

# Land at Brancepeth

*Durham, County Durham*

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*Desk-Based Assessment*

*for*

Bilfinger on behalf of Duchy Homes

*January 2016*



*Ridge and Furrow at Brancepeth*

**Addyman Archaeology**

Archaeology   Heritage Consultancy   Architecture

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## Durham, County Durham

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### *Desk-Based Assessment*

Job number 2188.00

January 2016

by Elizabeth Jones

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# Land at Brancepeth

## *Durham, County Durham*

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### *Desk-Based Assessment*

#### *Executive Summary*

Addyman Archaeology undertook a Desk-based Assessment (DBA) and Walkover Survey of Land at Brancepeth in advance of an application for a proposed residential development. The site has been divided into two areas: Areas 1 for residential housing and Area 2 for open access area with SUDS and drainage.

The DBA identified four existing sites within Area 2. These comprised three areas of ridge and furrow visible as earthworks and recorded by aerial photography and a substantial hollow way traversing the site, also revealed by aerial imagery and recorded as part of the topographic survey of the site. The walkover Survey identified further sites in Area 1 including a possible rectangular raised area, which may represent building remains and two possible linear ‘platforms’, which may relate to post-medieval field division or more recent landscaping of the site.

Sites within a 1km radius were assessed in order to determine the potential for the discovery of unknown archaeological sites within the development area. While there are a number of prehistoric sites in the area, including flint scatters and a possible barrow, settlement in the area largely dates from the medieval period. Archaeological evidence includes a shrunken medieval village immediately to the west of the site and a further deserted medieval village at Stockley Burn to the south-east. There are also numerous examples of ridge and furrow surrounding Brancepeth village, primarily recorded through aerial photographs. Brancepeth Castle to the south of the site has 12<sup>th</sup> century origins as does the Church of St Brandon situated within its grounds. Most of the houses within the village are of 18<sup>th</sup> and 19<sup>th</sup> century date and originated as estate cottages as part of Brancepeth Park and Gardens, which is a Registered Historic Park as recorded by Historic England.

In summary there is high potential for the discovery of further medieval archaeological remains on the site during potential ground breaking works in Areas 1 and 2. It is proposed that mitigation measures include initial geophysical survey of Area 1, which would enable any key features to be located prior to subsequent mitigation, eg a trial trench evaluation. The ridge and furrow and hollow way in Area 2 should be recorded in detail and these areas excluded from development and where possible not subject to groundbreaking works. Any drainage ditches should be excavated under archaeological watching brief conditions.

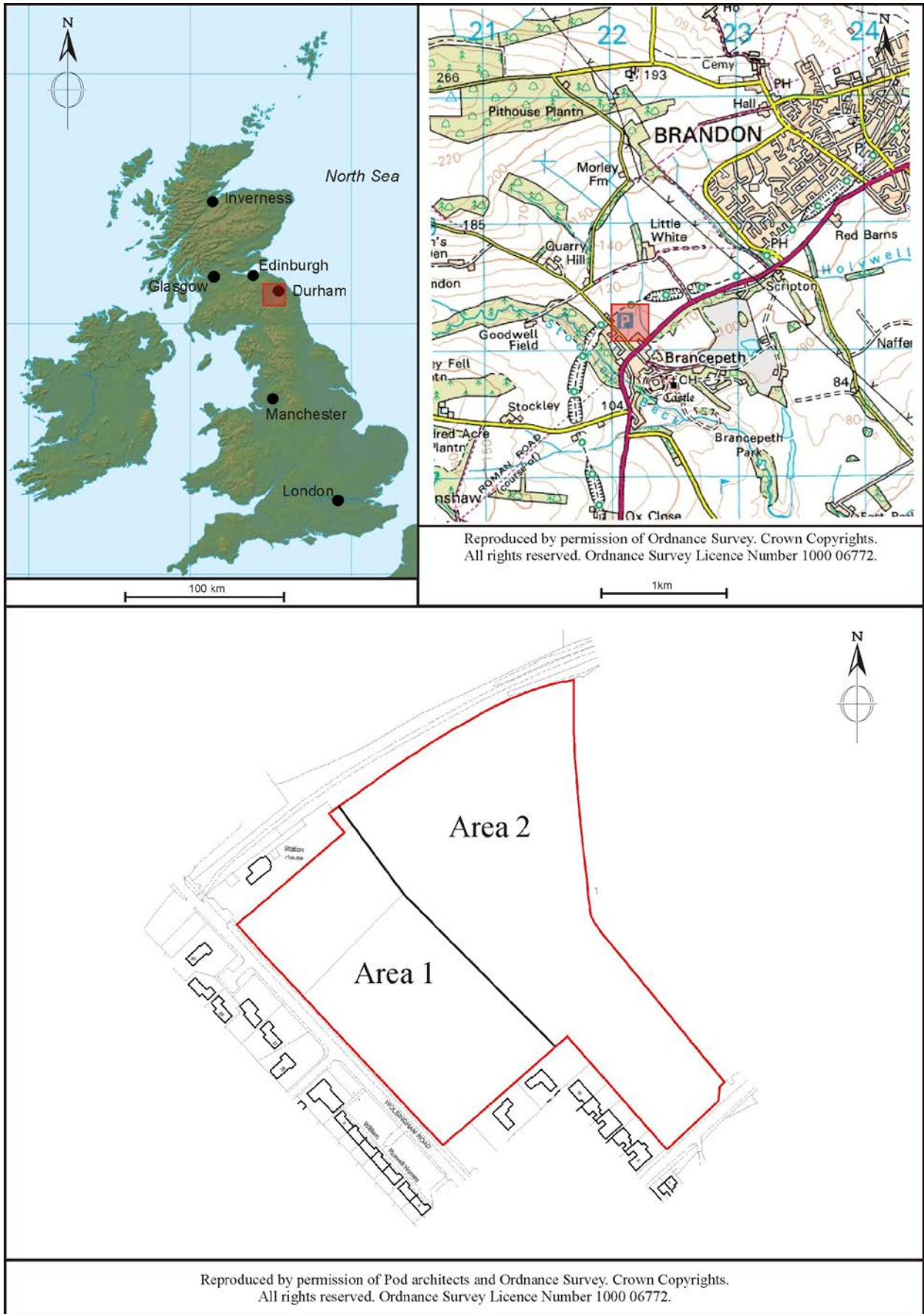


Figure 1 Site Location

## 1. Introduction

### i. General

Addyman Archaeology was contracted by Bilfinger GVA (Tom Baker) on behalf of Duchy Homes (Aidan Hamilton) to undertake a Desk-Based Assessment and walkover survey of a proposed residential development site at Brancepeth, County Durham.

An initial Desk-Based Assessment (DBA) was undertaken prior to the walkover survey in order to identify any known archaeological sites or other features of cultural heritage importance within the proposed development area. The DBA also included the consultation of historic maps and aerial photographs readily available online. Further to this, the research was then completed by assessing any known cultural heritage sites within a 1km radius of the proposed development. The assessed sites are detailed in *Table 1* and *Table 2* below.

A walkover survey of the site was undertaken on the 26th October 2015. Weather conditions were good: windy, bright and clear. Ground visibility in Area 1 was excellent due to the short mown grass; the northern part of the area was less clear as this was under scrub vegetation interspersed with paths worn by livestock. Ground visibility in Area 2 was also clear, some overgrown areas were present but the earthworks present on site survived to a considerable height and were therefore clearly visible.

The walkover survey aimed to assess the character, extent and conditions of any sites, monuments, and landscape features identified in the DBA, whilst also identifying and assessing any other features of cultural heritage interest not originally detected in the desk-based study; it also included assessment of the potential impact on the setting of Scheduled Monuments and other Designated cultural heritage sites within a 1km radius of the proposed development site.

