatories', while the 'laundry' and 'mortuary' were initially evidently housed within the same building, this matter being referred to in an entry of 3 June 1897. On the subject of the mortuary, an entry of 18 November 1897 notes: *'...Durham County Council recommends, that a self-contained corrugated iron building be erected in a suitable place on the grounds...'* and that *'A House will be required for keeping the Horse Ambulance in and we recommend that one be built of corrugated iron in keeping with the other buildings on the ground'*. While this may imply that the entire complex may have been of corrugated iron construction, the first minute book entry from 11 February 1897 refers to *'...extra brickwork for the foundations owing to the site not being level'*. This indicates that at least the footings for the main buildings, if not the buildings themselves, were built of brick.
- 5.4.37 From 1902, minute book entries begin to indicate the proposed re-development of the facility, with the entry for 6 February 1902 describing: *'Hospital Extension: The Clerk reported that he had ascertained that the land to the SE of the Fever Hospital Site belongs to Mr J. Clarkson and that on the two sides E and W to the Eccles Commissioners.....and that he had written to Mr Clarkson, and read a letter from him offering to sell his land by private treaty for £250 per acre, and we recommend that Mr Clarkson be offered £800 for the whole of his field (rather over 3½ acres)'*. The entry for 9 December 1902, a meeting attended by Dr Arnold Boyle of the Local Government Board Medical Department (Inspector), mentions that: *'The Clerk read.....a brief history of scheme from the erection of the present temporary hospital in 1897.....'*. The entry for 15 September 1904 states: *'The Builder (Mr Ramshaw) is making satisfactory progress with the new building and expects to finish his contract in a fortnight's time'*.
- 5.4.38 From 1912, minute book entries begin to indicate proposals for further re-development, with the entry for 23 May 1912 stating: *'...it was unanimously recommended (1) That a new hospital, if built, should be upon the field which the council had purchased for the purpose, and which lies to the south of the present hospital grounds, this being a much more sheltered position than any of the land, or the hill top to the west'*. The minute book includes a typewritten list of *'Deductions and Amendments to Quantities for the Proposed New Hospital at Thorpe'*, prepared by Hugh Hedley, Architect and Surveyor, Frederick Street, Sunderland, dated 11 November 1913. The entry for 22 January 1914 states: *'New Hospital (a) A letter dated 9 January was read from Mr Hedley stating that he had given notice to the Contractors to commence this contract at once.'*

- 5.4.39 Documentary and other material of the former Easington Rural District Council (ERDC) related to the hospital is also held by the County Record Office; some of this material, including a collection of photographs (two reproduced herein as Figures 14 and 15), was being catalogued when the research for this assessment was undertaken. A catalogue of former ERDC building control plans, beginning in 1907, was examined but no plans relating the hospital were located.
- 5.4.40 In 1950 the hospital at the study site became Thorpe Maternity Unit. The *Horden Parish Council* website states that in 1995 ERDC built a remembrance garden at Thorpe Road Cemetery, which opened in 1954 and is located c. 0.75 km to the south-east of the study site, in aid of parents who suffered bereavement before 1984 when stillbirth and neonatal deaths from Thorpe Maternity Unit were buried at the cemetery. Some local concern has been raised regarding the possibility that such fatalities were buried at the study site at some point, but no documentary evidence was discovered during the research undertaken for this assessment to indicate that any such activity took place.
- 5.4.41 Structural remains of the former hospital buildings undoubtedly survive at the site, at and below ground level, as identified during the site walkover (see Section 5.7). In archaeological terms, remains of the earliest components of the hospital, up to the First World War, would be of low importance, of local significance at best. Later structural remains would be of negligible archaeological importance.

*Modern (AD 1939 – to the present)*

- 5.4.42 The only entry of modern era date within the wider 1 km area around the study site is a war memorial, located c. 0.75 km to the south-east, at Thorpe Road Cemetery (Figure 3; Ref. 13).
- 5.4.43 As stated above, structural remains of the former hospital buildings undoubtedly survive at the site, at and below ground level, and some of these will likely relate to modern era development of the complex. In archaeological terms, structural remains of modern date would be of negligible archaeological importance.

## **5.5 Historic Maps, Plans and Other Documentary Material**

- 5.5.1 Selected historic maps have been reproduced herein as Figures 5–13.

*Pre-Ordnance Survey Mapping*

- 5.5.2 Throughout County Durham, enclosure of open and common fields was widespread under private agreements as early as the 17th century as the growth of industrial populations fuelled changes in the agricultural economy. Formal enclosure of open and common fields and extensive common wastes took place as a result of both private and general acts of Parliament in the period c. 1740–1850. Enclosure introduced many rectangular fields bounded by thorn hedges and dry stone walls, new farms and plantations, and an expanded network of roads. Easington Moor and Little Thorpe were enclosed between 1656 and 1659 (Fordyce 1855, 352).

5.5.3 The Easington Tithe Map of 1840 shows that the majority of the study site lay within the south-easternmost portion of an extensive sub-divided area of land, land parcel no. 48 (Figure 5), to the south of Andrew's Lane and effectively taking in the lower slopes of Mickle Hill/Andrew's Hill and adjacent land. The summit of Mickle Hill was covered by another field, part of another sub-divided land parcel, no. 49, the easternmost portion of which, with a distinct curving eastern boundary, encroached onto the north-western part of the study site. The boundaries of the main field along the eastern, south-eastern, and south-western sides of the study site remain the same today. The accompanying schedule of rent charges lists the owners and occupiers of the relevant land parcels on the Tithe map:

<i>Land Unit</i>	<i>Land Owner</i>	<i>Occupier</i>
48	Frederick Horn	Anthony Holborn
49	Albany Hopton and Christopher Modrey	John Younger

5.5.4 The Tithe map shows the pattern of fields laid about across the environs around the study site. Andrew's Lane is shown running from the small settlement of Little Thorpe in the east, looping around Andrew's Hill to the north of the study site and joining the Stockton to Easington road to the west.

