

**LAND TO THE SOUTH OF ROMANWAY INDUSTRIAL ESTATE,  
WEST AUCKLAND ROAD, BISHOP AUCKLAND,  
COUNTY DURHAM**

**HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

**MAY 2014**

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**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

**LAND TO THE SOUTH OF ROMANWAY INDUSTRIAL ESTATE,  
WEST AUCKLAND ROAD, BISHOP AUCKLAND, COUNTY DURHAM**

**HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

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<i>Site Code</i>	RBA 14
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**Land to the South of Romanway Industrial Estate, West Auckland Road,  
Bishop Auckland, County Durham**

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

***National Grid Reference: NZ 2050 2695***

***Site Code: RBA 14***

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# CONTENTS

## *Lists of Figures and Plates*

	<i>page</i>
<b>1. NON-TECHNICAL SUMMARY</b>	<b>1</b>
<b>2. INTRODUCTION</b>	
2.1 Project Background	3
2.2 Site Location and Description	3
2.3 Proposed Development Summary	4
2.4 Scope of Study	4
<b>3. AIMS, OBJECTIVES AND METHODOLOGY</b>	
3.1 Aims and Objectives	7
3.2 Methodology	7
<b>4. HISTORIC ENVIRONMENT POLICY BACKGROUND</b>	
4.1 Introduction	9
4.2 Government Legislation and National Planning Policy	9
4.3 Regional and Local Planning Policy	10
<b>5. HISTORIC ENVIRONMENT BASELINE DATA</b>	
5.1 Introduction	12
5.2 Geological, Topographical and Landscape Context	12
5.3 Designated Heritage Assets	13
5.4 Non-designated Heritage Assets	15
5.5 Historic Maps, Plans and Other Documentary Material	18
5.6 Previous Archaeological Work	21
5.7 Site Visit	21
<b>6. HISTORIC ENVIRONMENT ASSESSMENT</b>	
6.1 Summary of the Known Historic Environment Resource	31
6.2 Summary Statement of Archaeological Potential	31
6.3 Summary of Past Impacts	31
6.4 Summary of Potential Impacts	31
6.5 Potential LPA Investigation and Mitigation Requirements	32
<b>7. BIBLIOGRAPHY AND SOURCES CONSULTED</b>	<b>33</b>
Appendix 1 Catalogue of HER Entries	
Appendix 2 Plates 1-12 (Site Photographs)	

## ***Lists of Figures and Plates***

	<i>page</i>
<b>Figure 1</b>	<b>Site Location</b> 5
<b>Figure 2</b>	<b>Detailed Site Location</b> 6
<b>Figure 3</b>	<b>HER Locations</b> 14
<b>Figure 4</b>	<b>Tithe Map, 1843</b> 22
<b>Figure 5</b>	<b>Ordnance Survey first edition 6 inch, 1859</b> 23
<b>Figure 6</b>	<b>Ordnance Survey second edition 25 inch, 1897</b> 24
<b>Figure 7</b>	<b>Ordnance Survey 25 inch, 1920</b> 25
<b>Figure 8</b>	<b>Ordnance Survey 25 inch, 1947</b> 26
<b>Figure 9</b>	<b>Ordnance Survey 1:10,000, 1954</b> 27
<b>Figure 10</b>	<b>Ordnance Survey 25 inch, 1962</b> 28
<b>Figure 11</b>	<b>Ordnance Survey 1:10,000, 1967</b> 29
<b>Figure 12</b>	<b>Ordnance Survey 1:10, 000, 1982</b> 30

**Plates (site photographs) comprise Appendix 2**

### **Plate directions and locations**

<b>Plate 1</b>	<b>View of western part of site from south end of Dilks Street, looking south-east</b>
<b>Plate 2</b>	<b>View of northern part of site from West Auckland Road, looking north-east</b>
<b>Plate 3</b>	<b>View of south-eastern part of site from south-west corner, looking east</b>
<b>Plate 4</b>	<b>View across site from south-west corner, looking north-east</b>
<b>Plate 5</b>	<b>View of eastern site boundary (Green Lane/'Dere Street') from south-east corner, looking north</b>
<b>Plate 6</b>	<b>Detail of eastern site boundary (Green Lane/'Dere Street') at south-east corner, looking north</b>
<b>Plate 7</b>	<b>View of eastern part of site from north-east corner, looking south-west</b>
<b>Plate 8</b>	<b>View across site from north-east corner, looking WSW</b>
<b>Plate 9</b>	<b>View of northern part of site from north-east corner, looking WNW</b>
<b>Plate 10</b>	<b>Detail of River Gaunless to the south of site, looking west</b>
<b>Plate 11</b>	<b>View of western site boundary on West Auckland Road from Fylands Bridge, looking north-west</b>
<b>Plate 12</b>	<b>View of Tindale Towers beyond north-west corner of site, looking NNE</b>

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

- 1.1 An historic environment desk-based assessment of land to the south of Romanway Industrial Estate, West Auckland Road, Bishop Auckland, County Durham, has been undertaken by Pre-Construct Archaeology. The work was commissioned by Self Build and Design Architects.
- 1.2 The site is situated at Tindale Crescent on the southern outskirts of Bishop Auckland. It lies south of Romanway Industrial Estate and west of West Auckland Road (A6072), at central National Grid Reference NZ 2050 2695 and comprises an irregular-shaped plot of land covering c. 1.6 ha. The site is bounded to the north-east by Romanway Industrial Estate and to the north-west by Tindale Towers, a private property. The eastern boundary of the site is delimited by Green Lane, a track which follows the alignment of the Roman road known as Dere Street, and to the west by West Auckland Road, the A6072. Beyond the southern boundary of the study site is a track which runs along the north bank of the River Gaunless.
- 1.3 The site, currently undulating scrubland, is proposed for development for light industrial units. It is of archaeological interest due to the proximity of Dere Street Roman road.
- 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 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 found that there are no designated heritage assets within the boundaries of the study site or within the wider study area. There is one non-designated heritage asset listed on the Historic Environment Record immediately east of the study site, Dere Street Roman road, while within the wider study area there are six non-designated heritage assets, two of which also relate to the Roman road. The assessment has established that a large part of the site was quarried for clay during the early 20th century and that the south-eastern corner was occupied by a group of enclosures/land parcels of uncertain purpose.
- 1.6 In terms of buried archaeological remains, the assessment has concluded that the study site has low potential for prehistoric remains, moderate to high potential for Roman remains, low potential for Anglo-Saxon and medieval remains and high potential for late post-medieval remains (which would most likely relate to the clay extraction) . Archaeological remains of the Roman period are likely to be of low to medium significance, with potential to contribute to local or regional archaeological research objectives. Post-medieval archaeological remains relating to the quarrying of the site would be of negligible significance, of little or no archaeological interest.
- 1.7 In terms of known non-designated heritage assets within the wider study area, it is concluded that the proposed development would have no direct impact on any such assets. The area to the west of Dere Street in the vicinity of the study site is already occupied by industrial premises and the study site itself is currently scrubland, largely unused. It is considered, therefore, that the indirect impact on the setting of Dere Street by the proposed development would be negligible.

- 1.8 It is considered, however, that in terms of potential buried archaeological remains, the proposed development of the study site could have a direct impact on non-designated heritage assets. In sum, a moderate adverse effect on potential archaeological remains of Roman date is possible.
- 1.9 It is recommended, therefore, that a programme of archaeological investigation is undertaken at the study in advance of any development, but that such work be restricted to parts of the site a) where proposed development groundworks have the potential to disturb archaeological levels and b) which were not subject to quarrying, based on historic map evidence. The assessment has established that although the majority of the site appears to have been quarried, its eastern margin, adjacent to Dere Street, may not have been. Therefore, any archaeological investigation, if required, should focus on this part of the site.

## **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 Self Build and Design Architects, in support of a planning application for the proposed development of an undeveloped site to the south of Romanway Industrial Estate, Bishop Auckland, for industrial units.
- 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 for the Bishop Auckland 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 for mitigating 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: preconst1-178089.

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

- 2.2.1 The study site is situated in the Tindale Crescent southern suburb of Bishop Auckland at central National Grid Reference NZ 2050 2695 (Figure 1). It comprises an irregular-shaped plot of land covering c. 1.6 ha and measures a maximum of c. 190m east–west and c. 160m north–south. The site is bounded to the north-east by Romanway Industrial Estate and to the north-west by Tindale Towers, a private property and dwelling. To the west, the study site is bounded by West Auckland Road (A6072), to the east by Green Lane (a track which follows the alignment of Dere Street Roman road) and to the south by a rough track which runs along the north bank of the River Gaunless (Figure 2).

2.2.2 In overall terms, the site slopes up gradually from east to west; present ground level in its north-eastern and south-eastern corners is c. 94.60m OD, while in its north-western corner ground level is c. 97.0m OD. The western margin of the site is particularly notable for surface earthworks, comprising mounded earth and rubble covered in undergrowth; cartographic evidence suggests that this material is of modern origin.

2.2.3 Appendix 2 contains a series of photographs which show the study site and its environs taken in April 2014. The site currently comprises an open area of undulating scrubland, with some areas of rough hardstanding to the north and areas of overgrown mounded earth and rubble. As mentioned above, the western margin of the site, as well as much of the northern margin, contain much mounded material. Numerous wooden pallets are currently stored on the site, to the north-west. The eastern boundary of the site is lined by mature shrubbery, which bounds Green Lane, a track which follows the alignment of Dere Street Roman road.