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This report is prepared in accordance with standard Addyman Archaeology procedures and in line with the guidelines established by the Chartered Institute for Archaeologists (CIfA).

### ii. Setting and geology

Located to the south-west of Durham, the proposed residential development at Brancepeth covers an area of approximately 4.7 hectares, and is roughly centred on NGR NZ 22149 38190 (*figure 1*). It lies within Brancepeth Conservation Area and is located to the north-west of the village and Brancepeth Castle. The site is bounded by open fields to the north-east; the former railway line and Station House to the north-west. There is a small housing estate at the junction of Wolsingham Road and Durham Road, which otherwise form the south-west and south-east boundaries of the site respectively.

The proposed development area is in two halves, Areas 1 and 2 (*plate 1*). Area 1 is proposed for residential development and Area 2 as open space, which will include drainage and a SUDS pond. Area 1 comprises an area of open parkland, accessed via a stile from Wolsingham Road. It includes a number of trees on the south-western boundary and a bench. The northern part of this area is fenced and comprises short scrub vegetation, interspersed with muddy track paths created by livestock. Area 2 is an area of rough pasture, occupied by a small group of Shetland ponies. The higher ground at the north-western end of the area slopes downwards to the lower ground at the east and south-east. The lowest point of the field contains a natural 'pond', pooling at the edge of the burn, which runs along the eastern boundary.



The underlying geology is predominantly sedimentary bedrock of the Pennine Lower Coal measures formation, overlain by Devensian/Diamacticon Till.<sup>1</sup>



*Plate 1 Aerial view of site. Area 1 residential development; Area 2 Landscaping and Community Open Space*

<sup>1</sup> Geological information taken from <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> - 01/10/15

## 2. Desk Based Assessment

### i. General

An analysis of readily available sources was undertaken to identify sites of cultural heritage significance. These included:

- Durham County Council Historic Environment Record (HER)
- Pastscape <http://www.pastscape.org/default.aspx>
- Excavation Index <http://www.heritagegateway.org.uk/gateway/>
- National Heritage List for England <http://list.historicengland.org.uk/>
- The Portable Antiquities Scheme <http://finds.org.uk/database>
- Maps held at Durham County Record Office <http://www.durhamrecordoffice.org.uk/>
- Aerial imagery held by the Durham County Record Office <http://www.durhamrecordoffice.org.uk/>
- Map resources available from the National Library of Scotland (NLS) including all available OS maps <http://maps.nls.uk/>
- Lidar Data for the site <http://environment.data.gov.uk/ds/survey#/download>

All sources consulted were the most up to date available.

Three known sites (01, 02, 03) were recorded within the development area as recorded in the Durham County Council HER as part of the County Durham Archaeological Assessment, a survey of aerial photographs of the county undertaken via the Aggregates Levy Sustainability Fund (ALSF). These sites are detailed in *table 1*. All three sites comprise upstanding ridge and furrow earthworks and are discussed in more detail in Section 5. Three other sites were identified during the walkover survey and with reference to aerial photographs and topographic survey of the site. These sites are also detailed in *table 1* (sites 04, 05, 06). All sites within the development area are shown in *figure 2* below and detailed further in *table 1*.

A search of all sites within a 1km radius of the proposed development was undertaken in order to inform the potential for the discovery of unknown archaeological remains on the site. These sites are shown in *table 2* and in *figures 2 and 3* below.

The following Desk-Based Assessment extensively covers all the known cultural heritage sites within the boundaries of, and thus directly affected by, the proposed residential development. Due to the nature of the development, it is possible that the proposed residential development may have an indirect impact on the setting of other monuments in the immediate vicinity of the site boundaries. These are assessed in Section 6. Listed Buildings and non-designated buildings within a 1km radius of the development are listed in *table 3* and their locations are shown in *figures 2 and 3*.

### ii. Statutory Designations

#### a. Scheduled Monuments

A Scheduled Monument is a monument that has been categorised as of national importance and is legally protected under the Ancient Monuments and Archaeological Areas Act 1979.

There are no Scheduled Monuments within the boundaries of the proposed development.

*b. Listed Buildings*

Listing is the recognition through the Planning (Listed Buildings and Conservation Areas) Act of 1990 that a building or structure is of 'special' interest whether architecturally or historically.

There are no Listed Buildings within the boundaries of the proposed development.

There are, however, a number of Listed Buildings close to the site boundary, all buildings within 1km of the site are listed in *table 3* below; a summary of key buildings discussed later in the text is presented here.

Brancepeth Castle (*site 26*) is Grade I listed and is located around 0.5km to the south-east of the site boundary. The Castle is thought to have first been built in 12th century by the Bulmer family and is first documented in 1216. It was rebuilt in the late 14<sup>th</sup> century for the Neville family, the Earls of Westmoreland. The present castle was heavily altered in the early 19th century by John Patterson for Matthew Russell, who adapted the octagonal layout of the castle; internal alterations were made in 1829 and 1864-1875 by Anthony Salvin. The Castle became a hospital during World War I and was later the headquarters of the Durham Light Infantry. The castle belonged to the Neville family until 1569 when it was confiscated after their involvement in the Rising of the North, a rebellion against Queen Elizabeth I, which had been partly planned in the castle. The 19<sup>th</sup> century bastions (*sites 32 and 33*) are Grade II listed.

The Church of St Brandon (*site 27*) is Grade I listed and stands in the grounds of Brancepeth Castle. The church contained some of the most remarkable 17<sup>th</sup> century wooden church carving in Britain. This was destroyed when the church was burned down in September 1998. Archaeological works after the fire revealed a number of earlier features within the church, previously thought to be 12<sup>th</sup> century. The Church includes a number of effigies recorded in the HER (H2565, 2566, 2567): these are not individually listed in the table. These include Ralph Neville 2<sup>nd</sup> Earl of Westmoreland, Sir Robert Neville and his wife Elizabeth Percy. The church gatepiers (*site 28*), Grade II listed, date to the 18<sup>th</sup>-19<sup>th</sup> century.

The Old Rectory (*site 35*) and Grade II listed, was also of medieval origin, with the earliest part of the building comprising a 13th century stone hall.

Numbers 2-12 The Village (*sites 37, 38, 39, 40*) line the road leading to the Castle and comprise 18<sup>th</sup> century estate cottages associated with Brancepeth estate; number 1 (*site 36*) is 19<sup>th</sup> century date.

Numbers 13 -19 Brancepeth line the east side of the road leading towards the site and are of 19<sup>th</sup> century date and include the former school and teacher's house (*sites 44 and 45*).

*c. Register of Historic parks and Gardens*

The Historic England 'Register of Historic Parks and Gardens of special historic interest in England', was established in 1983 and holds over 1,600 sites assessed to be of particular significance.

While the site is not within a registered park or garden, it is within close proximity to the Grade II Brancepeth Castle Park and Gardens (*site 21*). There has been a park associated with the castle since at least the 14<sup>th</sup> century and reached its present extent in the 19<sup>th</sup> century. The park contains a number of monuments listed in the HER including those to Robert Thompson (18<sup>th</sup> century, H35395); Thomas Johnson (18<sup>th</sup> century, H35396); Jane Foster & Henry Mills (18<sup>th</sup>/19<sup>th</sup> century, H36302) and John Wilson and Hannah Stockburn (18<sup>th</sup> century, H36627).