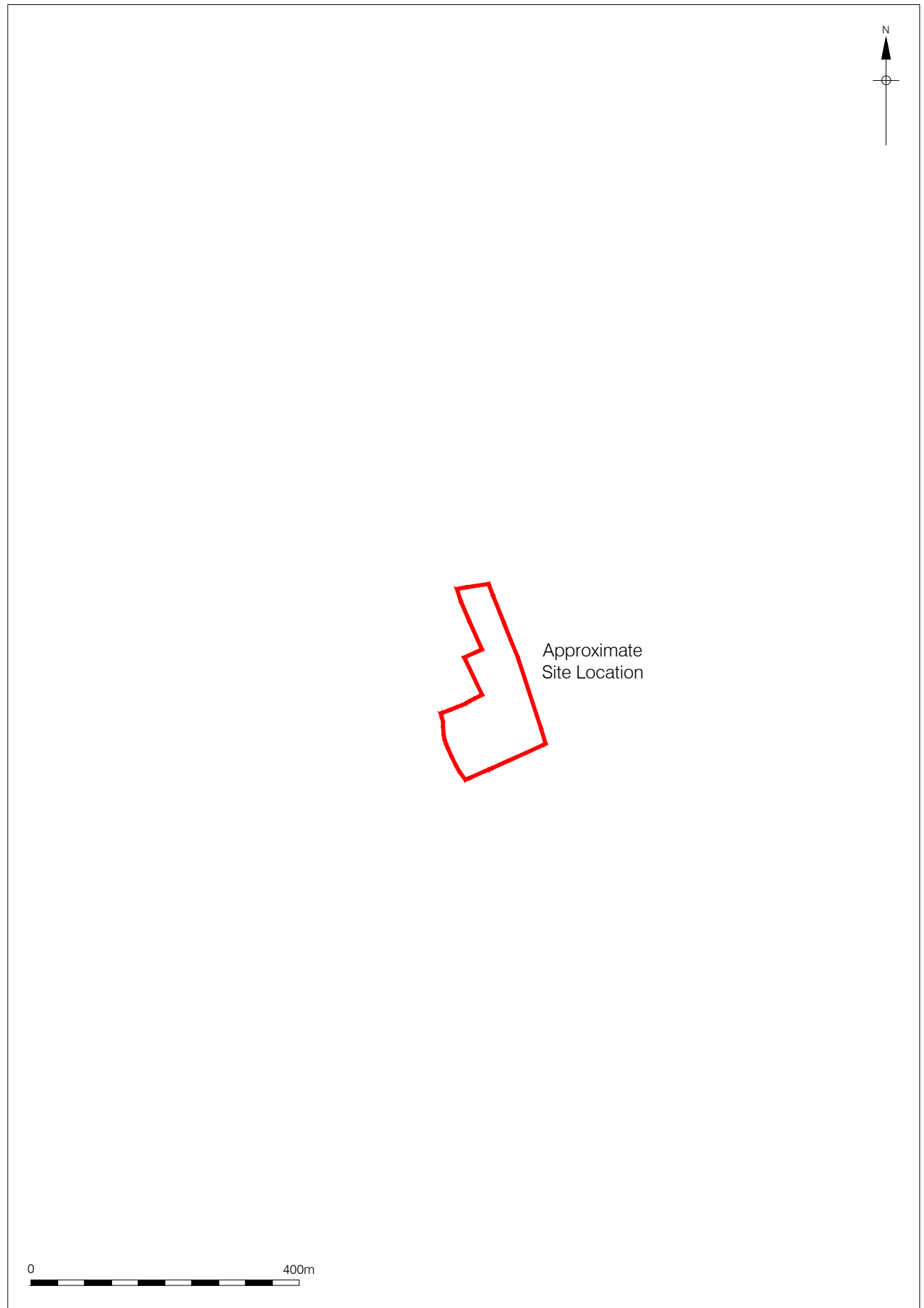
*Ordnance Survey Mapping*

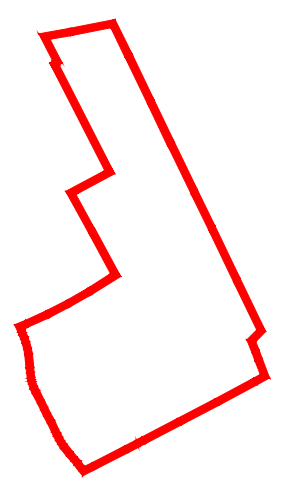
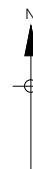
5.5.5 The Ordnance Survey first edition (6 inches to 1 mile) map, 1861, and first edition (25 inches to 1 mile) map, c. 1860 (Figures 6 and 7), show a very similar layout to the Tithe map, although the eastern boundary of the field which extended into the north-western portion of the study site had been straightened by this date. Since the Ordnance Survey second edition (25 inches to 1 mile) map of 1897 (Figure 8) shows the site as undeveloped, it was, therefore, surveyed prior to the initial development of the site as the hospital. The map depicts a semi-circular feature, of uncertain nature, within the study site boundary to the south-east; the eastern site boundary was evidently realigned, moving to the east, when the site was first developed.

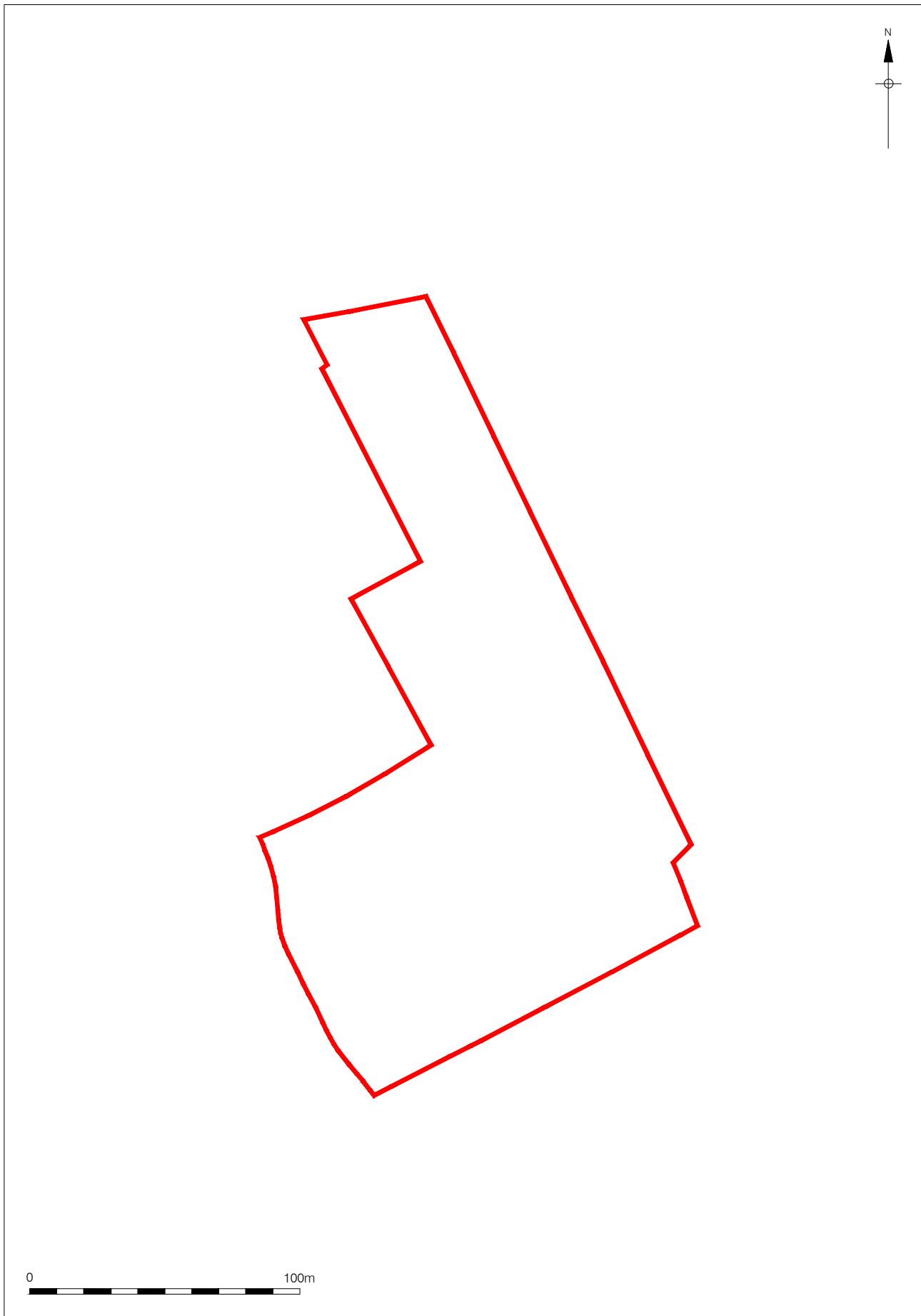
5.5.6 The hospital is first depicted on the Ordnance Survey 1919 edition (25 inches to 1 mile) map, annotated 'Fever Hospital' and this map shows the overall study site divided into three parts (Figure 9). The main northern portion of the site is an elongated rectangle, extending south-eastwards from Andrew's Lane, and contains a line of three main building ranges, aligned NW-SE; the central block having short west and east wings. An access road runs south-eastwards from Andrew's Lane to service these main buildings, looping around the two southernmost ranges. The main buildings lay within a closed-off avenue of trees, with four small, square outbuildings in the north-westernmost part of the study site. On the south-west side of this main northern part of the site is an undeveloped rectangular area. The large rectangular southern part of the site, which is divided from the northern areas by a fence line, contains four ranges of buildings, these blocks arranged in somewhat random fashion in the north-easternmost two-thirds of this area. Three of the blocks are of similar form, long rectangular structures with projections at each end, while the fourth is an L-shaped building. The longer buildings are assumed to be 'Ward Blocks'; two photographs, undated but assumed to date from c. 1960, showing what are probably two of these blocks are included herein (Figures 14 and 15).