### **2.3 Proposed Development Summary**

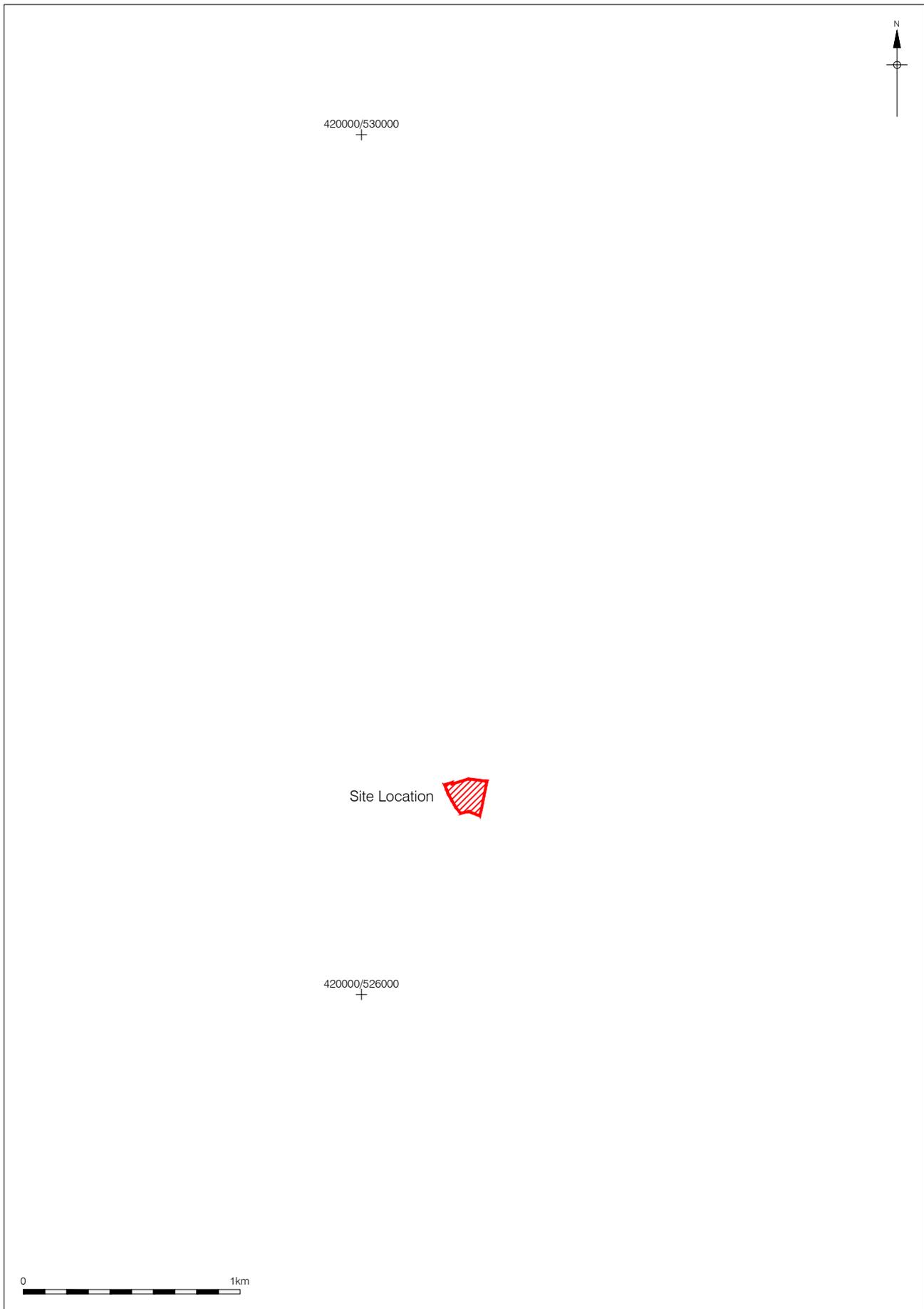
2.3.1 The study site is proposed for development for light industrial units. A planning application is being prepared and relevant documentation accompanying the application should be consulted for the proposed layout.

### **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.

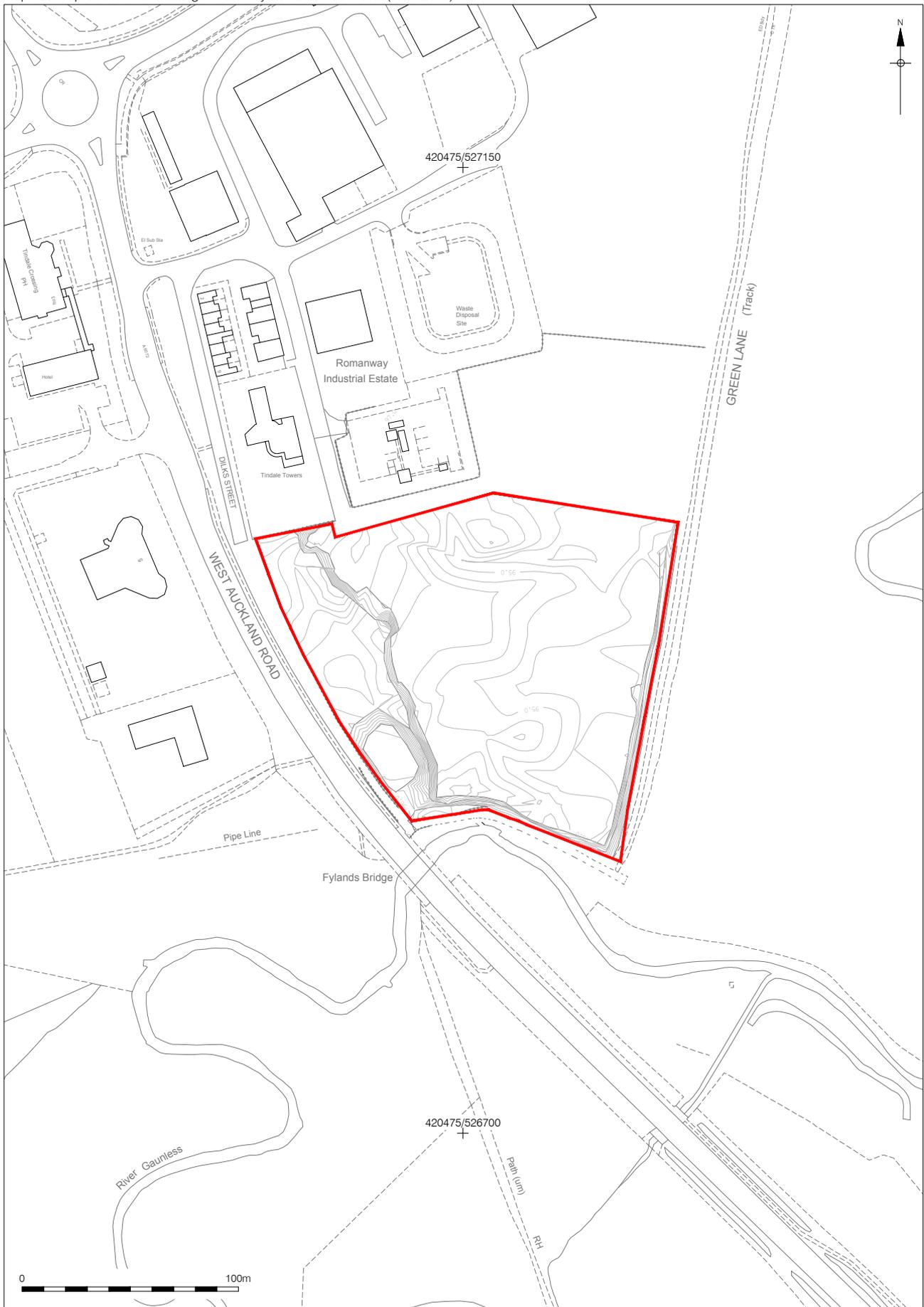


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Figure 1  
Site Location  
1:25,000 at A4



### **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 authors were Jennifer Proctor, also a member of the IfA at MIfA grade, and Aidan Pratt. The 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 discussion 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.
  - 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 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 re-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 districts continue to guide local planning policy, where applicable. In this case, the ‘saved’ Local Plan policy from the *Wear Valley District Council Local Plan* (1997) relates to the historic environment:

*Policy BE17 'Areas of Archaeological Interest':*

*POLICY: When development is proposed which affects areas of archaeological interest, as identified on the Proposals Map, an archaeological assessment will be required, before planning approval is given. Where possible the remains will be preserved in-situ.*

- 4.3.3 Therefore, the NPPF along with any residual local plan policy provide guidance in relation to the historic environment, in this instance potential heritage assets of archaeological interest. 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 can be found in Appendix 1.
- 5.1.3 The assessment does not attempt to set out a comprehensive history of land use of the Bishop Auckland area of 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.
- 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 is located at the southern-eastern extent of 'National Character Area 16: The Durham Coalfield Pennine Fringe' (Natural England 2013). This transitional landscape is located between the uplands of the North Pennines to the west and the Tyne and Wear Lowlands to the east. This is a rolling upland landscape of broad, open ridges and valleys.
- 5.2.2 The overview landscape assessment description of the area states:

*During the Anglo-Saxon period, the area fell within the Anglian Kingdom of Northumbria under the influence of the monastic community of St Cuthbert. This era saw the development of small villages surrounded by communal fields, separated by areas of common and waste. The distribution of different types of farming was similar to that of today, with cow and sheep production predominant in the west and more mixed agriculture on the lower land to the east. The pattern of agriculture and settlement in the landscape remained through the Middle Ages, as did the power and influence of the Church, with the Prince Bishops of Durham enjoying royal privileges and owning substantial estates, including deer parks and coal mines. The landscape was dramatically redrawn in the 17th and 18th centuries, with large-scale enclosure of the common fields. Higher land to the west was much reorganised during this time into large holdings with large regular fields, although some older, more irregular fields survive in the valleys to the east.*

5.2.3 The assessment also summaries the industrial use of this landscape:

*Coal mining has a long and significant history in the area, going back to at least the 12th century. It intensified in the 16th century with the development of large collieries that exported coal to the south of England and Europe. Networks of wooden waggonways were created to transport coal using horses, and were replaced by railways with the advent of steam power in the 19th century, which also enabled deeper mines to be dug and drained and more coal extracted. Ironstone associated with coal seams led to the development of a local steel-making industry. In the 20th century, transport infrastructure continued to grow, as did settlements, particularly along railway lines. From the Second World War onwards the agricultural use of land intensified: walls and hedges were removed to create larger fields, and more land was converted to arable cropping. The coal and steel industries started to decline from the 1930s and the last two decades of the 20th century saw the final demise of these industries, followed by the clearance of most of the associated infrastructure.*

5.2.4 The underlying solid geology of the area in which the study site lies comprises material of the Pennine Middle Coal Measures Formation, laid down during the Carboniferous Period (*British Geological Survey website*). Bedrock thus comprises thinly bedded sandstones, mudstones, ironstones and coal seams. Boulder clay or till was deposited from the ice sheets during the last glacial period and covers much of the broader area of the study site, especially the lower valley slopes, while valley bottoms have deposits of alluvial sands and gravels. Across the wider area, therefore, bedrock is usually overlain by glacial till, although at the study site itself extensive quarrying of clay is known to have taken place in the early modern era. The valley of the River Gaunless to the south of the site is covered with alluvial deposits which may encroach upon the study site.

