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**THE RANCH**  
**LAND SOUTH OF CULLODEN TERRACE**

Grants Houses, Horden  
County Durham

NGR 443780 543036

Archaeological Monitoring

Project 353-20-MON | April 2021

for Mr Tony Richardson  
Planning reference DM/20/01580/FPA

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# Archaeological Monitoring (Watching Brief)

## THE RANCH

Land south of Culloden Terrace  
Grants Houses, Horden  
County Durham

April 2021



**VINDOMORA SOLUTIONS LTD**  
Archaeological Practice

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## SUMMARY OF PROJECT REFERENCES

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<b>Name of location:</b>	'The Ranch', land south of Culloden Terrace
<b>Address of location:</b>	Grants Houses, Horden, County Durham SR8 3TD
<b>National Grid Reference:</b>	NGR 443780 543036
<b>Client:</b>	Mr Tony Richardson
<b>Project Type:</b>	Archaeological Monitoring (Watching Brief)
<b>Local Authority Conservation Team:</b>	Durham County Council Archaeology Section
<b>Planning Application reference:</b>	DM/20/01580/FPA
<b>Planning Application Condition ref:</b>	5 and 6
<b>Project Site Code:</b>	EMH-21
<b>Vindomora Solutions Ltd reference:</b>	353-20-MON
<b>Report Author:</b>	Mick Coates with Tony Liddell (ed)
<b>Report Version/Date:</b>	V1 / Monday, 19 April 2021
<b>This document date-stamp:</b>	19 Apr 2021
<b>OASIS Identifier:</b>	vindomor1-419699
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<b>Ordnance Survey Licence reference:</b>	100053142
<b>Google Earth Pro Licence:</b>	Licensed 2015-21

## CONCISE SUMMARY OF REPORT

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In January 2021 Vindomora Solutions Ltd were instructed by Mr Barry Milburn on behalf of his client, Mr Tony Richardson, to undertake a scheme of archaeological monitoring on land to the south of Culloden Terrace, Grants Houses, County Durham. The monitoring was undertaken to fulfil Conditions 5 and 6 of planning application DM/20/01580/FPA which seeks to construct a single three-bedroomed dwelling (to be named 'The Ranch') on the site with associated access and landscaping. The work required was undertaken in accordance with paragraph 199 of the National Planning Policy Framework (NPPF) and Policy 44 of the County Durham Plan.

*The initial topsoil reduction/removal was monitored on the 17<sup>th</sup> March 2021 with no archaeological deposits or remains observed. The trench network system was monitored on the 23<sup>rd</sup> of March with sub-surface service remnants associated with the former Easington Miners' Hostel (1940s) observed. Two manholes and a steel conduit were noted aligned parallel with the assumed location of the northern wall of the hostel structure that had inhabited the space until its demolition, and a glazed drain was noted at what would have been the building's southern side. The building itself however was found to have been completely demolished with the exception of its associated services.*