- 5.5.7 The buildings depicted on the Ordnance Survey 1919 map in the main northern part of the site could represent the 1904 re-development of the hospital, designed by Farthing and Dunn, while the buildings in the southern part could represent the 1913–1915 re-development, designed by Hugh Hedley (as described in Section 5.4 above). The overall layout, however, could reflect the later re-development entirely; in the absence of any building control plans this is uncertain. Whether any of the northern buildings represent structures retained (in any form) from the original 1897 build is uncertain; as noted above, there is some documentary evidence to suggest that the original hospital buildings may have been of corrugated iron construction. The Hospital Committee minute book entries which refer to the 1904 re-development mention, in an entry dated 5 June 1902, a revision to the proposals on account of rising costs, which would see ‘...an administrative block and one pavilion for 14 beds...’ constructed. With regard to the 1913-1915 re-development, a minute book entry dated 23 May 1912 recommends ‘*That the Clerk invite five architects to submit plans in competition for the erection....of (a) a caretaker’s lodge, (b) administration block, (c) proper nurses’ accommodation, (d) two wards of ten beds each*’. The aforementioned list of ‘*Deductions and Amendments to Quantities for the Proposed New Hospital at Thorpe*’, prepared by architect Hugh Hedley in November 1913, names a ‘Ward Pavilion’, ‘Discharge Block’, ‘Laundry and Mortuary Block’, ‘Administration Block’ and ‘Lodge’.
- 5.5.8 By the time of the Ordnance Survey 1946 edition (25 inches to 1 mile) map, the hospital complex is shown in far more integrated form, annotated ‘Thorpe Isolation Hospital (Easington R.D. Council)’ (Figure 10). The two southernmost blocks in the northern part of the site had been demolished, leaving only the block closest to the site entrance, and the group of small outbuildings along the north-western boundary had also been demolished. New buildings in the northern part of the site comprise a building on the western side of the entrance, this presumably the caretaker’s house/lodge, a very narrow rectangular building to the east of the entrance running parallel with and adjacent to the north-eastern site boundary, and a small rectangular building to the south of the remaining northern block. The road network is shown in developed form, now continuing into the southern part of the site and serving the blocks in this area. Additions to the southern part of the site comprise several small buildings, including a larger Y-shaped block to the south. The south-western side of the developed southern area is delimited by an earthwork bank including a section of retaining wall, which remains evident on the site today, as previously noted. The Ordnance Survey 1949 edition (6 inches to 1 mile) map (Figure 11) shows the same layout as the 1946 map (Figure 10).
- 5.5.9 By the time of the 1967 Ordnance Survey edition (6 inches to 1 mile) map, by which time facility had changed use, the hospital is named ‘Thorpe Maternity Hospital’ (Figure 12). Structural additions comprise a group of four rectangular blocks, all situated in the smaller, previously undeveloped, northern part of the site, along the central western boundary. Elsewhere, the previous structures remain in place, with the exception of the narrow structure to the east of the entrance which has been replaced by a larger rectangular building. The smaller structures interspersed with the main buildings in the southern part of the site had evidently been demolished, along with the small building to the south of the main block in the northern part of the site. This layout persists on the 1976 Ordnance Survey edition (1:10, 000), the only significant change from the previous edition being the addition of a small building along the site boundary in the south-east corner of the site (Figure 13).



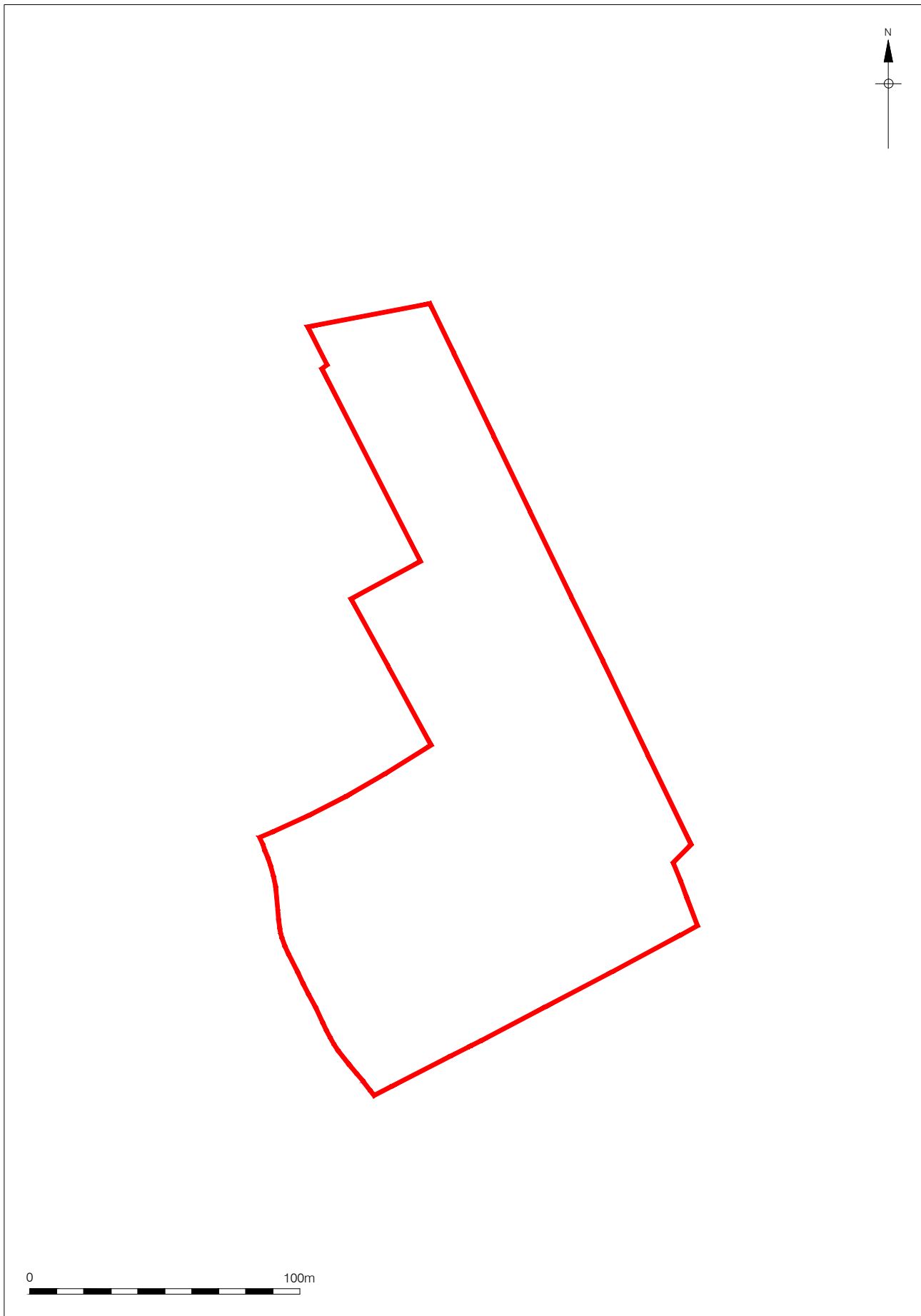






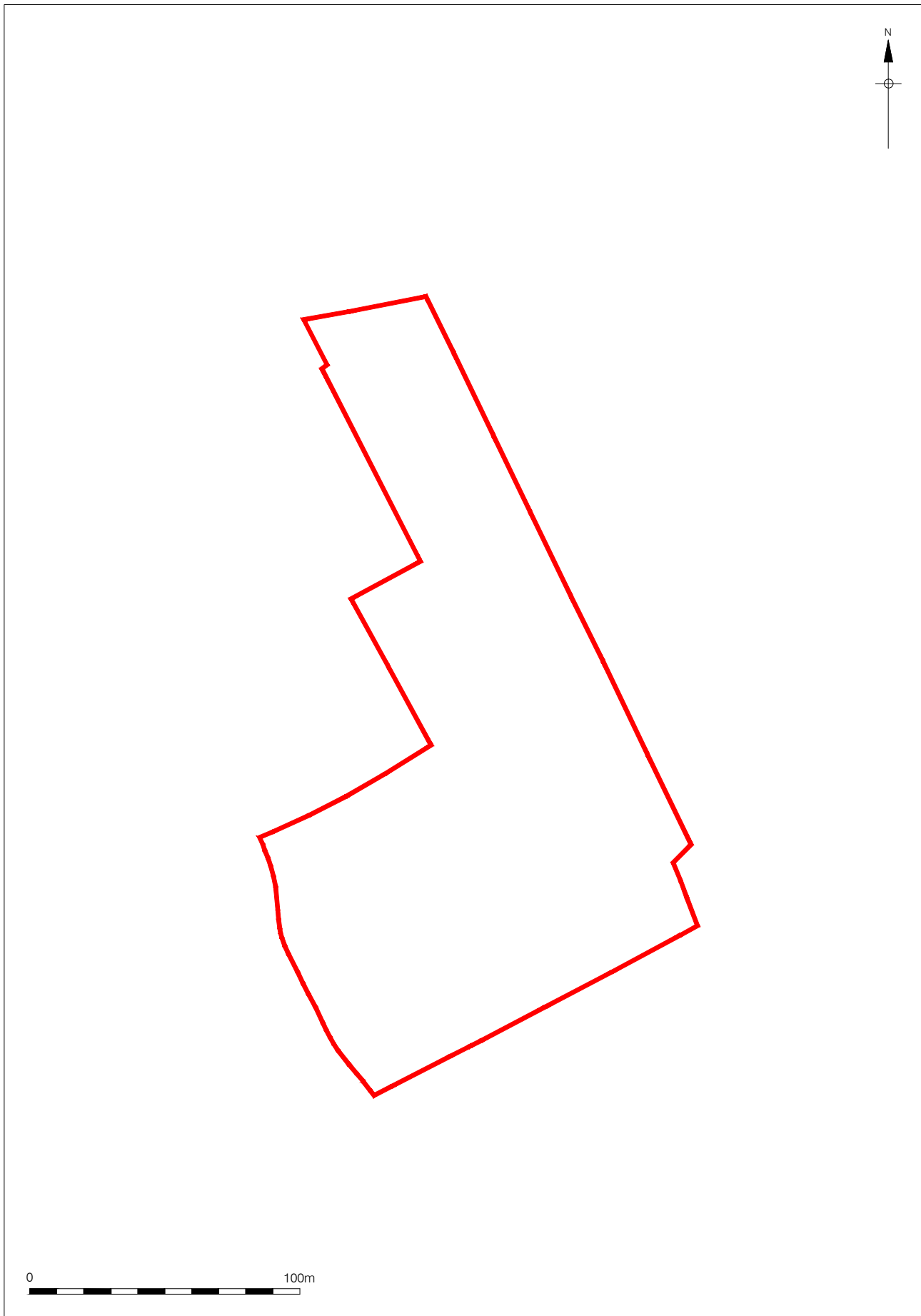
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Figure 7  
Ordnance Survey first edition 25 inches to 1 mile, c.1860  
1:2,000 at A4