5.2.5 The meandering course of the River Gaunless loops to the south of the study site, flowing in a roughly easterly direction, beyond which it meanders in a north-westerly direction through Bishop Auckland. Its confluence with the River Wear lies to the north-east of the town. The road crossing of the river at Fylands Bridge lies just beyond the south-western boundary of the study site. The Roman road crossing was presumably located close to the south-eastern limit of the study site.

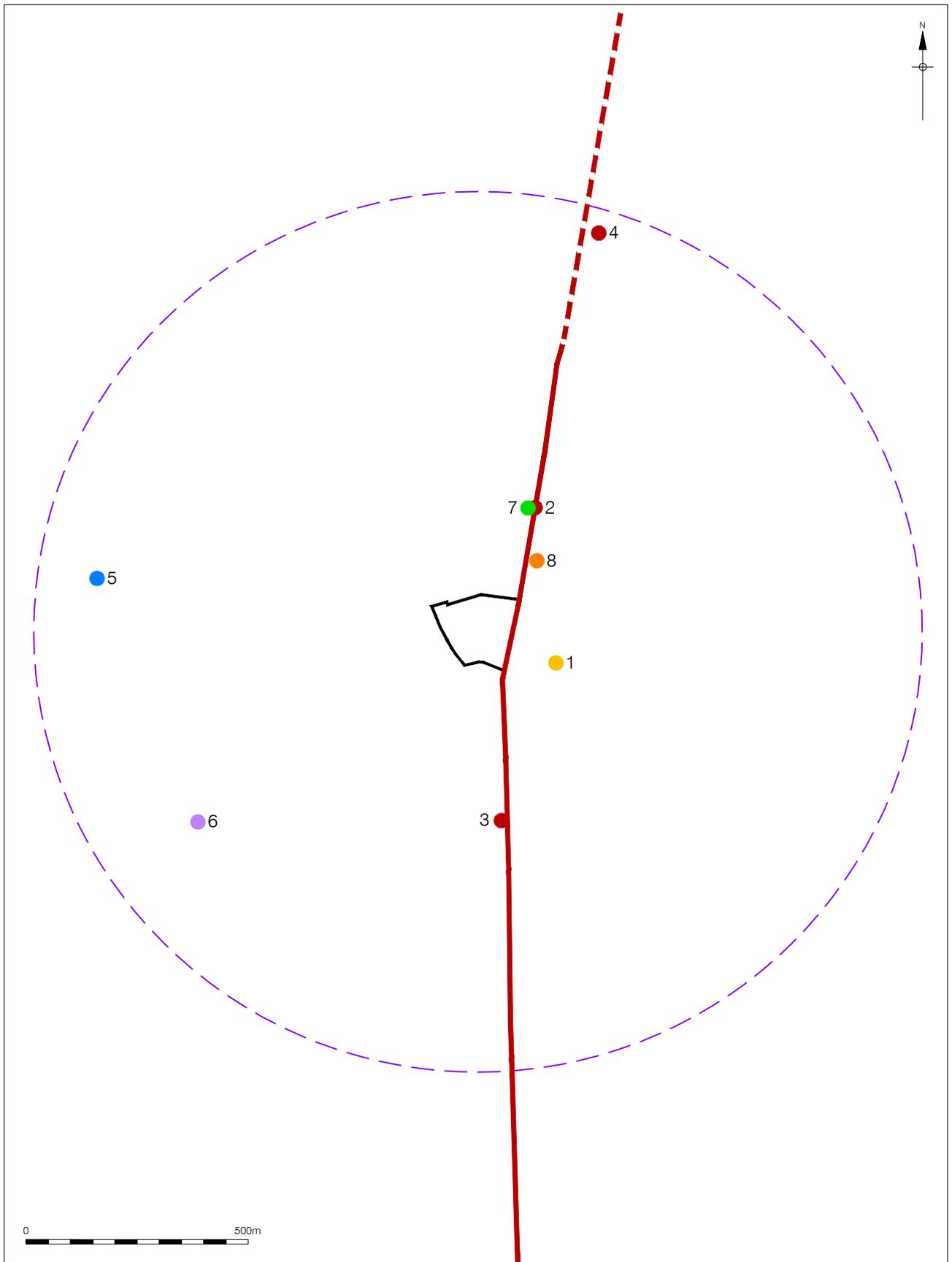
5.2.6 There is a gradual rise from east to west across the study site, from a level of c. 94.60m OD along its eastern margin to c. 97.0m OD in its north-west corner, a rise of c. 2.40m over a distance of c. 200m.

### **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 Bishop Auckland Conservation Area lies c. 1.4 km to the north of the study site. The study site also lies c. 2 km to the east of West Auckland Conservation Area.

5.3.3 There are no Listed Building designations within the study site or within the wider study area.



- ?Prehistoric (1)
- Roman (2-4)
- Post-Medieval (5)
- Multi-Period (6)
- Uncertain (7)
- Negative (8)
- 1km search radius

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Figure 3  
 HER Locations  
 1:12,500 at A4

## 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).

### *Prehistoric*

5.4.2 There are no HER entries of prehistoric date within the boundaries of the study site. Within the wider 1 km study area a possible ring ditch (Figure 3; Ref. 1) has been identified as a cropmark on an aerial photograph c. 100m to the west of the study site. However, it is also possible that this cropmark may be of geological origin.

5.4.3 It is considered likely that the potential for prehistoric remains to be present at the study site is low.

### *Roman*

5.4.4 It is for the Roman period that the site has particular archaeological potential as Green Lane, the overgrown track which runs along the eastern site boundary, follows the course of Dere Street Roman road (although Dere Street is a much later name attributed to the road). The HER reference for the stretch of Dere Street in this area is 3226 (Figure 3; Ref. 2). Earthworks of the Roman road have been identified on aerial photographs c. 0.35 km to the south of the study site (Figure 3; Ref. 3). Another HER entry refers to a cropmark near Bishop Auckland noted in a survey of the region, but no details are provided in the survey (Turnbull *et al.* 1978). This may well be associated with the road, as the coordinates place the cropmarks on the line of Dere Street (Figure 3; Ref. 7).

5.4.5 An archaeological watching brief undertaken prior to the construction of a new sewer between Fylands Bridge and St. Andrew's Road comprised four trenches, one on the line of the new sewer, the other three on the presumed line of Dere Street, c. 100m to the north of the study site (Figure 3; Ref. 8). No features associated with Dere Street were encountered within the areas investigated. In April 1997, a Roman coin, probably a *sestertius* of Hadrian, was found during the insertion of a pipe in Hampshire Place, a short distance to the east of Dere Street in Bishop Auckland, c. 0.85 km to the north-east of the study site (Figure 3; Ref. 4).

5.4.6 Dere Street was one of the principal roads in Roman Britain, connecting *Eboracum* (York) to the Firth of Forth and the Antonine Wall; it was completed to the Forth in c. 81 AD. Like all Roman roads, it formed part of the political control system and any archaeological remains of the feature would be considered to be of high significance. Dere Street has been the subject of numerous archaeological investigations along its length and these have shown variations not only in the width of the road, but also in its construction, presumably reflecting variations in local geology and thus available materials.

5.4.7 From its crossing of the River Tees at Piercebridge, the site of the Roman fort *Morbium*, Dere Street ran northwards into County Durham and the modern B6275 follows its line for c. 16 km to Royal Oak, at the junction with the A68. This stretch of Dere Street is known as a particularly good example of directness in a Roman road.

- 5.4.8 North of Royal Oak, the line of the road is now represented, for c. 2.5 km, by the southernmost portion of Brusselton Lane, then Haggs Lane, running through an area above the valley of the River Gaunless. North of Brusselton Wood, the line of the Roman road continues down the valley side to Burns House, crossing the River Gaunless to the south-east of the study site and continuing into Bishop Auckland as Green Lane (see Figure 1). The Roman fort *Vinovia* (Binchester) lies north of Bishop Auckland, the first of the string of Dere Street forts in County Durham, north of Piercebridge.
- 5.4.9 The aforementioned archaeological investigations along Dere Street have determined that its construction largely conforms to that generally seen for most other, but not all, Roman roads in Britain (Margary 1965; Davies 2002). Roads were generally laid upon a well-constructed embankment (agger) of varying height, in order to provide a properly drained base. The material for the agger was usually derived from the excavation of a broad 'scoop-ditch' along one or both sides of the road, or sometimes from a series of pits alongside it. Some roads had a 'road zone' set out prior to construction, this delineated by parallel, narrow, shallow ditches. These were placed well back from the road with the agger built centrally between them. Margary (1965) noted that the widths recorded for such zones indicated two classes of main roads, one with ditches c. 25.50m apart (centre to centre) and secondary class with ditches c. 18.90m apart.
- 5.4.10 Across Roman Britain there was great variation in agger design and construction. In some places just a simple earth bank was raised, while in others the agger was carefully built up in layers of stone or other material to the required height. The most important routes, such as Ermine Street, saw the agger up to 1.80m high and 15m wide, while lesser routes had much less substantial or even almost non-existent embankments, with the road surface effectively laid directly upon the existing ground surface (Margary 1965). However, for most Roman roads in Britain, the width of the agger was between 8m and 13m, and its height typically c. 0.75m (English Heritage 1989).
- 5.4.11 Upon the agger was the actual road carriageway, sometimes with a foundation of large stones below the surface treatment, which again varies greatly across Britain. A few locations have produced evidence of paving stones on the road surface, whilst in some places metalling was not used. More typically, however, rammed pea gravel or fine to medium pebbles were used, with flint, chalk and even iron slag in certain locations. Whatever was used, the aim was to provide a durable surface treatment suitable for a variety of traffic including carts and horses. The most important routes had carriageways up to 9m wide, with lesser roads around 4.50–5.50m wide and roads in more rural locations down to 3–3.50m wide (Margary 1965).
- 5.4.12 The road surface was often steeply cambered to assist drainage, with this being a design feature facilitated by the method of construction of the agger. Durability was sometimes increased by the use of kerbs along either side of the agger; cut stone was used for such a purpose on the Devil's Causeway Roman road in Northumberland (English Heritage 1989). If necessary, roads were accompanied by side drainage features, mostly simple ditches presumably along the line of the original 'scoop ditch', but there are also examples of stone- or timber-lined drains and even stone-built culverts running alongside the agger; a notable example of such culverting occurs on Dere Street at High Rochester (the site of the Roman fort *Bremenium*), c. 38 km north of Corbridge.