Table 1 Cultural Heritage Assets within the development area located during the DBA

| <b>Site No.</b> | <b>Name, Feature</b>                    | <b>OS Grid Reference</b> | <b>Reference</b> | <b>Designation</b>                  | <b>Description</b>              |
|-----------------|---|--------------------------|------------------|-------------------------------------|---------------------------------|
| 01              | County Durham Archaeological Assessment | NZ2214 3830              | E34273           | HER                                 | Ridge and furrow, post-medieval |
| 02              | County Durham Archaeological Assessment | NZ2212 3829              | E34273           | HER                                 | Ridge and furrow, post-medieval |
| 03              | County Durham Archaeological Assessment | NZ22187 3832             | E34273           | HER                                 | Ridge and furrow, post-medieval |
| 04              | Brancepeth                              | NZ2217338213             |                  | Topographic survey; walkover survey | Holloway, post-medieval?        |
| 05              | Brancepeth                              | NZ2212438109             |                  | walkover survey                     | Rectangular building?           |
| 06              | Brancepeth                              | NZ2210 3818              |                  | walkover survey                     | Platforms?                      |

Table 2 Cultural Heritage Assets within 1km of development area located in the DBA

| <b>Site No.</b> | <b>Name, Feature</b>                                    | <b>OS Grid Reference</b> | <b>Reference</b> | <b>Designation</b>  | <b>Period</b>                                       |
|-----------------|---|--------------------------|------------------|---------------------|---|
| 07              | County Durham Archaeological Assessment                 | NZ2199 3810              | E34273           | HER                 | Ridge and furrow, post-medieval                     |
| 08              | Shrunken village, Brancepeth                            | NZ22 38                  | H45140           | HER                 | Medieval  |
| 09              | Stockley Deserted Medieval Village; earthworks, pottery | NZ219 374                | H1372            | HER; NMR; Pastscape | Medieval  |
| 10              | Stockley Beck Round barrow                              | NZ218 376                | H556             | HER; NMR            | Prehistoric   |
| 11              | Pottery scatter   | NZ2158 3765              | H2112            | HER                 | Medieval  |
| 12              | Blue Glass Bead   | NZ2158 3770              | H2111            | HER                 | Roman   |
| 13              | Flints  | NZ215 377                | H2113            | HER                 | Prehistoric   |
| 14              | 2 Flints  | NZ215 379                | H2109            | HER                 | Prehistoric   |
| 15              | Flint waste flake                                       | NZ2155 3820              | H2110            | HER                 | Prehistoric   |
| 16              | Flint scatter   | NZ22619 38097            | H8075            | HER                 | Uncertain   |
| 17              | Brancepeth Roman Road                                   | NZ 22734 38439           | H3131            | HER                 | Roman   |
| 18              | Little White Farm Cropmark                              | NZ22 38                  | H1379            | HER; AP             | Uncertain; possibly Roman                           |
| 19              | Little White Farm, Ridge and Furrow earthwork           | NZ2234 3890              | H5744            | HER                 | Medieval  |
| 20              | Flint scatter   | NZ2130 3870              | H2108            | HER                 | Neolithic   |
| 21              | Brancepeth Castle Park and Gardens                      | NZ23126 37593            | 1720             | RHPG                | 16 <sup>th</sup> century – 19 <sup>th</sup> century |
| 22              | Brancepeth Castle Moat                                  | NZ2233 3775              | H1376            | HER; NMR            | Medieval  |
| 23              | Brancepeth Castle Moat                                  | NZ223 377                | H1377            | HER; NMR            | Medieval  |

|    |   |                   |        |     |           |
|----|---|-------------------|--------|-----|-----------|
| 24 | War memorial, Brancepeth church                           | NZ 22463<br>37707 | H48887 | HER | WWI, WWII |
| 25 | Memorial Stone, Private Adam Wakenshaw, Brancepeth Castle | NZ 22379<br>37794 | H48888 | HER | WWII      |

Table 3 Listed Buildings (and non-designated buildings) within 1km of development area

| Site No. | Name, Feature  | OS Grid Reference | Reference | Designation | Period   |
|----------|--|-------------------|-----------|-------------|--|
| 26       | Brancepeth Castle                                    | NZ2232<br>237703  | 1159012   | Grade I     | 18 <sup>th</sup> century   |
| 27       | Church of St Brandon Brancepeth                      | NZ22483<br>37697  | 1158956   | Grade I     | 12 <sup>th</sup> -14 <sup>th</sup> century                           |
| 28       | St Brandon Gatepiers                                 | NZ22450<br>37724  | 1120769   | Grade II    | 18 <sup>th</sup> -19 <sup>th</sup> century                           |
| 29       | Brancepeth Beck Bridge                               | NZ2224 3767       | 1279375   | Grade II    | Post-medieval  |
| 30       | Castle Lodge Gateway                                 | NZ22282<br>37885  | 1159096   | Grade II    | 19 <sup>th</sup> century   |
| 31       | Castle Lodge, Gate Lodge                             | NZ22269<br>37866  | 1120774   | Grade II    | 19 <sup>th</sup> century   |
| 32       | Bastions and Terrace wall                            | NZ22263<br>37724  | 1159039   | Grade II    | 19 <sup>th</sup> century   |
| 33       | Bastion  | NZ22304<br>37643  | 1120770   | Grade II    | 19 <sup>th</sup> century   |
| 34       | Not used   |                   |           |             |  |
| 35       | Hoppy Acres & Constable Meadows, former rectory      | NZ22362<br>37924  | 1120771   | Grade II    | 13 <sup>th</sup> century; 18 <sup>th</sup> -19 <sup>th</sup> century |
| 36       | 1 The Village, Estate Cottage                        | NZ22267<br>37927  | 1323201   | Grade II    | 19 <sup>th</sup> century   |
| 37       | 2, 3, 3a, 4 Brancepeth Village                       | NZ22256<br>37940  | 1159053   | Grade II    | 18 <sup>th</sup> century   |
| 38       | 5-9 Brancepeth Village                               | NZ22234<br>37963  | 1120772   | Grade II    | 18 <sup>th</sup> century   |
| 39       | 10 & 11 Brancepeth Village                           | NZ22226<br>37971  | 1311189   | Grade II    | 18 <sup>th</sup> century   |
| 40       | 12 The Village, Estate House                         | NZ22215<br>37984  | 1323202   | Grade II    | 19 <sup>th</sup> century   |
| 41       | Lamp post  | NZ22205<br>37981  | 1311194   | Grade II    | 19 <sup>th</sup> century   |
| 42       | Drinking Fountain, Durham Road                       | NZ22218<br>37994  | 1120763   | Grade II    | 19 <sup>th</sup> century   |
| 43       | Coach House  | NZ222303<br>7999  | 1120762   | Grade II    | 19 <sup>th</sup> century   |
| 44       | 13 (Magnolia Cottage) 14, 15 & 16 Brancepeth Village | NZ22190<br>38009  | 1120773   | Grade II    | 19 <sup>th</sup> century   |
| 45       | 17, 18, 19 Brancepeth,; School, teacher's house      | NZ22167<br>38036  | 1159085   | Grade II    | 19 <sup>th</sup> century   |
| 46       | 1 & 2 Durham Road, Estate Cottage                    | NZ22273<br>38042  | 1120761   | Grade II    | 19 <sup>th</sup> century   |
| 47       | 3 & 4 Durham Road, Estate Cottage                    | NZ22259<br>38030  | 1323194   | Grade II    | 19 <sup>th</sup> century   |
| 48       | The Close Durham Road                                | NZ22211<br>38020  | 1323193   | Grade II    | 19 <sup>th</sup> century   |

|    |   |                  |         |                              |   |
|----|---|------------------|---------|------------------------------|---|
| 49 | Ice House, Brancepeth Golf Club                                       | NZ22719<br>37732 | 1323198 | Grade II                     | 19 <sup>th</sup> century                    |
| 50 | Garden House, Estate Cottage  | NZ23045<br>37753 | 1311254 | Grade II                     | 19 <sup>th</sup> century                    |
| 51 | Brancepeth Bridge   | NZ22159<br>37728 | 1120759 | Grade II                     | 19 <sup>th</sup> century                    |
| 52 | Goodwell Field Gamekeeper's House                                     | NZ21321<br>38219 | 1229328 | Grade II                     | 17 <sup>th</sup> century                    |
| 53 | Outbuildings Goodwell Field   | NZ21346<br>38223 | 1229330 | Grade II                     | 19 <sup>th</sup> century                    |
| 54 | Quarry Hill, house, outbuilding, garage                               | NZ21545<br>38662 | 1323203 | Grade II                     | 17 <sup>th</sup> – 20 <sup>th</sup> century |
| 55 | Roof in Brancepeth Village  | NZ22391<br>37697 | H7924   | HER; not listed              | Post-medieval                               |
| 56 | Brancepeth Station  | NZ 220 383       | 497597  | Historic England; not listed | 19th century                                |
| 57 | Brancepeth Castle Golf Course – Former Castle Coach house and Stables | NZ 2280 3720     | 832708  | Historic England; not listed | 19th – 20th century                         |