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Figure 8  
Ordnance Survey second edition 25 inches to 1 mile, 1897  
1:2,000 at A4



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Figure 9  
Ordnance Survey 25 inches to 1 mile, 1919  
1:2,000 at A4

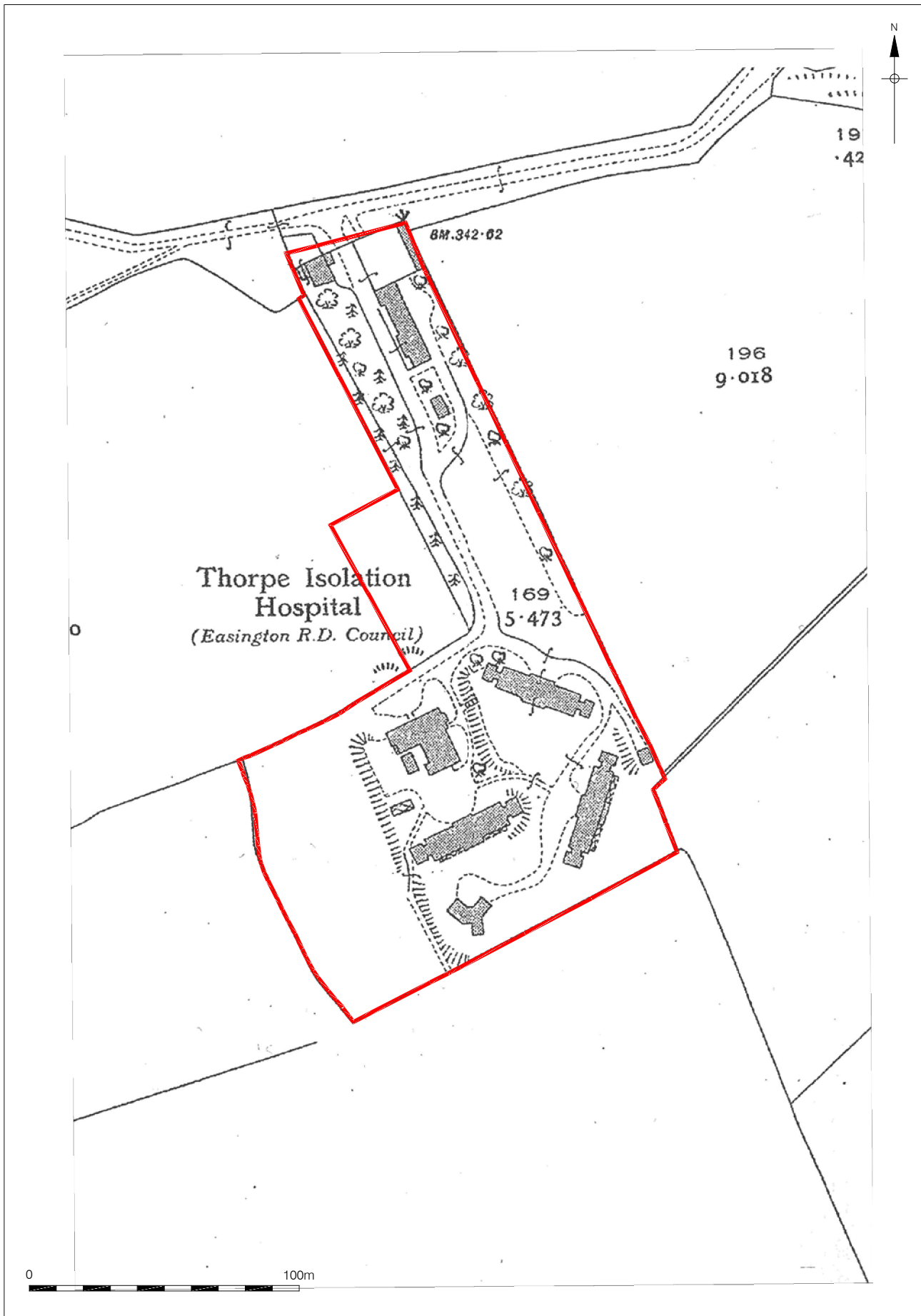
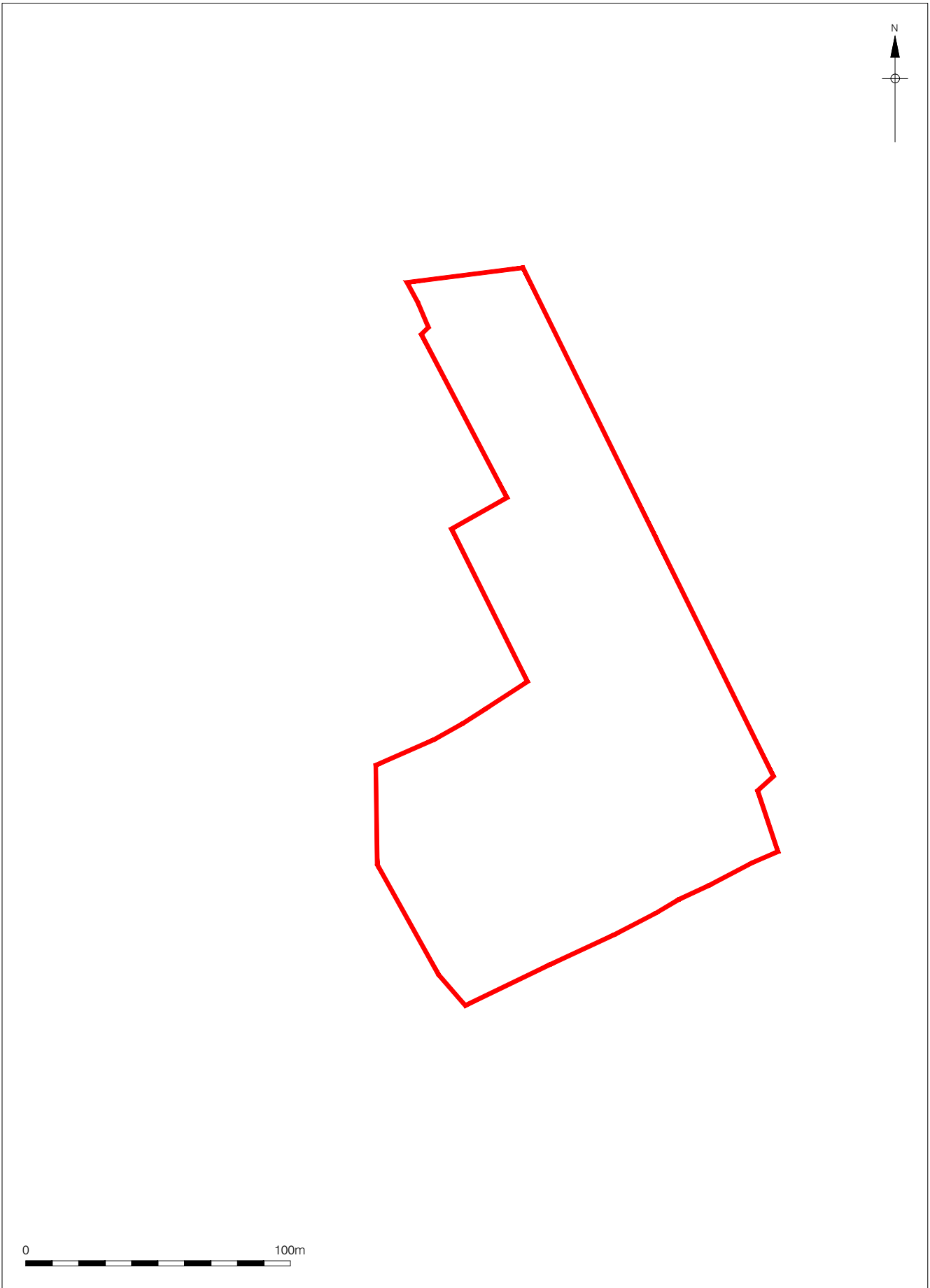
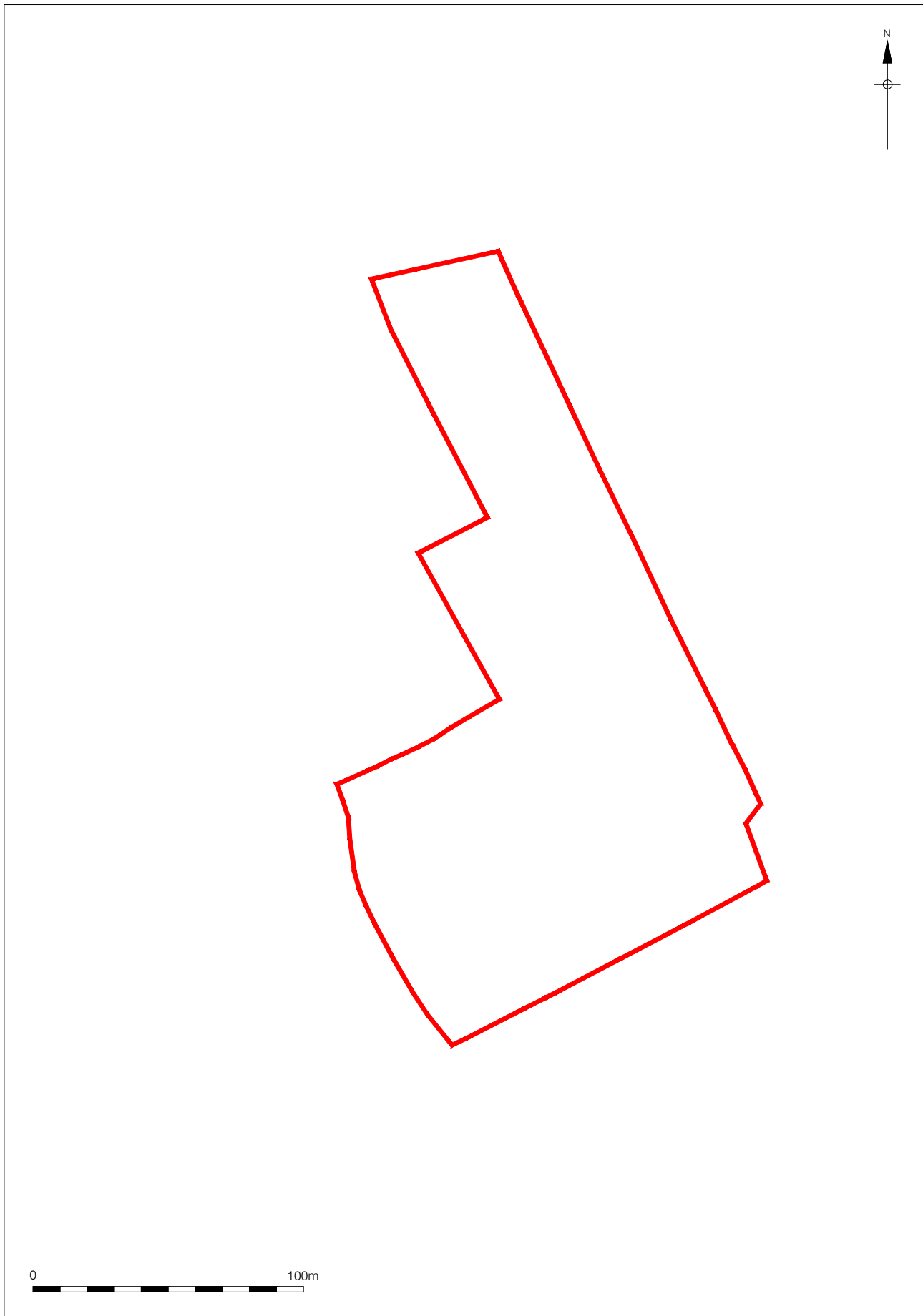