5.4.13 An archaeological watching brief undertaken by PCA in 2012 in association with the installation of an underground electricity supply across the line of Brusselton Lane, Royal Oak, c. 3 km to the south of the study site, revealed two construction phases for Dere Street (PCA 2012). The initial construction was an agger at least 7.50m wide and at least 0.35m thick, comprising a sub-base, basal core and metallised wearing surface. Further development of the Roman road was represented by a dump deposit on its western side, which widened the sub-base prior to the laying of a new surface treatment. The recorded evidence indicated only that the developed road was still at least 7.50m, but more likely c. 9m wide.

5.4.14 It is considered that the potential for Roman period archaeological remains to be present at the study site is moderate to high. Traces of, for example, a roadside ditch running along the west side of Dere Street could lie within the eastern margin of the site or evidence of roadside activity, including structural remains, could be present. The study site lies very close to the crossing of the River Gaunless by Dere Street and this location may, therefore, have been a particular focus for Roman activity due to its topographically advantageous situation. Any such Roman period remains are likely to be of low to medium significance and thus of local to regional importance.

*Anglo-Saxon (410 – 1066 AD)*

5.4.15 There are no HER entries from the Anglo-Saxon period on the study site or within the wider study area.

5.4.16 It is considered likely that the potential for Anglo-Saxon period archaeological remains being present at the study site is low.

*Medieval (1066– c. 1540 AD)*

5.4.17 There are no HER entries from the medieval period on the study site or within the wider study area. During this period the study site may have been used as agricultural land on the outskirts of the settlements of Bishop Auckland and St. Helen Auckland.

5.4.18 It is considered likely that the potential for medieval period archaeological remains being present at the study site is low.

*Post-medieval and Early Modern (AD 1540 – 1939)*

5.4.19 There are no entries of post-medieval/early modern date listed on the HER within the boundaries of the study site.

5.4.20 Within the wider study area, St. Helen's Colliery, West Auckland, a 19th-century colliery, was located c. 0.80 km to the west (Figure 3; Ref. 5). St. Helen's was the largest colliery in the area and was operational between 1831 and 1926. To the west of the study site, St. Helen's Colliery Railway ran southwards from the colliery to join the Stockton and Darlington Railway, which was located 1.1 km to the south of the study site.

- 5.4.21 Extensive railway sidings and coke ovens are shown on the Ordnance Survey first edition map of 1859 around the colliery (see Figure 5). In 1896 the colliery employed 386 people and there were 65 coke ovens and, by 1914, 696 people were employed (Hutchinson 2013, 9). The colliery closed in 1926 and was dismantled c. 1930; the site became a trading estate in 1937 (*ibid.*). The junction of the West Auckland Branch of the Stockton and Darlington Railway (opened 13 September 1856) and the Bishop Auckland Haggerleases Branch of the North Eastern Railway (authorised 1858) was located c. 0.30 km to the north of the study site.
- 5.4.22 The Tithe map of 1843 shows that, by that date, the study site formed the southernmost part of an agricultural field (see Section 5.5). Map regression has also shown that much of the site was quarried for clay prior to 1920. This material likely supplied 'Fyland's Bridge Brick and Tile Works', which was located to the north of the study site, in the area now occupied by the industrial estate. A company called Shaw, Knight and Co. opened an 'Enamelstone Works' on the site of the disused brickworks in 1921 with their business focusing on fireclay sanitary ware (Hutchinson 2013, 10). The company closed in 1966. Map regression has also shown that, from c. 1920, the south-eastern corner of the study site was occupied by a series of interconnected enclosures or land parcels, possibly associated with the quarrying activity or having some other purpose (see Section 5.5 below). I
- 5.4.23 It is considered likely that the potential for archaeological remains associated with these non-designated heritage assets of post-medieval date, which are not listed on the HER, being present on the study site is high. However, any archaeological remains associated with this quarrying activity would be of negligible significance, of little or no archaeological interest.

*Modern (AD 1939 – to the present)*

- 5.4.24 There are no HER entries from the modern era on the study site or within the wider study area

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

- 5.5.1 Selected historic maps have been reproduced herein as Figures 4–12.

*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.
- 5.5.3 The Tithe map of 1843 for the parish of St. Andrew Auckland (Figure 4) shows that, at this date, the majority of the study site lay within the southern half of one four-sided field (no. 83). This was located at the southern extent of a larger triangular area of land comprising four fields and defined by three routes, including Green Lane to the east. West of the site was a track that is now the A6072 road. The southern boundary of field 83 ran straight from NW-SE with the River Gaunless to the south of this lying within the parish of St. Helen's [*sic*] Auckland. The river presumably followed a very similar course to its present course. The eastern site boundary is, as today, bounded by Green Lane, the route of Dere Street. The accompanying schedule of rent charges lists the owners and occupiers of the land parcel on the Tithe map.

<i>Land Unit</i>	<i>Name</i>	<i>Land Owner</i>	<i>Occupier</i>	<i>Usage</i>
83	Low Brack	Francis Johnson Esq.	Thomas Robson & Son	Arable

5.5.4 The Tithe map shows that, north of the route which bounded the north side of the overall triangular area of land in which the study site lies, additional land parcels had the same occupier, with the residence being a farm at Woodhouse Close, further to the north.

#### *Ordnance Survey Mapping*

5.5.5 The Ordnance Survey first edition (6 inches to 1 mile) map of 1859 (Figure 5) shows that the study site was essentially as depicted on the Tithe map, although its south-westernmost corner lay within a small triangular land parcel adjacent to the river, possibly marginal land. A riverside track skirted the southern boundary of the study site. Early signs of industrialisation of the wider area are evident on this map, most notably colliery activity and associated railway infrastructure. St. Helen's Colliery is shown to the west of the study site, as discussed in Section 5.4, Copy Crooks Colliery, in use 1835-1940, was located just over 1 km to the south-east of the study site (Hutchinson 2013, 9) and the West Auckland Branch of the Stockton and Darlington Railway (opened 13 September 1856) and the Bishop Auckland Haggerleaves Branch of the North Eastern Railway (authorised 1858) joined to the north of the site.

5.5.6 Beyond the Gaunless, to the south of the study site, was 'Fieldon Bridge', a small hamlet and two bridges. Although the name 'Fieldon' was used on Ordnance Survey maps until 1982, censuses from 1841 to 1911 used various spellings, 'Fylingbridge', 'Filingbridge', 'Fyling Bridge', with 'Fylands Bridge' coming into usage in 1871 (Hutchinson 2013, 6). The principal bridge carried the road which would become West Auckland Road across the river, while 'Fieldon Small Bridge', to the east, was evidently a footbridge. A terrace of houses is shown on the northern side of the road, directly south of the river on the opposite bank to the study site. To the south-east, on the south side of the road, is another terrace of houses. The terraced housing at Fieldon Bridge is known to have comprised two rows of low colliery houses, 41 in total, which were originally stone dwellings with ladders to the upper storey (Hutchinson 2013, 6). A larger structure at the west end of the western terrace was originally constructed to be a public house, but a license was never obtained. The terraces were later converted into two-roomed houses with an internal staircase added.

5.5.7 The Ordnance Survey second edition (25 inches to 1 mile) map of 1897 (Figure 6) shows the study site essentially the same as on the first edition, with the majority forming the southernmost part of a large field (no. 75) and the remainder - its south-westernmost corner - being a small triangular field (no. 315) bounded to the west by the road which would become West Auckland Road. A number of changes are evident around the study site, again relating to further industrialisation. 'Fyland's Bridge Brick & Tile Works' is located to the north of the study site, with the southern edge of an associated large 'Clay Pit' running along part of the north boundary of the study site. Beyond the north-western corner of the study site, two land parcels front on to the road. St. Luke's Church occupied the southernmost, whilst a 'School' shown within the northernmost is known to have been Fyland's Bridge School; a squarish building is depicted, with an outhouse to the rear.

- 5.5.8 Skirting the eastern study site boundary, Green Lane is annotated 'Watling Street [Roman Road]' on the Ordnance Survey second edition. The hamlet of 'Fieldon Bridge' is depicted in detail on this map, including outhouses situated to the north of the buildings along the river bank. Although the annotation 'Fieldon Small Bridge' remains close to the housing, only a 'Ford' is shown in the river, rather than the previous structure.
- 5.5.9 The Ordnance Survey map of 1920 (25 inches to 1 mile) shows that, by this date, clay quarrying had extended south, to take in the majority of the study site, with the exception of its north-westernmost corner and its eastern margin, particularly its south-easternmost corner. The entire working is annotated 'Old Clay Pit', demonstrating that quarrying on the study site had taken place between 1897 and 1920. The brick and tile works to the north of the study site is annotated 'Disused'. The south-easternmost portion of the study site is shown occupied by an irregular series of interconnected enclosures or land parcels; of uncertain purpose, they may have been allotment gardens. Another clay pit is shown on the west side of the road that would become West Auckland Road, presumably associated with 'St. Helen's Brick Works' which lay to the north. North of the study site, a terrace of houses is depicted fronting onto the road, between the school and the disused brick and tile works to the north.
- 5.5.10 The Ordnance Survey 1947 map (25 inches to 1 mile) shows that, by this date, Watling Street (Green Lane) is named 'Dere Street Roman Road' (Figure 8). Within the study site, the former clay pit had evidently been largely infilled, with only a small area adjacent to the central northern boundary probably remaining open. A footpath or track ran due south from the quarry to meet the riverside track which skirted the southern site boundary, this linking Green Lane with West Auckland Road to the west. The remainder of the study site is shown divided into three fields: a squarish field in the south-eastern corner; the southern part of a much larger rectilinear field alongside Green Lane and; another large roughly triangular field to the west, alongside the road. Beyond the study site to the north, a new building (unknown use) has been constructed on the road frontage between the school and the terraced housing. The clay pit to the west of the study site has expanded as had the brickworks to its north. The disused 'Fyland's Bridge Brick & Tile Works' had been developed into an 'Enamelstone Works (Fireclay)' encompassing some of the existing buildings, but with a much larger central building. The hamlet at Fieldon Bride to the south of the river remained largely unchanged. In the 1930s, housing at Fieldon Bridge is known to have comprised two-roomed houses which could accommodate 225 people, 55% of whom were children; an account written in 1940 refers to the houses as '*situated on low-lying marshy ground beside a smelly river and... an evil smelling claypit*' (Temple 1940 in Hutchinson 2013, 6).
- 5.5.11 The Ordnance Survey 1954 map (1:10,000) (Figure 9) shows the site unoccupied with no detail except for the group of enclosures/gardens in the south-eastern corner as depicted on the 1920 map. The clay pit had evidently been completely infilled. In the wider area, there is little change from the previous edition.
- 5.5.12 The Ordnance Survey 1962 map (25 inches to 1 mile) shows that, by this date, the study site encompasses the majority of one large irregular shaped field, annotated with some vegetation cover, rather than as arable land (Figure 10). To the south of the river, the housing at Fieldon Bridge had been demolished by this date. The buildings were condemned after the Second World War, with the residents rehoused in Shildon in 1953–4 (Hutchinson 2013, 7).