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Figure 2 Map of Cultural Heritage sites mentioned in the text, showing Brancepeth village.

iii. *The History of the development area*

a. *General*

The village of Brancepeth itself dates to the medieval period; however there is evidence for earlier settlement within the surrounding area. Please refer to *figures 2 and 3* for sites mentioned in the text.

b. *Prehistoric and Roman*

There are a number of prehistoric sites in the surrounding area, including flint scatters (*sites 13, 15, 16, 20*) and a Round Barrow (*site 10*) at Stockley Beck. The A690 to Durham runs along the course of a Roman Road (*site 17*) and a Roman glass bead (*site 12*) has been found to the west of the site on the other side of the river. The road crosses the Stockley Beck to the south-west of the site. This may have been a natural focal point for settlement or ritual activity although no direct evidence has been recorded. A cropmark at Little White Farm, about 0.8km north of the presumed crossing point, may be Roman in date (*site 18*).

Within the wider area the site of a possible prehistoric barrow has been found at Brandon Hill to the north-west of Brancepeth. There are also cropmarks identified from aerial photographs that show a D-shaped enclosure to the north-west of the site near Brandon Hill and ditched enclosures at Browns Den; these are all thought to be of Iron Age/Romano-British date<sup>2</sup>.

c. *Medieval*

There is written evidence that the earliest castle at Brancepeth (*site 26*) was built in the 12<sup>th</sup> century. The present castle was built in the 14<sup>th</sup> century with extensive rebuilding in the 19<sup>th</sup> century. The church of St Brandon (*site 27*) stands in the grounds of the Castle. Traces of Anglo-Saxon building were recorded following a fire at the church in 1998 (E8618); the church was previously thought to be 12<sup>th</sup> century in date. A number of 11<sup>th</sup> and 12<sup>th</sup> century stone grave covers were also found built into the church walls during the renovations and several examples of medieval wall paintings were discovered. The church contained some of the most remarkable 17<sup>th</sup> century wooden carvings of any church in Britain; however this was destroyed during the fire. Also of medieval date is Brancepeth Vicarage (*site 34*), which contains building elements of 13<sup>th</sup> century date.

There are a number of archaeological remains relating to the medieval period. Immediately to the west of the site is the site of a Shrunken Medieval village (*site 08*), which consisted of a single street with upstanding earthworks; this site now appears to lie partially beneath modern housing. Ridge and furrow (*site 07*) has also been recorded in this area as part as part of an assessment of aerial photographs of the county. To the south-west of the site is Stockley Deserted Medieval Village (*site 09*), which survives as upstanding earthworks of two rows with a green; medieval pottery has also been recovered from this site. Within the wider area earthworks thought to represent a medieval park pale are recorded to the west at Stockley Beck<sup>3</sup>.

d. *Post-Medieval*

The site itself contains post-medieval ridge and furrow at the northern corner (*sites 01, 02, 03*); further ridge and furrow is recorded at Little White Farm (*site 19*) to the north of the site as well as in further fields surrounding the village, recorded from the aerial photograph survey. Within the wider area Pastcape contains records of post-medieval ridge and furrow to the north of Brancepeth Golf Club and to the south-east of the village<sup>4</sup>.

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<sup>2</sup> <http://www.pastscape.org/default.aspx>

<sup>3</sup> <http://www.pastscape.org/default.aspx>

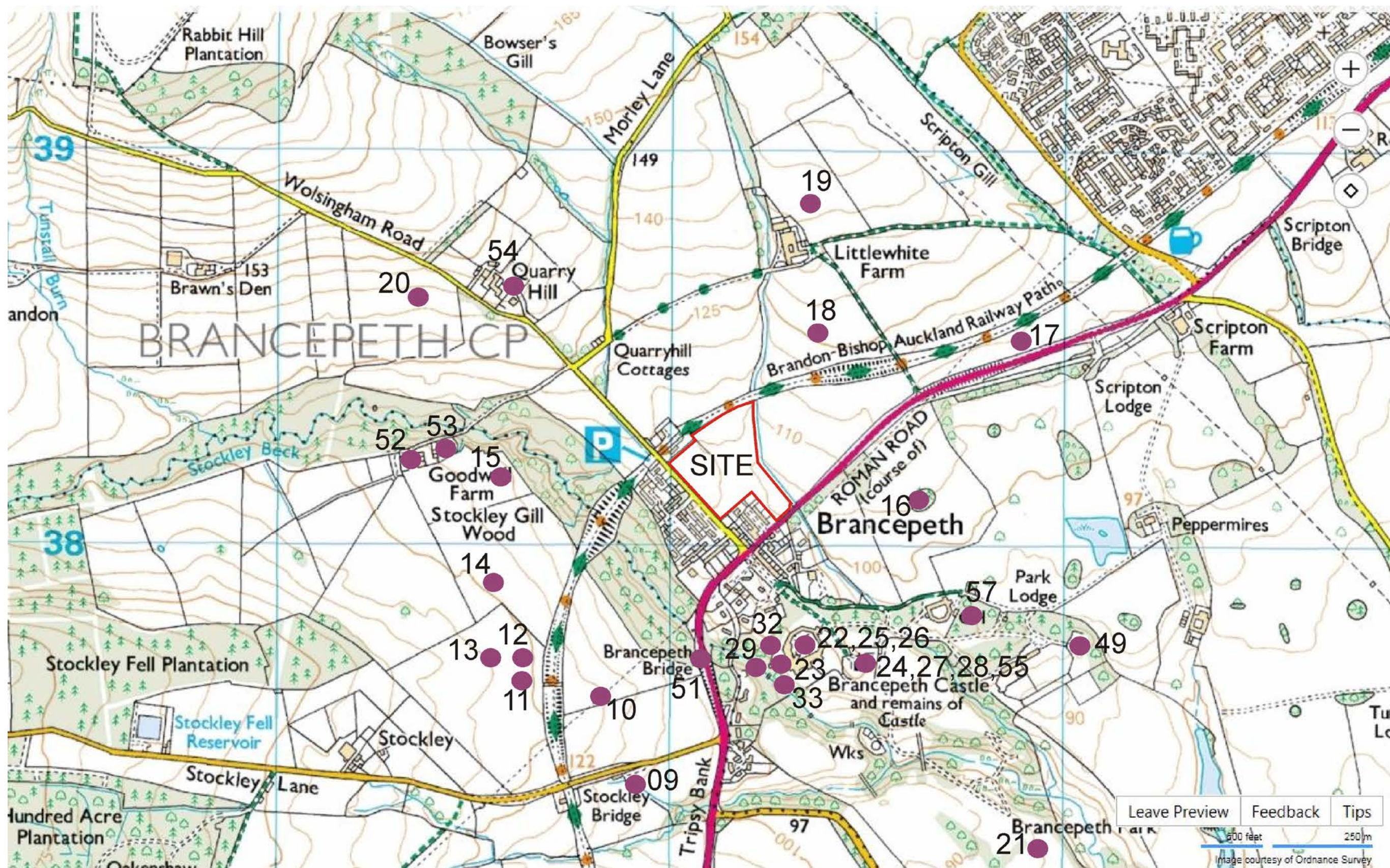
<sup>4</sup> <http://www.pastscape.org/default.aspx>



Trial trenching at the castle in 1999 (E5681) revealed garden soils, presumably of post-medieval date, alongside a 19<sup>th</sup> century sewer and other drainage features; a watching brief in 2002 (E6912) on new services at the castle also revealed an earlier drainage system, beneath recent made ground.