Figure 10  
Ordnance Survey 25 inches to 1 mile, 1946  
1:1,250 at A4



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Figure 11  
Ordnance Survey 6 inches to 1 mile, 1949  
1:2,000 at A4



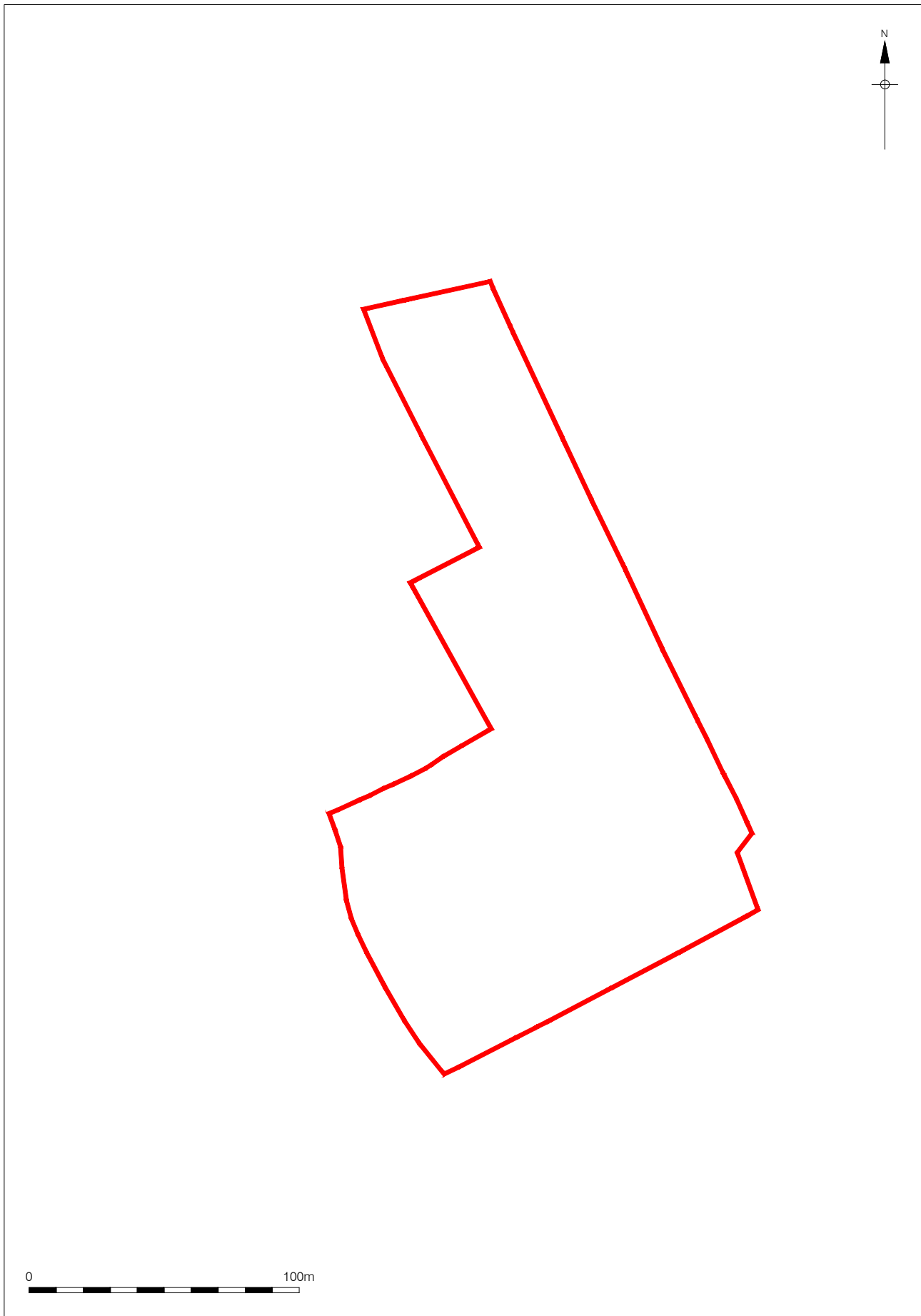
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Figure 12  
Ordnance Survey 6 inches to 1 mile, 1967  
1:2,000 at A4