5.5.13 The Ordnance Survey 1967 and 1982 maps (1:10,000) show no change at the study site from the previous edition (Figures 11 and 12). There is little change in the surrounding area, although, by the time of the 1982 map, St. Luke's Church had been converted to use as a garage and the railway junction and both branch lines in the area had been dismantled. The Enamelstone works to the north of the study site is labelled simply 'Works' on both maps; the company was wound up in 1966 (Hutchinson 2013, 11).

## **5.6 Previous Archaeological Work**

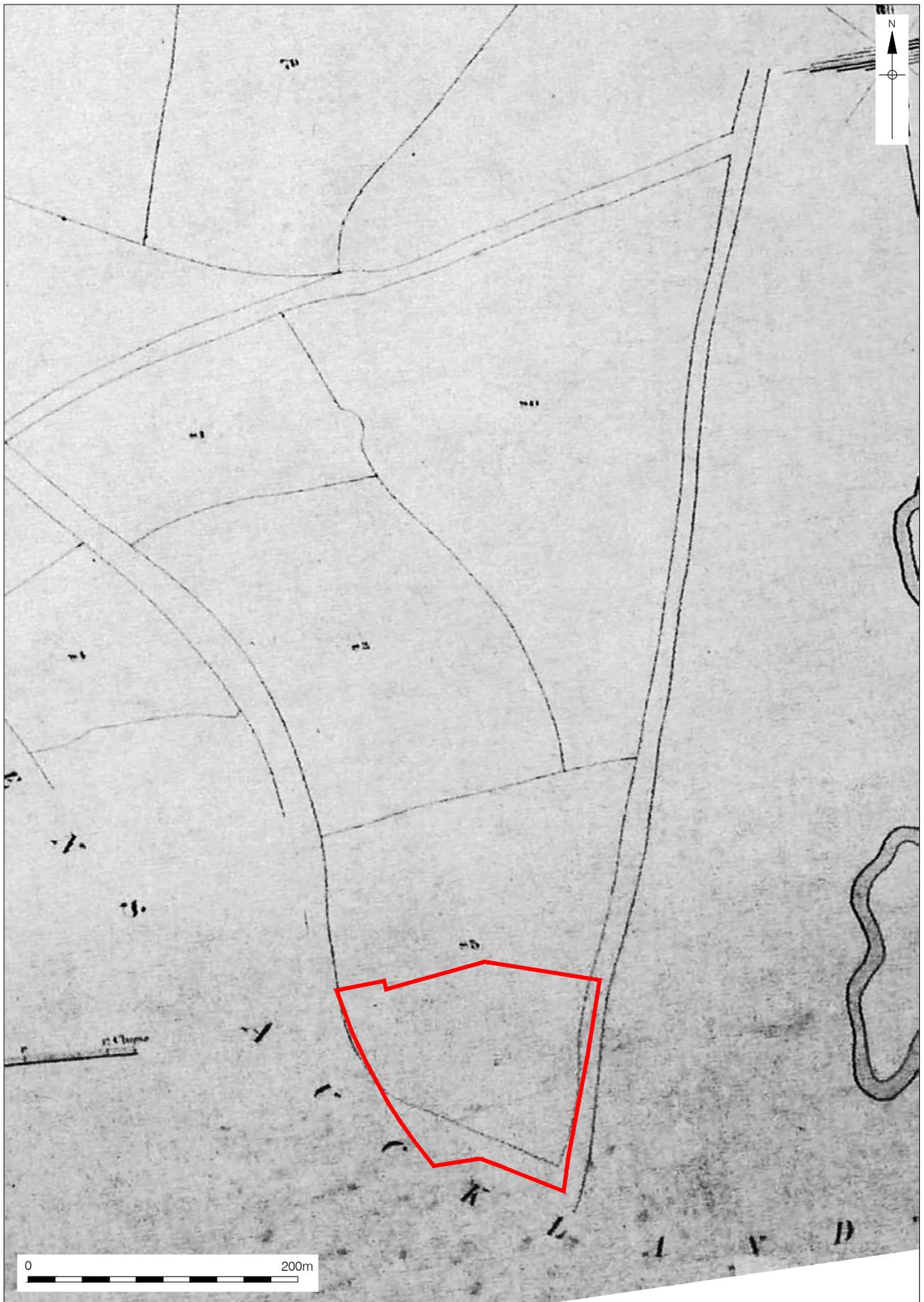
5.6.1 There has been no previous archaeological work undertaken on the study site. An evaluation conducted in 2005 for the West Auckland Bypass, to the west of the study site (Figure 3; Ref. 6), revealed two palaeochannels and a number of unidentified linear features as well as two worked flints. A watching brief undertaken in association with the construction of a new sewer between Fylands Bridge and St. Andrews Road comprised four trenches, one on the line of the new sewer, the other three on the presumed line of Dere Street (Figure 3, Ref. 8). No features of archaeological interest were uncovered.

## **5.7 Site Visit**

5.7.1 A site visit was undertaken on 15 April 2014. Appendix 2 contains a series of photographs (Plates 1-12) showing the main elements of the study site.

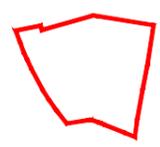
5.7.2 The site is accessed from the riverside trackway skirting its southern boundary, which is largely undelineated. To the north, the site is delimited by security fencing from, to the west, Tindale Towers and, to the east, from a compound, part of the existing industrial estate, although the easternmost portion of this boundary is not delineated. The western site boundary of the site, skirting West Auckland Road, is bounded by a wire and post fence. The eastern boundary of the site, adjacent to Green Lane, the line of Dere Street, is bounded by mature shrubbery, with occasional trees.

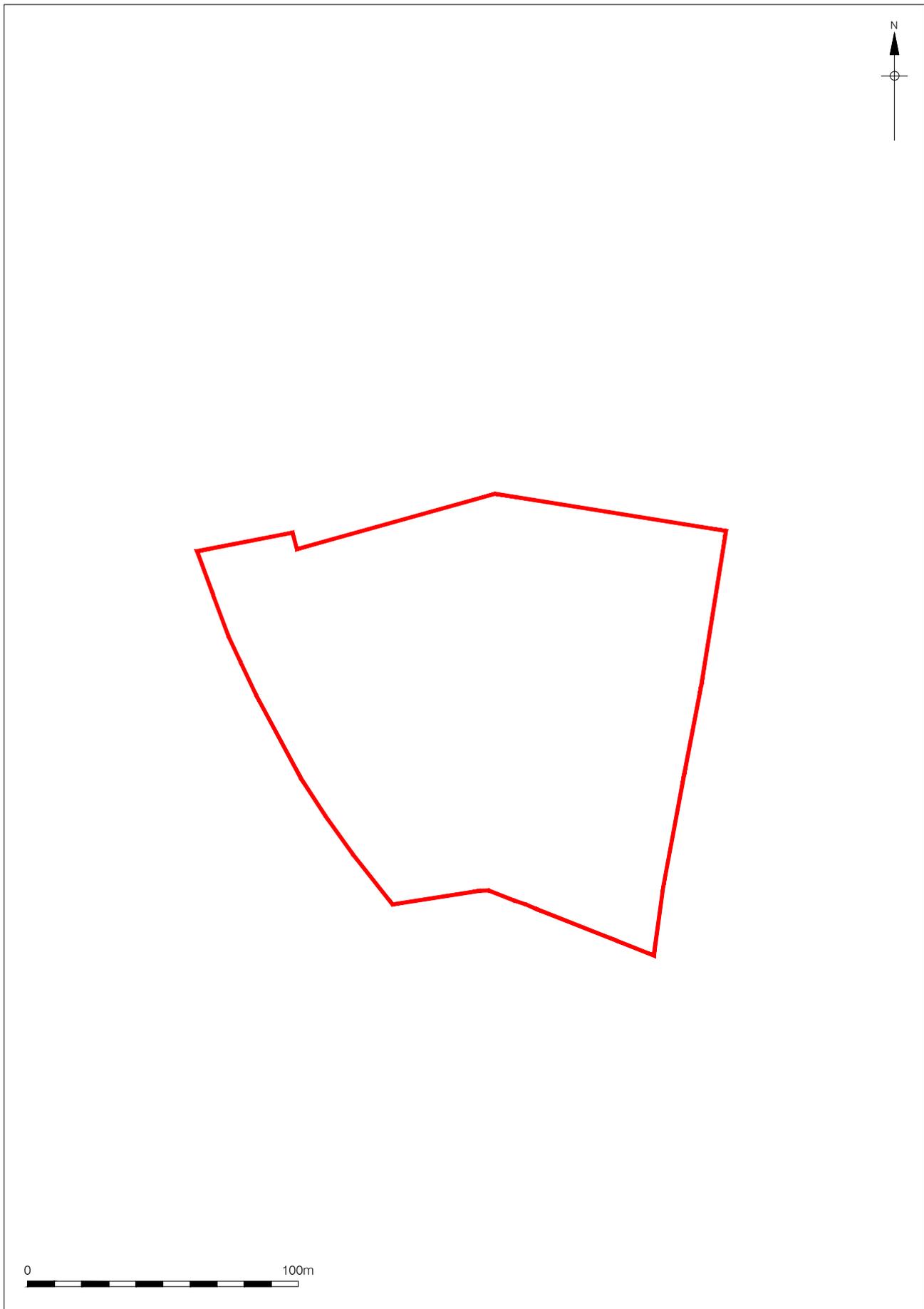
5.7.3 At the time of the site visit, the site comprised an open area of undulating scrubland, with some areas of rough hardstanding to the north and areas of overgrown mounded earth and rubble. The northern, and particularly the western, margin of the site were notable for surface earthworks, formed by mounded material. A large number of wooden pallets were being stored in the northern part of the site.