The houses of Brancepeth Village are largely former estate cottages belonging to Brancepeth Estate and those closest to the castle date to the 18<sup>th</sup> century (*sites 37-40*); with a former Coach House on the corner of Durham Road (*site 43*) and the Gate Lodge (*site 31*) dating to the 19<sup>th</sup> century. To the north of Durham Road the houses are of 19<sup>th</sup> century date and include a school and teacher's house (*sites 44, 45*).

Station House, formerly Brancepeth Station (*site 56*) was built in 1857 as part of the Bishop Auckland branch railway and was closed in 1964 as part of the Beeching cuts. The 19<sup>th</sup> century coach house and stables within the former deer park of Brancepeth Castle Park are now in use as the clubhouse of Brancepeth Golf Club (*site 57*); the golf club also includes the site of an ice house (*site 49*).



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Figure 3 Map of Cultural Heritage sites mentioned in the text, within 1km radius

### 3. *Map Regression*

#### i. *General*

A large number of maps were consulted in order to assess the nature and evolution of the proposed development area as well as the environment in which it is situated. A summary of maps consulted is given in Section 9.

#### ii. *Pre-Ordnance Survey maps of the area*

Maps produced before the first Ordnance Survey of the area in the mid-19<sup>th</sup> century are by their nature extremely varied with regards to accuracy, scale, and level of detail presented. Maps of this age were produced by diverse groups of individuals who often possessed differing skill-sets and held specific goals that their maps were meant to achieve. The proposed development area at Brancepeth is small in comparison to the scale that many of the consulted maps represent; as a result of this, although all available maps were consulted, many of them do not show the area in sufficient detail to prove particularly useful in this instance.

The first printed map of County Durham is Saxton's map of 1576, which shows towns, villages, castles, parks, woods, rivers and hills. 'Brandespeth Castle' is shown with the East Park and West Parks clearly marked each surrounded by a pale. The general position of the village in relation to nearby towns and villages such as Durham, Brandon and Stockley is also indicated. The castle and its parks are pictured on a number of subsequent maps in the 17<sup>th</sup> and 18<sup>th</sup> century in the same way, and while the name of the village is absent from Thomas Hutchinson's map of 1748, the two parks are still indicated.

An estate map of the 1740s held at Durham County Record Office shows the site in some detail (*figure 4*; approximate site boundary in red (north to the right)). To the south of the site are a number of strip fields running perpendicular to Wolsingham Road. These represent medieval strip fields or tofts, which extend either side of the road towards the castle and form the basis of the medieval settlement. The map shows a second settlement of strip fields to the west of the river, with the tofts laid out north to south. The two medieval villages converge at the castle. The site itself is divided into small fields. Two buildings are also shown on the road frontage of the site; these are not indicated on the later Ordnance Survey maps of the area suggesting they are of post-medieval or earlier date.

The 1750 map by Thomas Kitchin is the first to show the church within the grounds of the East Park and also shows a building to the north-west of the church, perhaps the rectory, outside the park. The West Park now has a road from Bishop Auckland running northwards through it and in 1762 Emanuel Bowen's map no longer shows the West Park, although it reappears on later maps.

Alexander Armstrong's map of 1768 is the first detailed large scale map of Durham County and was based on the most extensive survey of the county attempted before the Ordnance Survey. It shows the village of Brancepeth in some detail, with the Castle and Church within the East Park, which covers the entire village to the south-east of the present Durham Road. There are buildings on either side of the road leading to the Castle, probably representing the 18<sup>th</sup> century estate cottages and to the village of Stockley. There are also two buildings on the north side of the present Durham although these are at the edge of the 18<sup>th</sup> century village. An estate plan from 1797 showing land belonging to 'Wm Russel Esq', shows the estate to have changed hands, although the outline of the field divisions remains the same. The fields within the site are annotated as land owned by Sir John Eden.



Figure 4 'Plan of the Manor of Brancepeth in the County of Durham belonging to William Belasyse, Esq.', n.d, Scale: 1 inch to 4 chains. Reproduced by permission Durham County Record Office

The first county map to show the area of the proposed development in detail is Greenwood's map of 1820. This shows the boundaries to the south-east, south-west and north-west of the proposed development where they are today; the burn forming the north-east boundary is not shown. There is an area of woodland at the southern end of the proposed development area extending up to the Durham Road. A building is shown in the approximate location of the present Station House and a smaller building is also shown along the eastern frontage of Wolsingham Road. Within Brancepeth the Castle Park is now shown as wooded and enclosed, with annotation for the East and West Parks outside this area. The depiction of houses in the village appears to be indicative only.

### iii. Ordnance Survey Maps

The earliest Ordnance Survey maps of this area were surveyed in 1857 and provide the first truly accurate cartographic evidence for the development of the site. The 1st edition 6 inch to 1 mile maps are the most useful in scale and detail for gaining an accurate, detailed view of the area (figure 5).

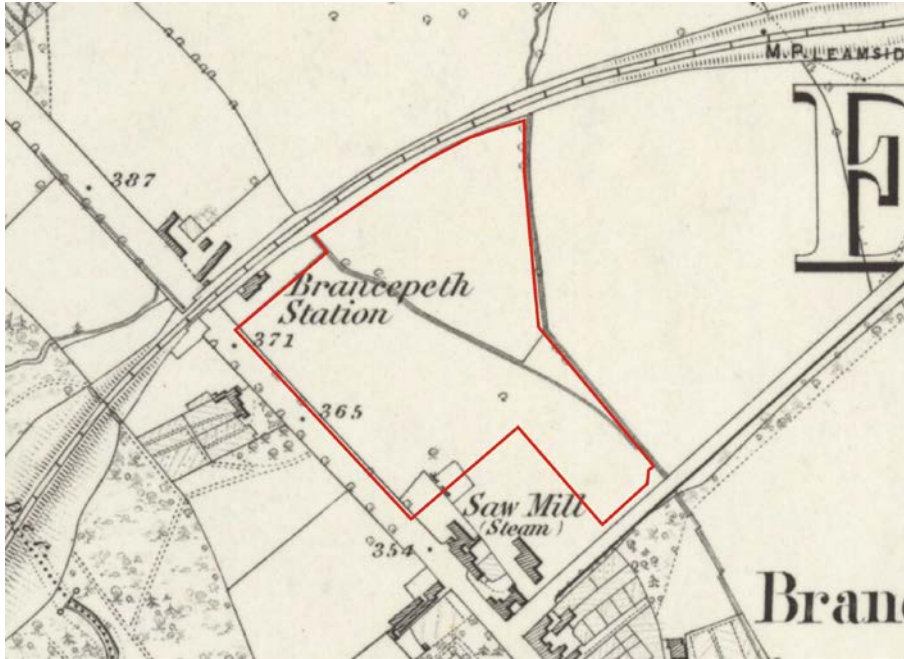


Figure 5 1857 Ordnance Survey, First Edition, 6-Inch to the mile, Durham XXVI. NLS



Figure 6 1895 Ordnance Survey, Second Edition, 6-Inch to the mile, Durham XXVISE. NLS

The first edition map clearly shows the line of the hollow way traversing from the north to the south-east of the site. It appears to be functioning as a field boundary, with a double line suggesting parallel hedges/fences. While it may have been in use as a route way at this time, local residents have suggested it lay on the line of a former stream (Paul Hebden, pers comm). In the southern part of Area 1 the site boundary cuts across two small areas, which form of the Saw Mill complex to the south of the site. The railway line forming the northern boundary to the site and Brancepeth Station are clearly marked.