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Figure 13  
Ordnance Survey 1:10,000, 1976  
1:2,000 at A4



Figure 14. Front of Ward Block in the southern part of site, no date, c. 1960s, probably looking south-east



Figure 15. Rear of Ward Block in the southern part of site, no date, c. 1960s, probably looking north-east

## **5.6 Previous Archaeological Work**

5.6.1 There has been no previous archaeological work undertaken actually upon the study site. As described in Section 5.4 above, an early Anglo-Saxon cemetery has been investigated on the brow of Andrew's Hill, c. 150m to the west of the site. In addition, the work comprising geophysical survey and archaeological trial trenching evaluation undertaken in 2013 on fields surrounding the site has not as yet been included on the HER. Details of this work are provided in Section 5.4 above. In sum, those investigations revealed the presence of multi-period archaeological remains, but particularly of the Late Iron Age and Roman period, in the immediate vicinity of the study site.

## **5.7 Site Visit and Walkover**

5.7.1 A site visit was undertaken in March 2014. Appendix 2 contains a series of photographs (Plates 1-12) showing the main elements of the study site.

5.7.2 The site lies on the lowermost east-facing slope of Mickle Hill and is overlooked from the west by its upper part (Plates 1 and 2, show the narrow northern and wider southern portions of the site, respectively, from this vantage point). From the east, on Thorpe Road, the whole site can be viewed in its broader topographical setting, overlooked by Mickle Hill (Plate 3).

5.7.3 The site is accessed from Andrew's Lane to the north, although the entrance has been blocked by mounded debris to prevent unauthorised vehicular access (Plate 4). Across the site, ground cover is generally rough scrub vegetation. Components of the infrastructure of the former hospital complex remain in evidence at ground level, most notably a tarmac access road, which runs south-eastwards from the site entrance, sub-dividing in the wider southern part of the site (Plates 5–8). At least some (possibly all) of the former hospital buildings were evidently demolished only to ground level (rather than being 'grubbed out' entirely), with the lowermost portions of brick walls most noticeably evident along the north-eastern site boundary (Plate 9), these remains representing a structure which stood to the east of the site entrance as depicted on various editions of the Ordnance Survey map. A brick stamped 'Jones Bros Pelaw' was recovered from the demolished structure during the walkover. That firm took over the site of the Pelaw Terracotta Works in 1911 from Jones and Maxwell and the manufactory subsequently became the largest producer of engineering and facing bricks in the region (Davison 1986, 127). Areas of concrete flooring visible in the northern part of the site (Plate 10) and a tiled floor (with black, white and red tiles) evident in the southern part (Plate 11) also represent former hospital buildings. A length of concrete retaining wall noted in the south-western part of the site, at the base of the slop ground (Plate 12); is the structure depicted on the Ordnance Survey maps from the 1940s.

5.7.4 The site boundary is variously delineated, with some rough hedges and dilapidated fences present; an avenue of mature trees lines the western and eastern site boundaries in its narrow northern portion (Plates 1 and 5) and tree lines of varying thickness are present along other boundaries, the most notable to the south-west, where relatively steeply-sloping ground covered with thick undergrowth rises to the boundary (Plate 6).

## 6. HISTORIC ENVIRONMENT ASSESSMENT

### 6.1 Summary of the Known Historic Environment Resource

- 6.1.1 There are no designated heritage assets upon the study site. There are six designated heritage assets within and just beyond the 1 km radius wider study area; all are listed buildings of medieval and post-medieval date located within Easington Village Conservation Area to the north.
- 6.1.2 There are no non-designated heritage assets listed on the County Durham HER at the study site, but Thorpe Hospital, which occupied the study site until relatively recently, is listed on the national historic environment database maintained by English Heritage.
- 6.1.3 Non-designated heritage assets listed on the HER within the wider 1 km area around the study site comprise two assets of Anglo-Saxon date, one asset of medieval date, three of post-medieval date and one of modern date.
- 6.1.4 Extensive archaeological remains, principally of the Late Iron Age and Roman period, have been discovered by a recent programme of archaeological work conducted on fields surrounding the study site, although this non-designated heritage asset is not as yet listed on the HER.

### 6.2 Summary Statement of Archaeological Potential

- 6.2.1 Assessment of the historic environment of the study site allows the potential for heritage assets of archaeological interest – specifically buried archaeological remains – to be determined for the site itself. The potential for each archaeological era is summarised below.
- 6.2.2 The assessment indicates that the study site has **low** potential for early prehistoric remains, **high** potential for later prehistoric and Roman remains, **moderate** potential for Anglo-Saxon remains and medieval and post-medieval agricultural remains (including former land boundaries), **low** potential for other (i.e. non-agricultural) medieval and post-medieval remains and **high** potential for later post-medieval/early modern remains relating to Thorpe Hospital.
- 6.2.3 Archaeological remains from the Iron Age and Roman periods are likely to be non-designated heritage assets of **low** or **medium** significance, of **local** or **regional** importance, and archaeological remains of Anglo-Saxon date are likely to be of **medium** to **high** significance, of **regional** importance, due to the rarity of early Anglo-Saxon material in County Durham. Medieval and post-medieval archaeological remains relating to the agricultural use of the site would be non-designated heritage assets of **low** significance, of only **local** importance at best. Structural remains of Thorpe Hospital may be considered a non-designated heritage asset of some architectural, historical and communal value. However, in archaeological terms, only remains of its earliest constructional phases, up to c. 1915, can reasonably be considered as a heritage asset of **low** significance, of **local** importance at best.

### **6.3 Summary of Past Impacts**

- 6.3.1 Ordnance Survey mapping shows that the study site lay within agricultural fields until the construction of the hospital in 1897. An archaeological trial trenching evaluation carried out on fields around the study site in 2013 revealed a variable degree of truncation of archaeological deposits by ploughing, with localised variations in topography having an influence on the degree of truncation. Since the study site was taken out of agricultural use by the late 19th century, plough truncation of buried archaeological remains may be less severe at the study site than that seen in the surrounding fields, which continue to be ploughed.
- 6.3.2 Documentary evidence demonstrates that the first hospital was built at the site in 1897, but no plan or map has been recovered depicting the original layout and therefore it is not possible to determine what impact the early building(s) and any infrastructure will have had on buried archaeological remains from earlier periods. Documentary material indicates that the footings at least of these earliest structures were constructed in brick.
- 6.3.3 The hospital buildings and associated infrastructure depicted on Ordnance Survey mapping from 1919 will have disturbed or destroyed archaeological remains of earlier eras, if any had been present, and the level of direct impact could vary from negligible to high. Certainly, any significant landscaping and the excavation of footings for the more substantial structures are likely to have had a high direct impact on any archaeological remains, if present.
- 6.3.4 Below ground remains of the original 1897 hospital may survive at the site, but the location of the original buildings is unknown. It is, therefore, not possible to assess from present information the level of direct impact on any such remains which may have resulted from construction of subsequent hospital buildings.