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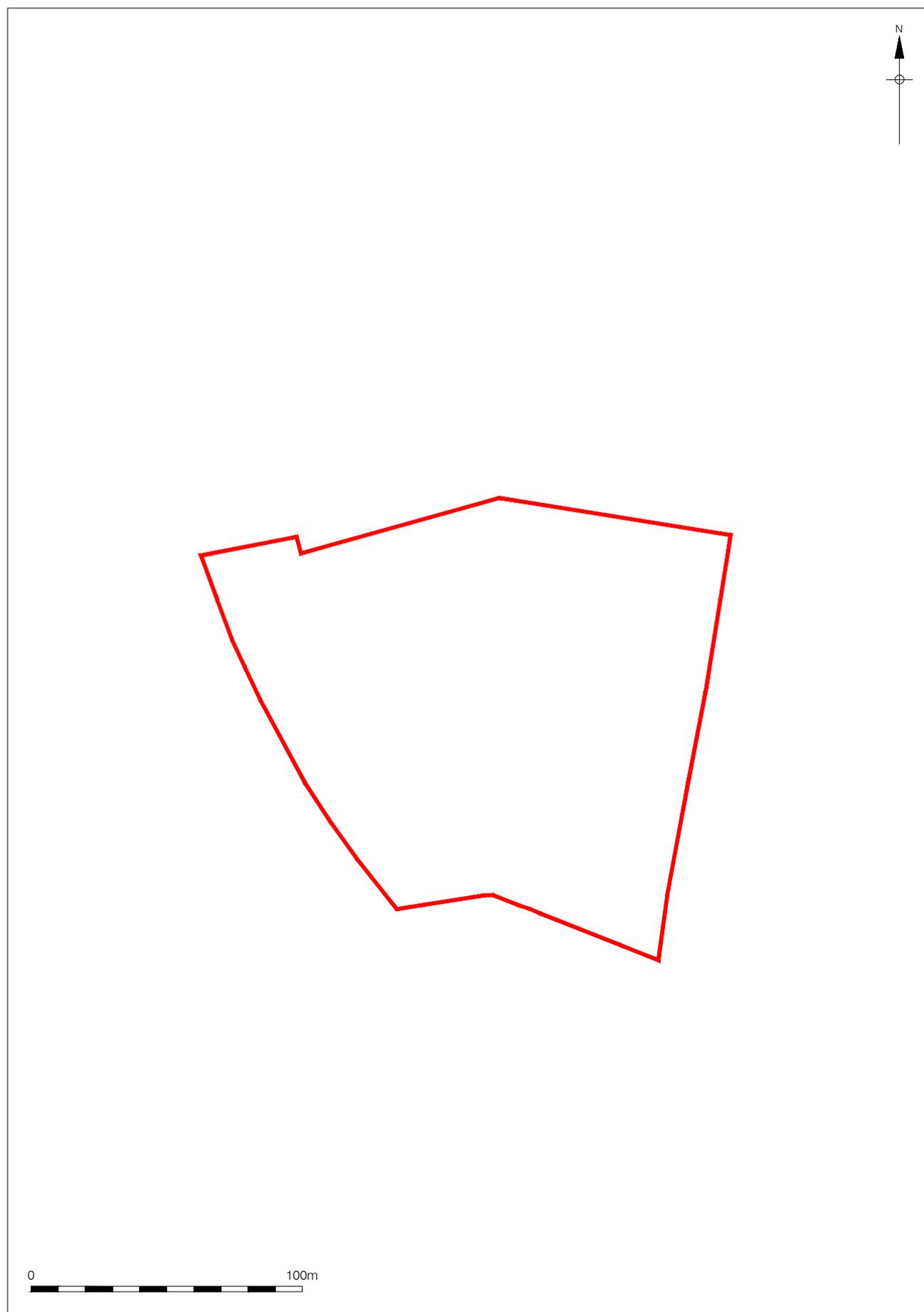
Figure 4  
Tithe Map, 1843  
1:4,000 at A4





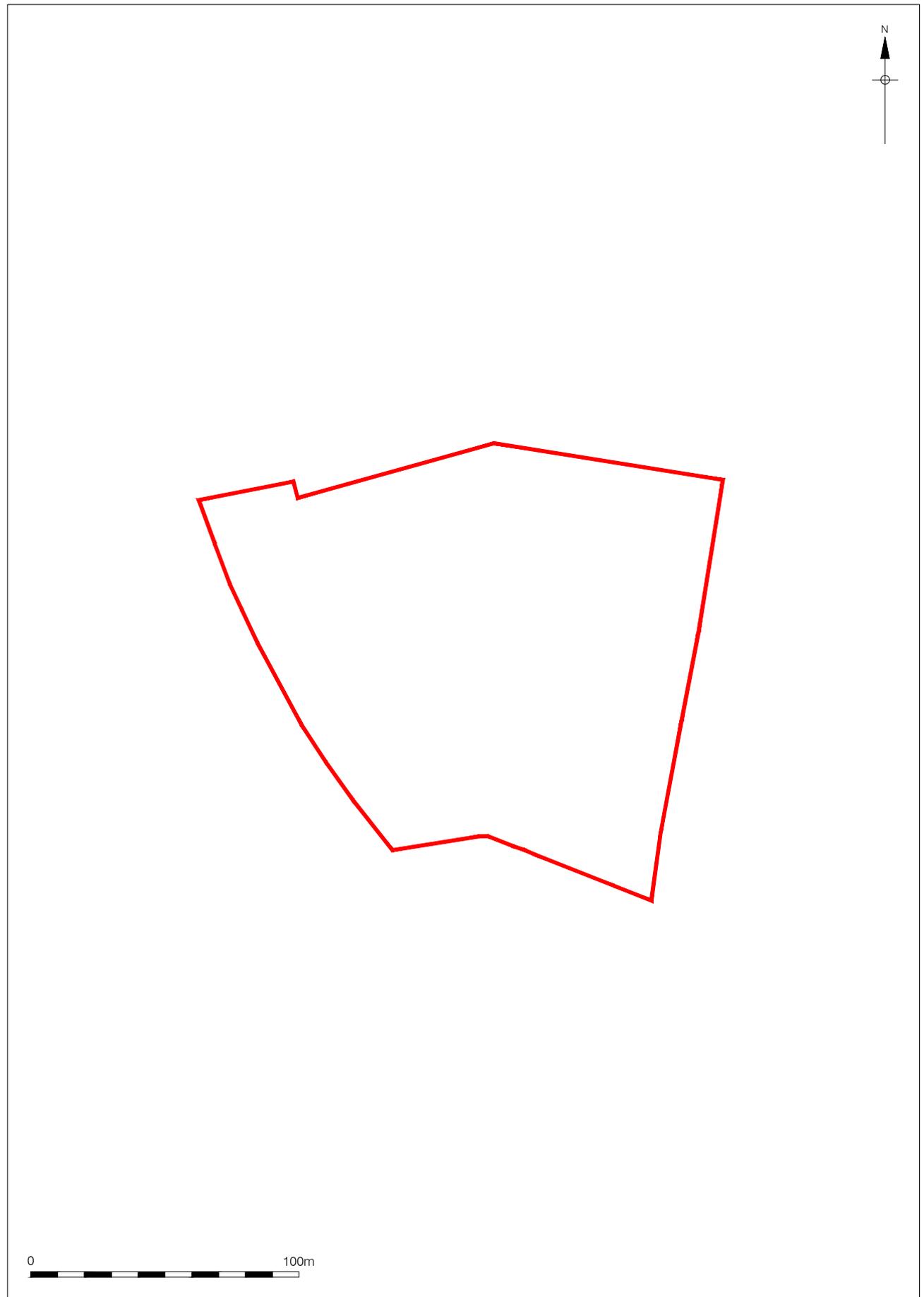
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Figure 6  
Ordnance Survey second edition 25 inch, 1897  
1:2,000 at A4



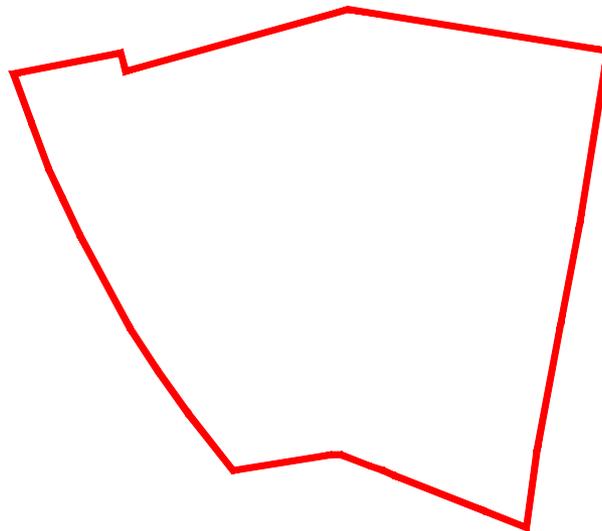
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Figure 7  
Ordnance Survey 25 inch, 1920  
1:2,000 at A4



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Figure 8  
Ordnance Survey 25 inch, 1947  
1:2,000 at A4