By the second edition map of 1895 the hollow way is no longer indicated and the site appears as a single field. The route way was possibly no longer in use due to the railway line. There is still part of a field boundary in the southern part of Area 1 but the Saw Mill has now gone and the map shows the buildings that exist at present day on the road frontage. One of the buildings is now in use as a Smithy and the main building appears to have been rebuilt as a School; this is the present building at no. 17 (site 45). There are also additional buildings to the rear of the school. The corner building (Magnolia Cottage; site 44) is labelled as a Post Office.

The third edition map of 1915 (not illustrated) shows very little change to the previous one, the only addition being the labelling of Wolsingham Road. The 1938-9 edition map however shows some changes to the site (figure 7). The area is labelled as a Cricket Ground, with a Pavilion located along the south-eastern boundary of Area 1. There are no other features shown on the site, however the School is no longer labelled, indicating that it is no longer in use and more buildings have been constructed in the area to the rear of the school.

#### iv. Summary

Although many of the early maps do not show the site in any detail, they are able to place the site within the context of the development of Brancepeth village and in relation to Brancepeth Castle Park and Gardens. The early estate maps of the site show the post-medieval field division of the site, which may have earlier origins. Interestingly, the hollow way is not shown on the estate map from the 1740s but is depicted on the first edition Ordnance Survey map of 1857 and appears to have been in use as a route way at this time. Its use as such seems to have ceased after the arrival of the railway and it is not shown either as a boundary or a route way on the second edition map, when the site is shown as a single field. In the 19<sup>th</sup> century the southern part of Area 1 appears to have been part of the Saw Mill complex; by 1939 the area was occupied by a cricket pavilion, with the site in use as a cricket pitch. Later maps (1950-9) show the cricket ground to be confined to the south-west part of the site (Area 1) but do not show any further developments.

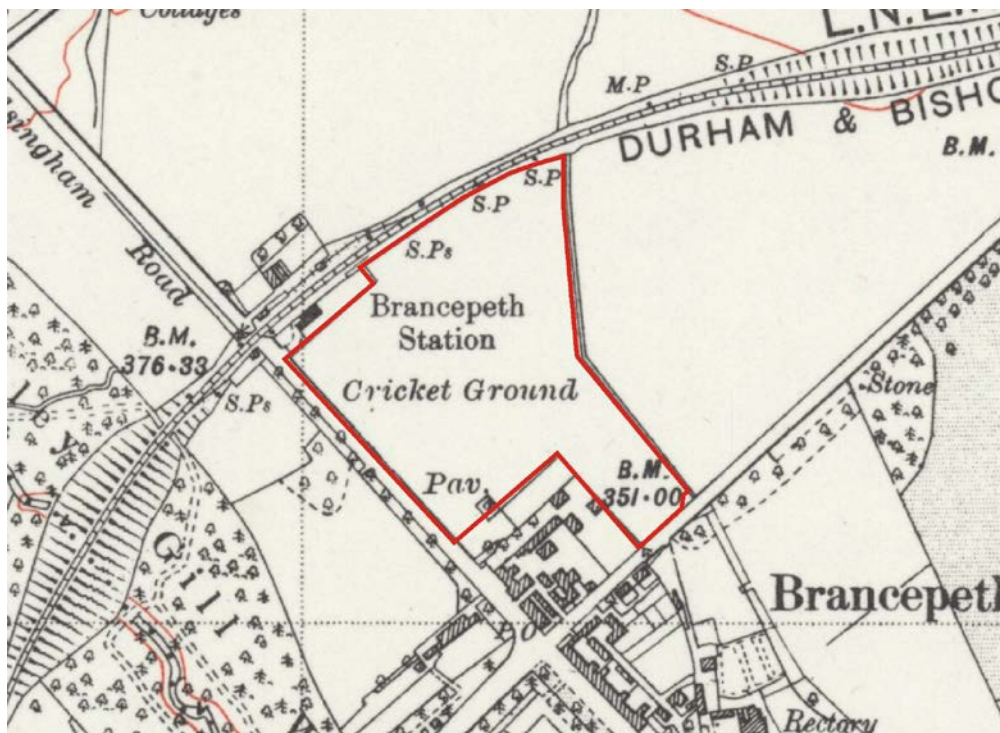


Figure 7 1938 - 39 Ordnance Survey, 6-Inch to the mile, Durham XXVISE. NLS

#### 4. *Aerial Photographs*

##### *i. General*

Aerial photographs of the proposed development area were consulted in order to assess the potential for previously unrecorded archaeological features to survive within the boundary. Aerial photographs held online at the Durham County Record Office were consulted, along with readily available satellite imagery available online from [www.bing.com](http://www.bing.com), [www.google.co.uk](http://www.google.co.uk).

##### *ii. Summary*

The earliest aerial photographs of the site are RAF images from 1940, held by Durham County Council. This image depicts a broadly square area in Area 1 alongside Wolsingham Road, which appears to be defined by banks, with an additional curve on the southern side. This area was in use as a cricket pitch at this time; however the banks may be indicative of earlier features and may be related to the visible small earthworks (*sites 05 and 06*) visible in the area at present. The trees along the south-western boundary are clearly shown and the hollow way is also visible; there is a tree sited within it at the northern end.

By the time of the 2001 aerial image the sub-square shape is no longer visible, although there is a more circular shape appearing in this area. This suggests that the feature may have been ploughed out by this time. The rectangular shape within Area 1 probably represents the cricket pitch. The ridge and furrow earthworks in Area 2 are clearly visible as their orientations can be defined; the hollow way is also clear. There appear also to be traces of ridge and furrow at the south-east end of Area 1, below the 'platform' (*site 06*), perhaps suggesting the platforms are indicative of landscaping the area to form the cricket pitch. The 2010 view again shows the ridge and furrow features in Area 2 clearly and the areas have now been clearly divided by a fence. The recent google earth image (*plate 1*) also shows the key landscape features of the site. The feature originally noted on the 1940 image is no longer visible.

In summary the photographs clearly show the existing earthworks on the site and indicated that there may be a sub-square earlier feature within Area 1. This feature however would appear to have been ploughed out in more recent years. However, it is possible that traces of such a feature may remain below ground.

#### 5. *Walkover Survey*

##### *i. General*

The walkover survey was designed to provide comprehensive cover of the site whilst specifically targeting those areas identified from earlier research as being of potential archaeological significance. The locations of the sites identified in the walkover were recorded along with any relevant impressions and digital photographs were taken. The sites are all shown on *figure 2*.

##### *ii. Sites within the proposed development area*

###### *a. Site 01*

*Site 01* comprises an area of ridge and furrow orientated north-east to south-west within a small triangular area at the north-western end of Area 2 (*plate 2*). The earthworks are upstanding and were recorded from RAF/541/24 3009 taken on 16<sup>th</sup> May 1948 as part of the County Durham Archaeological Assessment of aerial photographs for the region. The earthworks stand up to 0.3m in height and are of post-medieval date.



*Plate 2 Site 01 looking south-west*

*b. Site 02*

*Site 02* comprises an area of ridge and furrow orientated north-west to south-east within a small rectangular area at the north-western end of Area 2 (*plate 3*). The earthworks are upstanding and were recorded from RAF/541/24 3009 taken on 16<sup>th</sup> May 1948 as part of the County Durham Archaeological Assessment of aerial photographs for the region. The earthworks stand up to 0.3m in height and are of post-medieval date.