### **6.4 Summary of Potential Impacts**

- 6.4.1 With no designated heritage assets upon the study site, it is concluded that the proposed re-development scheme would have no direct impacts on designated heritage assets.
- 6.4.2 The nearest designated heritage assets to the study site comprise a group of listed buildings of medieval and post-medieval date, located on the margins of the wider study area to the north, within Easington Village. The Grade I listed church of St. Mary's in Easington is visible from the southern part of the study site. The church was built in a prominent position on a hilltop and can be seen from as far south as the outskirts of Peterlee. It is presumed that, due to the local topography, there will be very restricted views of the proposed development from the church, for example it may only be partially visible from the church tower. The other listed structures are not visible from the site, nor is considered likely that the proposed development will be visible from these structures. Therefore, because of their nature and relative distance from the study site, it is concluded that the architectural/historical interests of those assets will not be diminished by the scheme. In sum, it is considered that the effect on designated heritage assets and their settings in the wider study area by the proposed development will be **negligible**.

- 6.4.3 The seven non-designated heritage assets listed on the HER within the 1 km wider study area around the study site and the extensive known archaeological remains in its immediate vicinity (these a non-designated heritage asset, not yet listed on the HER) are all, with the exception of a war memorial at the cemetery, below ground archaeological features. The effect of the proposed development on these assets is considered to be **neutral** as they will not be directly affected by the development. The effect on the war memorial is also considered to be **neutral**.
- 6.4.4 The proposed scheme will likely see sub-surface remains from all phases of the former hospital buildings removed. Sub-surface remains of the earliest constructional phases (up to c. 1915) of Thorpe Hospital have been identified as a non-designated heritage asset of archaeological interest on the study site. These earliest remains are considered to be of low archaeological significance, of only local importance. However, as the location and form of the earliest hospital buildings, built in 1897, are unknown, the effect of the development on this asset may be considered to be **minor adverse**. The effect of the proposed development on later phases of the hospital buildings, which are of little or no archaeological significance, may be considered to be **negligible**.
- 6.4.5 Only field investigation can firmly establish the magnitude of direct impact on potential buried archaeological remains, and thus the actual overall effect of the proposed scheme on such non-designated heritage assets. If archaeological remains of Anglo-Saxon, Iron Age or Roman date were present on the site then it is considered likely that proposed development would have a **moderate adverse** effect on these assets. It is also considered likely that the proposed development would have a **minor adverse** effect on any medieval or post-medieval remains relating to the agricultural use of the site.

## **6.5 Potential LPA Investigation and Mitigation Requirements**

- 6.5.1 Given the high potential for sub-surface archaeological remains of moderate significance at the study site to be adversely affected by the development proposals, the LPA will require archaeological investigation at the study site. It is generally considered best practice to assess the full potential of a site pre-determination of planning determination. Where a DBA has indicated the likelihood of buried archaeological remains being present a field evaluation will normally be carried out.
- 6.5.2 Field evaluation can comprise of one or more of the following procedures:
- geophysical survey;
  - surface artefact collection ('fieldwalking');
  - trial trenching.
- 6.5.3 In this instance, geophysical survey would not be a suitable method for the initial identification of sub-surface archaeological features due to existing ground conditions; building foundations and the remains of components of infrastructure such as roads remain from previous development. In addition, the extensive trial trenching evaluation undertaken on fields in the immediate vicinity of the study site has shown that some of the more ephemeral archaeological features, such as pits and smaller gullies, encountered were not detected by the geophysical survey. Any such ephemeral features, as well as burials, which may be present at the study site, could well escape detection by geophysical survey.

- 6.5.4 Surface artefact collection is only suitable on fields that have been recently ploughed, harrowed or drilled and particularly after a period of weathering; this method is, therefore, also unsuitable for the study site. A trial trenching evaluation is generally considered the most suitable method for the identification of any sub-surface archaeological features at a site. However, the trial trenching evaluation carried out on fields in the immediate vicinity of the study site has shown that, due to the composition of the natural sub-stratum and the fills of archaeological features, interpretation of the archaeological remains is problematic in small areas. Such 'keyhole' work runs the risk of compromising the archaeological remains through the loss or damage of key relationships.
- 6.5.5 It is, therefore, considered that the most appropriate mitigation scheme would be for an archaeological 'strip, map and sample' exercise to be carried out at the study site ahead of construction groundworks, including any geotechnical work. The principal aim would be to identify archaeological remains that pre-date the construction of the hospital, with the work specifically targeting later prehistoric, Roman and Anglo-Saxon remains. Any archaeological remains of note would then be subject to a programme of archaeological excavation and recording prior to construction groundworks. A secondary aim would be to identify remains of the earliest phases of the hospital buildings, those built up to c. 1915, and subject any such remains to a basic level of survey and archaeological recording. Fieldwork would be followed by a programme of post-excavation assessment, and ultimately possibly publication of the results, depending on the findings of the investigation.
- 6.5.6 The LPA requirement for archaeological work will be likely secured through a condition of planning permission for the development of the site. The condition will likely specify that a Written Scheme of Investigation for the required archaeological fieldwork and post-excavation analysis should be prepared and approved by the County Archaeologist prior to any fieldwork being undertaken.

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## **Maps, Documents and Other Sources**

### ***Durham University Special Collections, Barker Research Library, Durham University Palace Green Library, Palace Green, Durham***

The online database of material held by the Special Collections was searched for relevant maps, documents and photographs and then a visit was made, by appointment, to the Barker Research Library on 20 March 2014. An electronic copy of the *Plan of the Township of Easington in the Parish of Easington in the County Palatine of Durham, 1840, scale of 6 chains to 1 inch* ('the Tithe map', Special Collections ref: DDR/EA/TTH/1/77) was examined during the visit and the map was copied onto CD (extract reproduced herein as Figure 5). Information from the accompanying apportionment tables (*Apportionment of the Rent Charge in lieu of Tithes....*) was also examined (having been transcribed into an Excel spreadsheet) and details relating to land use, ownership and occupancy of the land parcels within and around the site were noted during the visit.

### ***Durham County Record Office, County Hall, Durham***

A visit was made, by appointment, to the County Record Office on 24 March 2014. Paper copies of the following historical maps (years stated are years of publication) were examined during the visit:

Ordnance Survey map sheet XXVIII (scale 6 inches to 1 mile), 1861 (the First Edition) (extract reproduced as Figure 6).

Ordnance Survey map sheet XXVIII.3 (scale 25 inches to 1 mile), no date, c. 1860 (the First Edition) (extract reproduced as Figure 7).

Ordnance Survey map sheet XXVIII.3 (scale 25 inches to 1 mile), 1897 (entitled 'Second Edition 1897') (extract reproduced as Figure 8).

Ordnance Survey map sheet XXVIII.3 (scale 25 inches to 1 mile), 1919 (entitled 'Edition of 1919') (extract reproduced as Figure 9).

Ordnance Survey map sheet XXVIII.3 (scale 25 inches to 1 mile), 1946 (entitled 'Revision of 1939') (extract reproduced as Figure 10).

The following documentary material was also of relevance:

Catalogue of Poor Law Union Records (CRO ref. 4/80/3): Easington Poor Law Union (CRO ref. U/Ea) item nos. 42-45, Hospital Committee Minutes. Item no. 42, 'Infectious Hospital Committee Minute Book', minutes during the period 11 February 1897 to 19 March 1914, was examined for possible information regarding the early history and development of Thorpe Hospital. Items (each one volume): no. 43, minutes during the period 14 May 1914 to 22 September 1921; no. 44, minutes during the period 20 October 1921 to 16 August 1928 and; no. 45, minutes during the period 13 September 1928 to 13 April 1939, were not examined.

Catalogue of Easington Rural District Council Building Control Registers (CRO ref: RD/Ea); the Building Plan Register commencing July 1907 (one volume) (CRO ref: RD/Ea 261/1; Acc: 7982) was examined for possible material relating to the early history and development of Thorpe Hospital.

Collection of Easington Rural District Council Photographs (CRO ref: ND/Ea; Acc: 7217); was examined; the collection contained an undated (c. 1960s) set of photographs (CRO ref: ND/Ea 140) of Thorpe Maternity Hospital (two photographs reproduced herein as Figures 14 and 15).

#### ***Durham Local Studies Collection, Clayport Library, Millennium Place, Durham***

A visit was made to Clayport Library on 24 March 2014. Paper copies of the following historical maps were examined during the visit:

Ordnance Survey map sheet 45/44 SW (scale 1:10,560 or 6 inches to 1 mile) map, 1949 (extract reproduced as Figure 11).