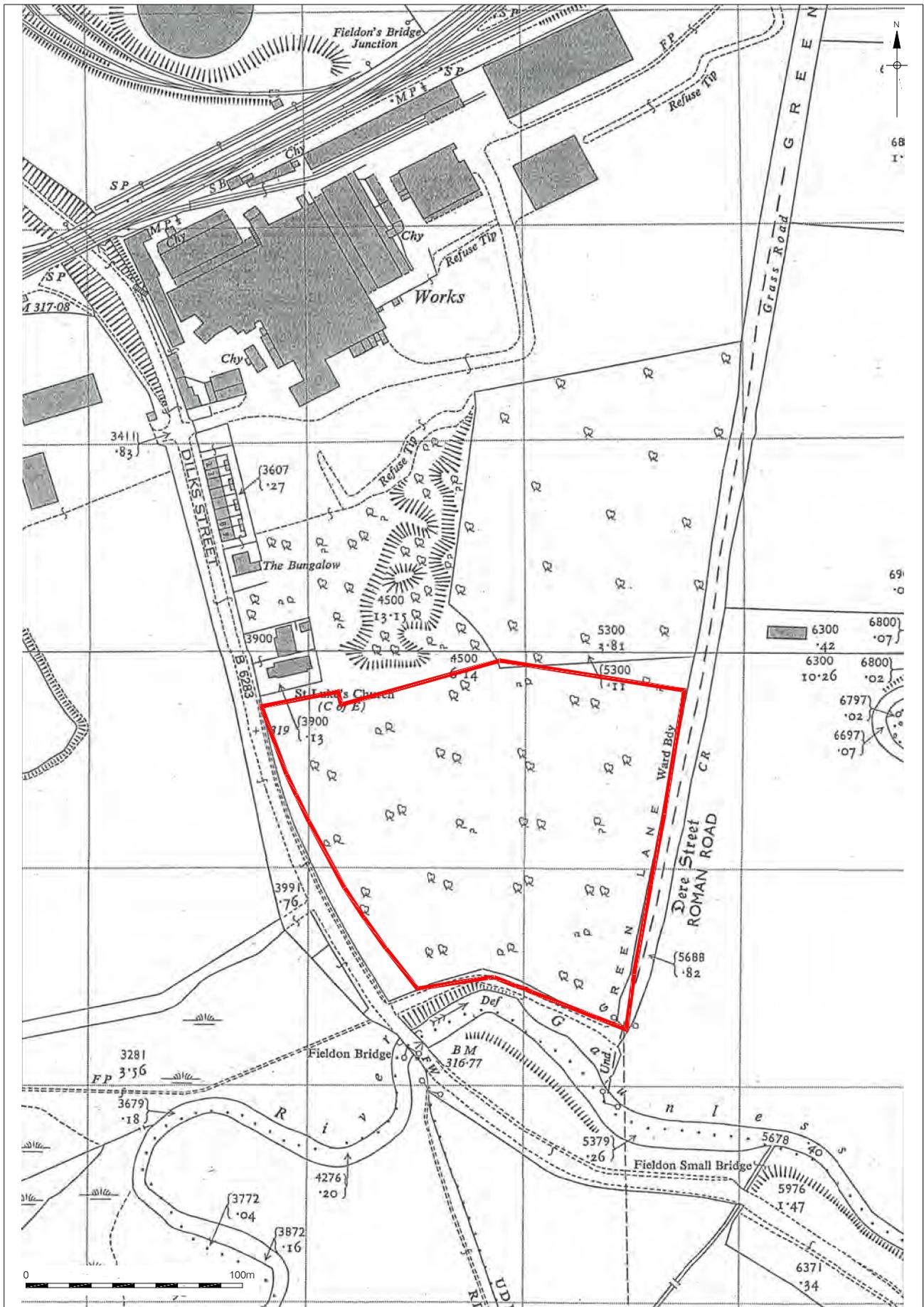
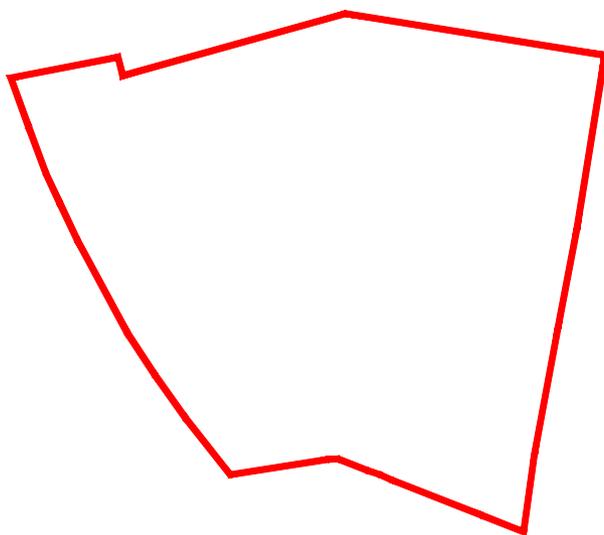


Figure 10  
Ordnance Survey 25 inch, 1962  
1:2,500 at A4

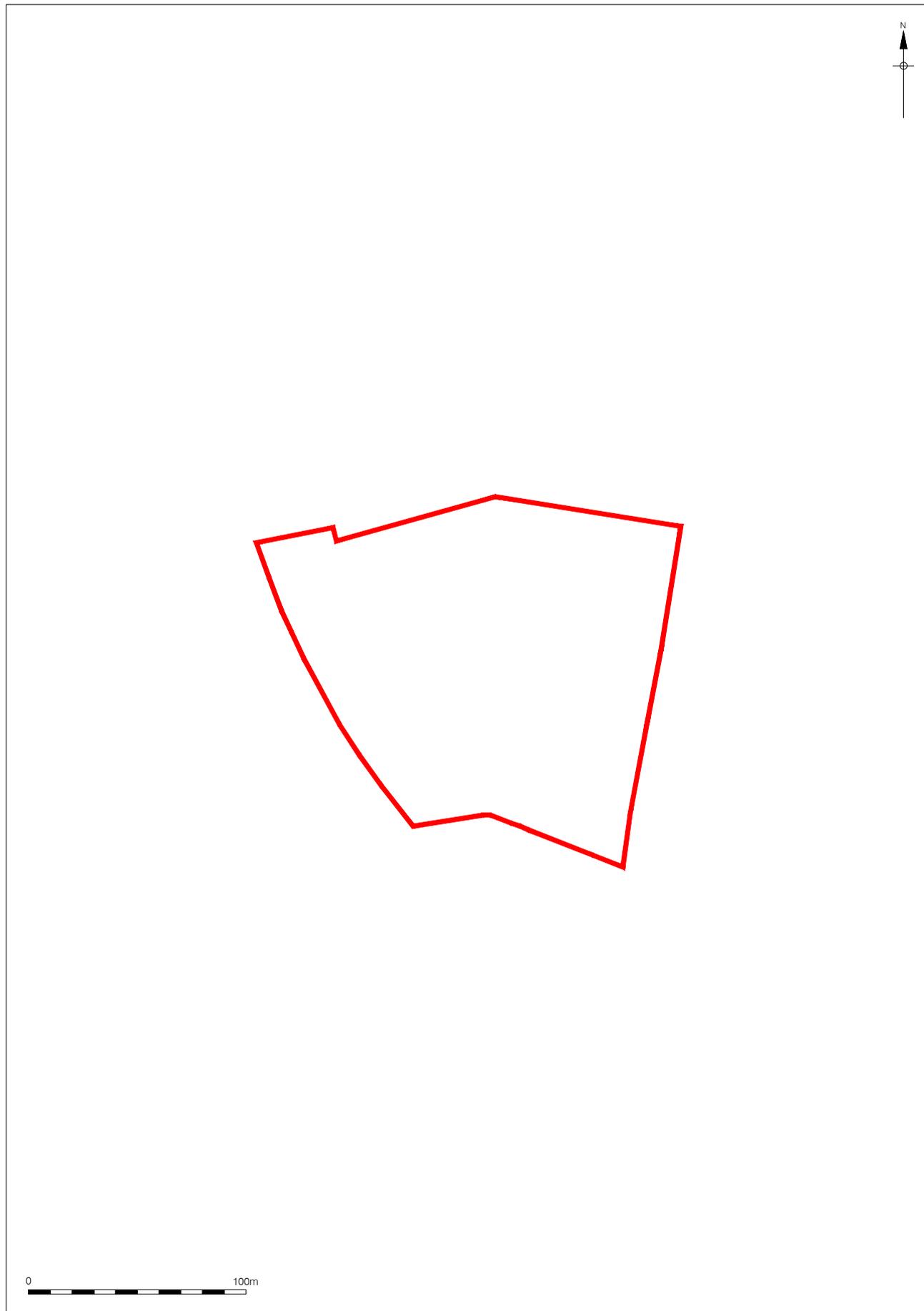


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Figure 11  
Ordnance Survey 1:10,000, 1967  
1:2,500 at A4



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Figure 12  
Ordnance Survey 1:10,000, 1982  
1:2,500 at A4

## **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 or within the wider area. There are no non-designated heritage assets listed on the Durham HER within the boundaries of the study site, although it is concluded as result of this assessment that remains associated with Dere Street Roman road, the line of which skirts the eastern site boundary, could encroach into the eastern margin of the site. There are seven non-designated heritage assets within the 1 km radius wider study area: a cropmark of a possible ring ditch of prehistoric date; Dere Street Roman road (which has multiple listings); a 'find spot' of a Roman coin; multi-period features revealed to the west during an archaeological evaluation and; St. Helen's Colliery.

### **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 prehistoric remains, **moderate** to **high** potential for Roman remains, **low** potential for Anglo-Saxon and medieval remains and **high** potential for post-medieval/early modern remains. Archaeological remains from the Roman period are likely to be designated heritage assets of **low** to **medium** significance, thus of **local** to **regional** importance. Post-medieval/early modern archaeological remains relating to the industrial use of the site, specifically activity associated with the brick works that lay to the north and which is known to have extracted clay from the site itself, would be a non-designated heritage asset of **negligible** significance, of **little** or **no** archaeological interest.

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

6.3.1 Ordnance Survey mapping has shown that the study site was extensively quarried for its clay sub-stratum prior to 1920, and likely within the period 1897 to 1920. This activity would certainly have had a significant direct impact on any earlier archaeological remains, if any were ever present, to the extent that any such remains in the area of the quarry are likely to have been completely destroyed by this activity.

6.3.2 The eastern margin of the study site, adjacent to Dere Street Roman road, and particularly the south-easternmost portion of the site, may not have been quarried, as indicated by map regression. Any below ground archaeological remains in this area, including remains associated with the Roman road, such as roadside ditches or structures, therefore a higher chance of survival.

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

6.4.1 It is concluded that the proposed development scheme could have a direct impact on as yet unrecorded non-designated heritage assets, namely any archaeological remains associated with Dere Street Roman road which may lie within the eastern margin of the site.

- 6.4.2 The nearest known non-designated heritage assets to the study site are a possible ring ditch located to the east and, further afield, the site of St. Helen's Colliery. These heritage assets are located within or close to a built up area, including an extensive industrial estate to the immediate north of the study site. It is, therefore, considered that the effect on these non-designated heritage assets and their settings by the proposed development will be **negligible**.
- 6.4.3 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 heritage assets of archaeological interest. If archaeological remains of Roman date were present on the site, then it is considered likely that proposed development would have a **moderate adverse** effect on these assets, but only where proposed development groundworks would disturb such remains.