*Plate 3 Site 01 (foreground) and Site 02 beyond, looking south*



*c. Site 03*

*Site 03* comprises an area of ridge and furrow orientated north-north-west to south-south-east within the large triangular area at the north-eastern end of Area 2 (*plate 4*). The earthworks are upstanding and were recorded from RAF/541/24 3009 taken on 16<sup>th</sup> May 1948 as part of the County Durham Archaeological Assessment of aerial photographs for the region. The earthworks stand up to 0.3m in height and are of post-medieval date. They extend down slope on the eastern side of the hollow way (*site 04*).

*d. Site 04*

*Site 04* comprises a substantial hollow way, orientated north-west to south east, which runs from the northern part of site across to the eastern corner. It is visible on aerial photographs from 1940, 2001 and 2010 as well as on the first edition Ordnance Survey map of the site. A topographic survey of the site also shows this feature in clear relief. The sides slope quite steeply in places but the overall impression is of a broad, open feature, which follows the slope downwards towards the lower, southern end of the site (*plate 5*).

*e. Site 05*

*Site 05* was identified during an earlier walkover survey by Tom Addyman and comprises what appears to be a small rectangular structure close to the oak tree in the southern part of Area 1. The area is raised and it is thought that this may represent the remains of a building or be related to field boundary features as depicted in the 18<sup>th</sup> century (*plate 6*).



*Plate 4 Site 03 looking east*



*Plate 5 Site 04 looking south- east*

*f. Site 06*

*Site 06* was identified during the walkover survey and comprises two linear possible ‘platforms’ in Area 1, orientated broadly north-east to south-west, perpendicular to Wolsingham Road (*plates 7 and 8*). These appear as shallow raised areas about 0.3m high with a slope to the south-east. It is possible that these relate to the field boundaries depicted on the 18<sup>th</sup> century estate map of the area; alternatively they may be remnants of more recent landscaping.



*Plate 6 Site 05 – to the left of the tree, looking south*



*Plate 7 Site 06 (north) looking north*



Plate 8 Site 06 (south) looking east

### iii. Summary and discussion

Area 1 comprises an area of grassed parkland, with a small area of scrubland at the north end. The grassland contains what appear to be shallow platforms (*site 06*), one towards the north of the site and one towards the south, where the ground slopes sharply and then levels out. There is also what appears to be a small rectangular structure (*site 05*) close to the oak tree in the southern part of the field. The scrubland contains a number of small paths created by ponies but otherwise features are relatively difficult to discern; to the eastern edge of this area are the slopes of what appears to be a substantial hollow way (*site 04*), which slopes from north-west to south-east across Area 2 (see below). The south-western boundary of the site comprises a stone wall with the field around a metre higher than the adjacent pavement.

Area 2 comprises an area of rough grazing occupied by ponies. The boundary of the site to the north-east is defined by a small burn and the low-lying ground adjacent to it is boggy in nature. The north-eastern part of the site contains three areas of ridge and furrow, defined in the aerial photograph survey (*sites 01, 02, 03*). These are clearly defined and run in three different directions. To the west of these lies the substantial hollow way (*site 04*), this has steep sides and runs broadly south-east towards the lower areas of the field. The width and slightly undulating nature of the hollow way suggest it may follow the line of a former water course as well as providing a route way.

### iv. Potential for the survival of unknown, buried heritage assets within the development area

In Area 1 the presence of possible earthwork features within the site and the location of a shrunken medieval village some 500m to the south-west suggests that this area is likely to contain medieval archaeological remains. The built up nature of the south-western edge of the site and the map evidence suggests this area may contain the remains of post-medieval buildings. To the north, there may be buried evidence of field boundaries adjacent to the existing hollow way. There is also some potential for the discovery of earlier, prehistoric remains within the area. The possible feature noted on the aerial photographs may also be an indication of the survival of below ground archaeology. There is also the possibility of the survival of unknown remains within Area 2 within the higher ground to the south-west of the hollow way and in the south-eastern part of the site.

## 6. *Visual impact assessment*

### *i. General*

There are four buildings/groups of buildings that were initially assessed as to the potential of any indirect impact of the proposed development. These were assessed on the basis of visual impact on their settings.

### *ii. Summary and discussion*

Brancepeth Castle (*site 26*) is situated to the south-west of the site, within its own grounds. It is not visible from the entrance gates and as such is also not visible from the site. The castle grounds are heavily wooded and from the ground there are few views outside the estate. The castle is private, so it was not possible to assess the views towards the proposed development from the upper levels of the castle. However, it is suggested that due to the wooded nature of the area these would be limited.

St Brandon's Church (*site 27*) is situated further within the castle grounds and is therefore not visible from the site, nor is the site visible from the church. There would therefore be no impact on its setting.

Houses 1-12 Brancepeth Village (*sites 36, 37, 38, 39, 40*) are on the north-east side of the road leading from Brancepeth Castle towards the Durham Road. Their setting can be stated as the views towards them from the opposite side of the road, from the top of the road and from the gateway to the Castle grounds. The latter view is the only one that may be affected by the proposed development. The view across Durham Road is towards an avenue of trees, where you can see the village buildings on the right. The wall adjacent to the site is not visible from this distance and as such there would be no impact on the setting of these buildings.

Houses 13-19 The Village (*sites 44, 45*) are on the north-east side of the road to the north-west of Durham Road. From here looking towards the site the stone wall at the edge of the site is visible. Looking at the houses from the opposite side of the road the site is within view. However, there are modern houses immediately between the buildings and the site, heavily screened by trees. This provides the limit to the existing setting and the new development is therefore unlikely to have an impact on the current setting.

Station House (*site 56*), although not listed, lies at the north-west end of the site, with clear views from the house across Area 1. Although the original frontage of the building would have been on to the railway line, now in use as a cycle path, the building would still have acted as a marker as an approach to the station. The views towards the house will be impacted upon by the proposed development, although these could be lessened depending upon the precise layout of the development.

### *iii. Potential for the impact on setting of cultural heritage features within 1km*

In general there is unlikely to be any impact on the Grade I Listed Buildings of Brancepeth Castle, St Brandon's Church or the majority of buildings within the village. In terms of the Listed Buildings adjacent to the site, avoiding the placement of buildings in the extreme southern corner of Area 1 would preserve the existing boundary of the site and the setting of the Listed Buildings 13-18 The Village. There will be an impact on the setting of Station House and maintaining sightlines towards this would assist in mitigating this. The Listed buildings are considered in more detail as part of the Heritage Statement.

## **7. Geophysics**

A programme of geophysical survey was undertaken by Archaeological Services Durham University on behalf of Addyman Archaeology to more fully inform the results of the desk-based assessment.<sup>5</sup>

The geophysical survey recorded the extant ridge and furrow earthworks in Area 2 and also detected evidence of later plough regimes. A number of anomalies were recorded associated with the possible hollow way in Area 2. These were interpreted as geological and topographical features possibly formed by a former stream course. The hollow way is depicted on earlier Ordnance Survey maps as a double field boundary, which may indicate hedges/fences either side of a stream (see Section 3 above).

In Area 1 the geophysical survey recorded linear anomalies representing a possible continuation of the upstanding ridge and furrow in Area 2. A number of anomalies in the south of the area were representative of the remains of a cricket pavilion and hardstanding for a cricket wicket, associated with the Cricket Ground depicted on the 19<sup>th</sup> century Ordnance Survey maps (see Section 3 above). The possible building identified in the walkover survey may be the former cricket pavilion. There were very occasional anomalies located in the northern end of Area 1, which may represent infilled archaeological features.