Ordnance Survey map sheet NZ 44 SW (scale 1:10,560 or 6 inches to 1 mile), 1967 (extract reproduced as Figure 12).

Ordnance Survey map sheet NZ 44 SW (scale: 1:10,000), 1976 (extract reproduced as Figure 13).

### **Online Sources**

The **British Geological Survey** website: [www.bgs.ac.uk](http://www.bgs.ac.uk). This was consulted for information regarding the geology of the study area.

The **Durham County Council** website: [www.durham.gov.uk/](http://www.durham.gov.uk/). This was consulted for information regarding relevant planning policies.

The **Durham Heritage Coast Partnership** website: [www.durhamheritagecoast.org](http://www.durhamheritagecoast.org). This was consulted for the *Durham Heritage Coast Management Plan 2005-2010*.

The **Durham Landscape** website: [www.durhamlandscape.info/](http://www.durhamlandscape.info/). This was consulted for the *County Durham Landscape Character Assessment*.

The **Heritage Gateway** website, managed by English Heritage in partnership with ALGAO and IHBC, provides access to local and national records on the historic environment: <http://www.heritagegateway.org.uk/gateway/>

The **Horden Parish Council** website: <http://parishes.durham.gov.uk/horden>. Consulted for information about Thorpe Road Cemetery.

The **MAGIC** website: [www.magic.gov.uk/website/magic/](http://www.magic.gov.uk/website/magic/). MAGIC is a partnership project involving six government organisations including English Heritage and Natural England. The website is essentially an interactive map collecting information on key environmental schemes and designations.

The **Natural England** website: [www.naturalengland.org.uk/publications](http://www.naturalengland.org.uk/publications). Consulted for information about 'National Character Areas'.

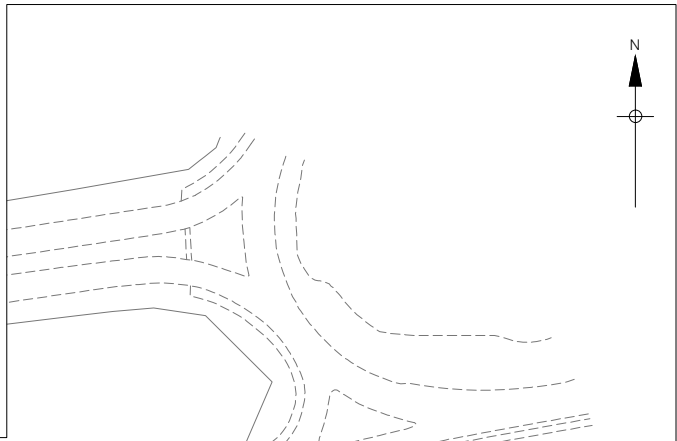
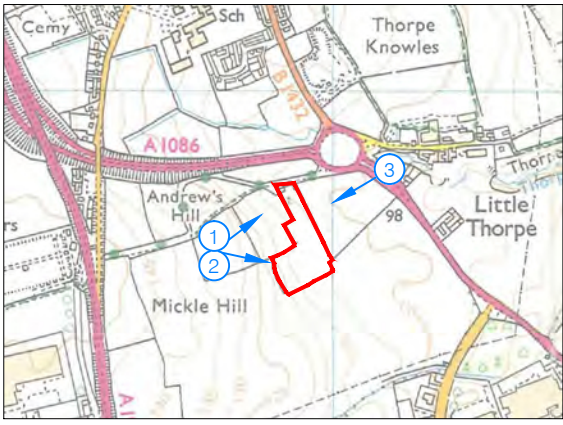
The **PastScape** website, the online records held in English Heritage's national historic environment database: [www.pastscape.org.uk/](http://www.pastscape.org.uk/).

**APPENDIX 1**  
**CATALOGUE OF HER ENTRIES**

THP 14: Former Thorpe Maternity Hospital, Andrew's Lane, Little Thorpe, Peterlee, County Durham - Catalogue of HER Entries

Fig. 3 Ref.	HER No.	NGR	Listed Building No.	Name	Monument Type	Date Range	Description
1	51	441700 542700	N/A	Andrew's Hill, Easington	Cemetery	Anglo-Saxon	An Anglo-Saxon cemetery identified by a chance metal detector find and confirmed by excavation in 1991-1992. A trackway and bank was revealed and six graves located. Dated to the C6th or early C7th by the grave goods.
2	3866	441370 543520	N/A	Seaton Holme, Easington	Excavation	Anglo-Saxon	Archaeological remains recorded during building work at Seaton Holme included features interpreted as a possible Anglo-Saxon building and enclosure.
3	35466	441364 543520	Grade I 1231692	Seaton Holme, Easington	Manor House, Vicarage	Medieval	Probably built in the late C13th as an aisled hall, the building contains much of the original medieval manor house; it was rebuilt in the C15th as an open hall.
4	248, 747 and 35467	441428 543444	Grade I 1231813	St Mary's, Easington	Church	Anglo-Saxon and Medieval	Of probable Anglo-Saxon foundation, the existing building has a Norman tower with C13th buttresses added. Fragment of limestone carved with plaitwork could be as early as the C8th. A late Saxon, C10th or C11th relief cross (HER 747) is built into the base of the tower's west wall. Effigy of Isabel, wife of John Fitz Marmaduke, in church. Made of Frosterley marble, dated c. 1280.
5	249	441800 543400	N/A	Low Row, Easington	Excavation	Medieval	Excavation at 1-2 Low Row, Easington. This was carried out to test the hypothesis that the western half of the village is earlier than the eastern half. A small area of C15th to C16th occupation debris was found, along with the foundations of an early C18th stone cottage.
6	36129	441601 543432	Grade II* 1277424	Farmhouse and barn north of Seaton House, Easington	Structure	Medieval	Farmhouse and adjacent barn which may originally have been an oratory connected with Seaton Holme. Possible C13th with extensive alterations, especially in the C19th.
7	818	441200 542000	N/A	Milepost, Easington	Structure	Post-medieval	Iron mile post, precise location unclear.
8	5940	440986 543102	N/A	Easington Mill	Structure	Post-medieval	Windmill shown on first edition OS map, but no longer extant on later editions.
9	5941	441153 542168	N/A	Thorpe Moor Windmill	Structure	Post-medieval	Windmill shown on first edition OS map, and described as corn mill. Disused by second edition and demolished by 1975.
10	35453	441614 543346	Grade II 1231691	Manor House, Easington	Structure	Post-medieval	Early to mid C18th house with C19th additions on the south side of the Green, Easington Village.
11	36121	441601 543432	Grade II 1277423	Milestone, Easington	Structure	Post-medieval	Stone milestone north of the Manor House, the Green, Easington.
12	35454	441347 543546	Grade II 1231693	Garden walls, Seaton Holme	Structure	Post-medieval	Remnants of walled garden to Seaton Holme. Mid to late C18th.
13	49348	442720 542305	N/A	War Memorial Cenotaph, Horden	Structure	Modern	WW1 and WW2 Cenotaph at St. Mary's Church Cemetery on Thorpe Road

**APPENDIX 2**  
**PLATES 1-12 (SITE PHOTOGRAPHS)**



0 100m

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25/03/14 MR

Plate directions and locations  
1:20,000 & 1:2,000 at A4



Plate 1. View of northern part of site from Mickle Hill, looking north-east towards Little Thorpe



Plate 2. View of southern part of site from Mickle Hill, looking south-east towards Horden/Peterlee





Plate 3. View of site from Little Thorpe roundabout, looking south-west towards Mickle Hill



Plate 4. View of blocked site entrance on Andrew's Lane, looking south-west (Mickle Hill in rearground)



Plate 5. View along northern part of site, showing former access road and building plots, looking SSE



Plate 6. View across south-western part of site, looking south-west (Mickle Hill in rearground)



Plate 7. View across southern part of site, looking ENE towards Little Thorpe



Plate 8. View from southern part of site, looking north-west (Easington church in rearground)



Plate 9. Structural remains (wall of former hospital building) at northern end of site, looking NNE



Plate 10. Structural remains (floor of former hospital building) at northern end of site, looking ENE



Plate 11. Structural remains (floor of former hospital building) in northern part of site, looking SSW



Plate 12. Structural remains (concrete retaining wall) in southern part of site, looking WSW

# PCA

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## PCA SOUTH

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## PCA WEST

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CHILCOMB LANE  
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## PCA MIDLANDS

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