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

- 6.5.1 Given the moderate to high potential for sub-surface archaeological remains of low to moderate significance to be adversely affected by the development proposal, the LPA may well 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 application. Where assessment has indicated moderate or high potential for buried archaeological remains to be present, a field evaluation would normally be carried out.
- 6.5.2 In this instance, it is recommended that should a programme of archaeological investigation be required at the study in advance of development, such work should be restricted to parts of the site a) where proposed development groundworks have the potential to disturb archaeological levels (determined through consideration of the overall development layout, along with details of proposed formation levels and ground preparation) and b) which were not subject to quarrying (based on historic map evidence). The assessment has established that although the majority of the site appears to have been quarried, its eastern margin, adjacent to Dere Street, may not have been disturbed. Therefore, any archaeological investigation, if required, should focus on this part of the site.
- 6.5.3 Field evaluation can comprise of one or more of the following procedures:
- geophysical survey;
  - surface artefact collection ('fieldwalking');
  - trial trenching.
- 6.5.4 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. 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 would be the most suitable method for the identification of any sub-surface archaeological features at this site. The principal aim would be to identify the presence of archaeological remains of Roman period activity alongside Dere Street. Further archaeological mitigation may be necessary depending on the results of the evaluation.

## 7. BIBLIOGRAPHY AND SOURCES CONSULTED

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### Maps, Documents and Other Sources

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

A visit was made to Clayport Library on 15 April 2014. Various local history publications were examined and relevant material photocopied. Paper copies of the following historical maps were examined, with photocopies being taken, during the visit:

Ordnance Survey, 1954, scale 1:10,060, map sheet NZ 22 NW (extract reproduced as Figure 9).

Ordnance Survey, 1962, scale 25 inches to 1 mile, map sheets NZ 20 26 and NZ 20 27 (extracts reproduced as Figure 10).

Ordnance Survey, 1967, scale 1:10,000, map sheet NZ 22 NW (extract reproduced as Figure 11).

Ordnance Survey, 1982, scale 1:10,000, map sheet NZ 22 NW (extract reproduced as Figure 12).

**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 16 April 2014. An electronic copy of the *Map of that part of the Township of Saint Andrew Auckland (where the Tithes have not been merged) in the Parish of Saint Andrew Auckland, Durham* (scale of 3 chains to 1 inch), July 1843 ('the Tithe map') was examined and part of the map was provided as hardcopy (extract reproduced herein as Figure 4). 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.

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

A visit was made, by appointment, to the Record Office on 15 April 2014. Paper copies of the following historical maps (years stated are years of publication) were examined during the visit:

Ordnance Survey map sheet XLII (scale 6 inches to 1 mile), 1859 ('the First Edition') (extract reproduced as Figure 5).

Ordnance Survey map sheet Durham XLII.10 (scale 25 inches to 1 mile), 1897 (entitled 'Second Edition 1897') (extract reproduced as Figure 6).

Ordnance Survey map sheet Durham XLII.10 (scale 25 inches to 1 mile), 1920 (entitled 'Edition of 1920') (extract reproduced as Figure 7).

Ordnance Survey map sheet Durham XLII.10 (scale 25 inches to 1 mile), 1947 (entitled 'Revision of 1939') (extract reproduced as Figure 8).

## **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 **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**

**RBA 14: Land to the South of Romanway Industrial Estate, Bishop Auckland, Co. Durham - Catalogue of HER Entries**

Fig. 3 Ref.	NGR	HER No.	Name	Monument Type	Date Range	Description
1	420663 526848	39450	Tindale Crescent, possible ring ditch	Ring ditch	?Prehistoric	Cropmark at Tindale Crescent. Possible ring ditch, but could be geological.
2	420000 527000	3226	Bishop Auckland Roman road	Road	Roman	Course of Roman road marked on Ordnance Survey map series.
3	420540 526490	39614	Roman road south of Bishop Auckland	Road	Roman	Earthworks of Roman road (Dere Street) identified on aerial photograph.
4	420760 527825	3884	Hampshire Place	Find spot	Roman	Roman coin found in April 1997 during pipe laying in Hampshire Place, off Watling Road in Bishop Auckland. The coin appears to be a sestertius of Hadrian.
5	419630 527040	6982	St. Helen's Colliery	Colliery	Post-Medieval	A 19th-century colliery identified on 19th-century Ordnance Survey maps.
6	419857 526487 (centre point)	8928	Archaeological evaluation, West Auckland Bypass	Evaluation	Multi-Period	Evaluation comprising nine trenches. Three were placed in Area 1 (south-west bank of the River Gaunless) uncovering two palaeochannels and a plough furrow. Six trenches in Area 2 (the north-east bank of the river) revealed more furrows and some unidentified linear features. In addition, a further fifteen test pits were dug close to the river; two undiagnostic worked flints were recovered, along with some post-medieval pottery, metalwork and glass.
7	420600 527200	2657	Bishop Auckland	Unknown	Uncertain	Cropmark near Bishop Auckland noted in <i>The Archaeology of the Coal Measures and Magnesian Limestone Escarpment</i> , Turnbull <i>et al.</i> 1978. The location is the same as the Roman road.
8	420620 527080	5020	Fylands Bridge, Bishop Auckland	Watching brief, negative evidence	Negative evidence	Watching brief undertaken prior to the construction of a new sewer between Fylands Bridge and St. Andrew's Road. Four trenches were excavated, one on the line of the new sewer, the other three on the presumed line of Dere Street. No features of archaeological interest were recorded.

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

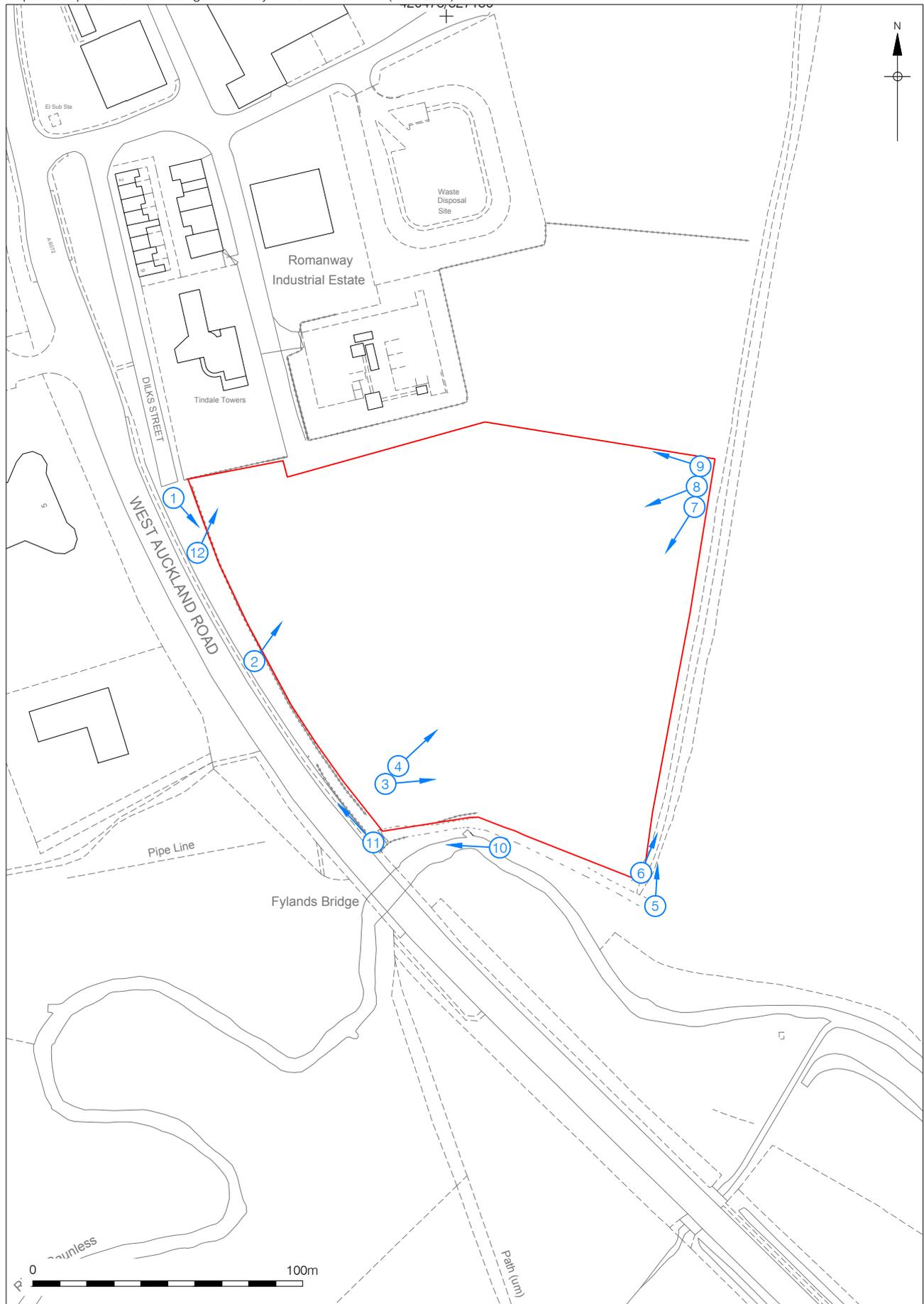




Plate 1. View of western part of site from south end of Dilks Street, looking south-east towards Fylands Bridge.



Plate 2. View of northern part of site from West Auckland Road, looking north-east towards Romanway Industrial Estate.



Plate 3. View of south-eastern part of site from south-west corner, looking east towards 'Dere Street'



Plate 4. View across site from south-west corner, looking north-east towards 'Dere Street'



Plate 5. View of eastern site boundary (Green Lane/'Dere Street') from south-east corner, looking north



Plate 6. Detail of eastern site boundary (Green Lane/'Dere Street') at south-east corner, looking north along Green Lane



Plate 7. View of eastern part of site from north-east corner, looking south-west towards River Gaunless



Plate 8. View across site from north-east corner, looking WSW towards West Auckland Road



Plate 9. View of northern part of site from north-east corner, looking WNW



Plate 10. Detail of River Gaunless to the south of site, looking west towards Fylands Bridge



Plate 11. View of western site boundary on West Auckland Road from Fylands Bridge, looking north-west



Plate 12. View of Tindale Towers beyond north-west corner of site, looking NNE

# PCA

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