In general the geophysical survey in Area 1 located a very low number of unexplainable anomalies suggestive of surviving buried archaeological remains. While particular ground conditions may be a factor, from these results it seems likely there has been extensive earth movement / levelling to create the defunct recreation area that may have severely impacted any pre-existing archaeological remains. The possible platforms identified during the walkover survey were not identified in the geophysical survey and it is likely that these are the remains of the later levelling of the area. Further anomalies have been specifically and intentionally excluded from any developable footprint

## **8. Overall Conclusions and Recommendations**

### *i. Conclusions*

In summary the application site lies within a general area of historic settlement, specifically the medieval and post-medieval village attendant on Brancepeth Castle. Various sites lie within the immediate vicinity and medieval cultivation remains (ridge and furrow) are located within the site. The walkover provided some indication of linear anomalies and possible platforms and the probable hollow way and/or possible stream course (now culverted) in Area 2. The map regression, and particularly the estate terrier of the 1740s, indicated that there had formerly been structures fronting on to Wolsingham Road with associated garden plots or tofts behind. The geophysics identified the possibility of levelling of the site, associated with its use as a recreation area from the 19<sup>th</sup> century.

Area 1 is proposed for housing development and comprises 1.8 hectares. There is high potential for the discovery of medieval archaeological remains on the site, given the site of a shrunken medieval village to the west, the presence of possible earthworks on the site and the presence of post-medieval field systems in Area 2. It is suggested that subsequent mitigation would take the form of a trial trench evaluation, which would target any geophysical anomalies and provide information as to the nature of any archaeological remains in this area of the site.

Area 2 is proposed as recreation, with a SUDS pond and drainage. During the walkover there was a natural pond created at the lower, eastern end of the site close to the burn. It is proposed that the ridge and furrow and hollow way should be recorded in detail, possibly based on the Lidar data for the site, and that these areas should be excluded from any development and where possible not subject to

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<sup>5</sup> *Land at Brancepeth, Durham, County Durham: geophysical survey*. Archaeological Services University of Durham, report 3989, November 2015.

groundbreaking works. Any drainage ditches excavated should be sited with this in mind and excavated under archaeological watching brief conditions.

In terms of the Listed Buildings adjacent to the site, avoiding buildings in the extreme southern corner of the site would preserve the existing boundary of the site and the setting of the Listed Buildings 13-18 The Village. The Listed buildings are considered in more detail as part of the Heritage Statement.

## *ii. Recommendations*

It is recommended that archaeological trial trenching might be a pre commencement condition as part of any planning permission. This pre commencement condition would require archaeological testing, analysis and recording in line with a scheme agreed by Durham County Council, which would offer control over the commencement of any scheme. A scope of works would be required to be submitted and approved by Durham County Council for any evaluation stage. Depending upon the results of the evaluation, an archaeological mitigation stage may be required. However, given the initial results and the nature of the works being proposed in Areas 1 and 2, significant mitigation is considered unlikely.

## **9. Archiving**

Both a hard copy and a digital copy of this report in its final form will be submitted to the Durham County Council HER. This will be accompanied by the digital project archive including digital copies of all site photographs.

A record of the walkover survey (*OASIS ID: addyman1-228788*) has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service.

## **10. Map references**

1576 '*Dunelmensis episcopatus. Qui comitatus est palatinus vera et accurata descriptio*', by Christopher Saxton, from Atlas of the counties of England and Wales (London, 1579).

1611 'The bishoprick and citie of Durham', by John Speed, from *The theatre of the empire of Great Britaine...* (London, 1611).

1740 'Plan of the Manor of Brancepeth in the County of Durham belonging to William Belasyse, Esq.', n.d, Scale: 1 inch to 4 chains [1:3168]. Durham County Record Office D/Br/P 6

1748 'A correct map of the bishoprick of Durham', by Thomas Hutchinson, from *Geographia Magnæ Britanniae...* ([London], 1748).

1750 'An accurate map of the county palatine of Durham...', by Thomas Kitchin.

1762 'The county of Durham, divided into its wards...', by Emanuel Bowen.

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1797 '*Sketch of the Estate of Brancepeth in the County of Durham belonging to Wm. Russell Esq.*', no scale: [approx. 1:10560]. Durham County Record Office D/Br/P 8

late 18th century Photographic copy of a plan of Brancepeth village, n.d, Scale: 1 inch to 20 yards [1:720]. Durham County Record Office D/Br/P 9

- 1820 *'Map of the county palatine of Durham'*, by C Greenwood.
- 1857 Ordnance Survey, First Edition, 6-Inch to the mile, Durham XXVI. NLS
- 1895 Ordnance Survey, Second Edition, 6-Inch to the mile, Durham XXVISE. NLS
- 1915 Ordnance Survey, 6-Inch to the mile, Durham XXVI. NLS
- 1938 - 39 Ordnance Survey, 6-Inch to the mile, Durham XXVISE. NLS
- 1951-9 Ordnance Survey, Durham County Record Office
- 1960-69 Ordnance Survey, Durham County Record Office
- 1980-94 Ordnance Survey, Durham County Record Office



*Appendix A*                      *Photographic register*

| <b>Photo no.</b> | <b>Direction facing</b> | <b>Description</b>  |
|------------------|-------------------------|---|
| 01               | NW                      | Area 1 and Station House  |
| 02               | NW                      | Area 1 and Station House, close up  |
| 03               | SE                      | Area 1 and houses at SE   |
| 04               | SW                      | Area 1  |
| 05               | SW                      | Area 1 showing possible platform (site 06)  |
| 06               | S                       | Area 2 view along hollow way  |
| 07               | S                       | Area 2 showing vegetation at N end on top of ridge and furrow                               |
| 08               | E                       | Area 2 ridge and furrow   |
| 09               | S                       | Area 2 ridge and furrow (site 01)   |
| 10               | S                       | Area 2 ridge and furrow (site 01)   |
| 11               | SE                      | Area 2 ridge and furrow (site 01)   |
| 12               | SE                      | Area 2 (site 02)  |
| 13               | NE                      | Area 2 (site 03)  |
| 14               | SW                      | Area 2 (sites 01 & 02 from site 03)   |
| 15               | S                       | Area 2 (site 03)  |
| 16               | SE                      | Area 2 looking towards natural 'pond' from site 03  |
| 17               | N                       | Area 2 ponies in hollow way (site 04) showing slope   |
| 18               | N                       | Area 2 view from top of hollow way (site 04) showing slopes from NW                         |
| 19               | N                       | Area 2 pond   |
| 20               | N                       | Area 2 top of hollow way (site 04) – site of SUDS pond                                      |
| 21               | NW                      | Area 2 from SE end  |
| 22               | NW                      | Area 2 ponies in hollow way (site 04)   |
| 23               | SE                      | Area 2 hollow way (site 04) from NW end   |
| 24               | SE                      | Area 2 hollow way (site 04) from NW end   |
| 25               | NW                      | Hollow way at junction of Areas 1 & 2   |
| 26               | SW                      | Area 1 Slope at S end of field (site 06)  |
| 27               | N                       | Area 1 looking towards Area 2, shows slight platform (site 06)                              |
| 28               | NE                      | Area 1 S end shows slope/platform (site 06)   |
| 29               | N                       | Area 1 looking towards Area 2 rise at N side of hollow way (site 04)                        |
| 30               | NW                      | Area 1 & 2 hollow way (site 04) at NW end   |
| 31               | NW                      | Area 1 & 2 hollow way (site 04) at NW end   |
| 32               | SW                      | Area 1 large oak  |
| 33               | SE                      | Area 1 large oak from road  |
| 34               | SE                      | Area 1 site from road   |
| 35               | SE                      | Area 1 oak close up showing raised ground and possible rectangular structure (site 05) to E |
| 36               | N                       | Area 1 oak from road showing southern slope of field  |
| 37               | N                       | Area 1 Stile entrance showing slope/possible platform (site 06)                             |
| 38               | W                       | Brancepeth castle   |
| 39               | S                       | St Brandon's Church door  |
| 40               | S                       | St Brandon's Church   |
| 41               | W                       | W wall of Brancepeth castle showing earlier wall  |