*No further work is recommended for this planning application.*



Figure 1. Location of the site, regionally



## 1. THE PROJECT

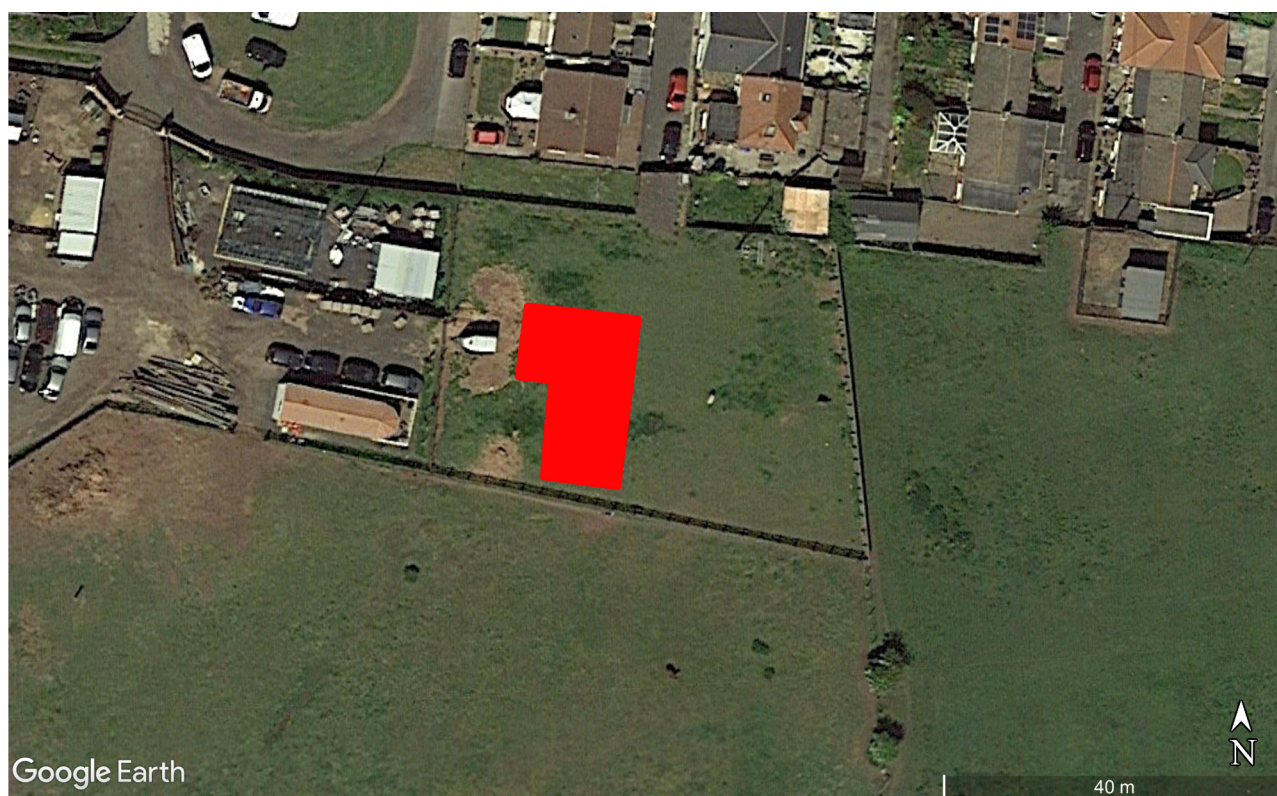


Plate 1. Aerial view of the position of the new dwelling (dataset © 2021 Google)

### 1.1 Circumstances of the Project

- 1.1.1 On the 8th January 2021 Vindomora Solutions Ltd were instructed by Mr Barry Milburn on behalf of his client, Mr Tony Richardson, to undertake a scheme of archaeological monitoring on land to the south of Culloden Terrace, Grants Houses, County Durham. The monitoring was undertaken to fulfil Conditions 5 and 6 of planning application DM/20/01580/FPA. The location and extent of the watching brief can be viewed on Plate 1.
- 1.1.2 Planning application DM/20/01580/FPA seeks to construct a single three-bedroomed dwelling (to be named 'The Ranch') on the site with associated access and landscaping.
- 1.1.3 The work required (archaeological watching brief/monitoring) was undertaken in accordance with paragraph 199 of the *National Planning Policy Framework* (NPPF) and Policy 44 of the *County Durham Plan*.

### 1.2 Project location

- 1.2.1 The development is located at the southern extent of Culloden Terrace, Grants Houses, County Durham (centred at NGR 443780 543036). Easington Colliery lies 1.2km to the northwest, Little Thorpe lies 1.6km to the west and Peterlee 1.6km to the south. Figure 1 shows the location of the development regionally, with Figure 2 showing the site locally.

### 1.3 Written Scheme of Investigation (WSI)

- 1.3.1 The Written Scheme of Investigation (WSI) for this project was produced by Tony Liddell, Principal Archaeologist for Vindomora Solutions Ltd and approved by Nick Boldrini, Historic Environment Record Officer for Durham County Council Archaeology Section (Version 1, dated 5<sup>th</sup> February 2021).

## 1.4 Professional standards

### 1.4.1 This project complied with the following professional standards:

- Chartered Institute for Archaeologists (2014) *Code of Conduct*
- Chartered Institute for Archaeologists (2014) *Standard and Guidance for an archaeological watching brief*
- Chartered Institute for Archaeologists (2014) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*
- British Archaeologists' and Developers' Liaison Group (1988) *Code of Practice*
- Historic England (2015) *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*
- SYAS (rev 2019) *Yorkshire, the Humber and the North East: Regional Statement of Good Practice for Archaeology in the Development Process*
- UKIC (1990) *Guidelines for the Preparation of Archaeological Archives for Long Term Storage*
- Durham County Council's *Standards for all Archaeological Work in County Durham and Darlington* (Version 2, 2019).

## 1.5 Health and Safety

1.5.1 All work on site abided by the Health and Safety Act of 1974 and all its subsequent amendments. All fieldwork projects are undertaken in accordance with the Federation of Archaeological Managers & Employers (FAME) manual *Health and Safety in Field Archaeology* as well as the Vindomora Solutions Ltd *Health and Safety Manual* (v9, revised 2021). Appropriate care and attention was taken during the works, and hi-vis clothing worn.

## 1.6 Timetable of works

1.6.1 The monitoring fieldwork was undertaken between the 17<sup>th</sup> and 23<sup>rd</sup> March 2021.

1.6.2 The results of the fieldwork were compiled into this report, with the report finalised on Monday, 19 April 2021.

## 1.7 Archive

1.7.1 A full archive has been compiled in line with the specification and current UKIC and English Heritage Guidelines. The project code is **EMH-21** (Easington **Miners Hostel 2021**). Vindomora Solutions support the **Online Access** to the **Index of Archaeological Investigations** project (OASIS). As a result, this report will be made available to the project under the unique identifier **vindomor1-419699**.

## 1.8 Research Agenda

1.8.1 Archaeological and historical research objectives are built into developer funded archaeological schemes of work. This is the result of a number of English Heritage national policy frameworks: Exploring our Past (1991), Frameworks for our Past (1996), Research Agenda (1997) and Policy Statement on Implementation (1999).

1.8.2 The research priorities assumed initially to be of direct relevance to this project are set out in *Shared Visions: North East Regional Research Framework for the Historic Environment* (2006), in particular:

- 20<sup>th</sup> century: MO3. Settlement and planning;  
MOi. Industry;  
MOviii. Housing.

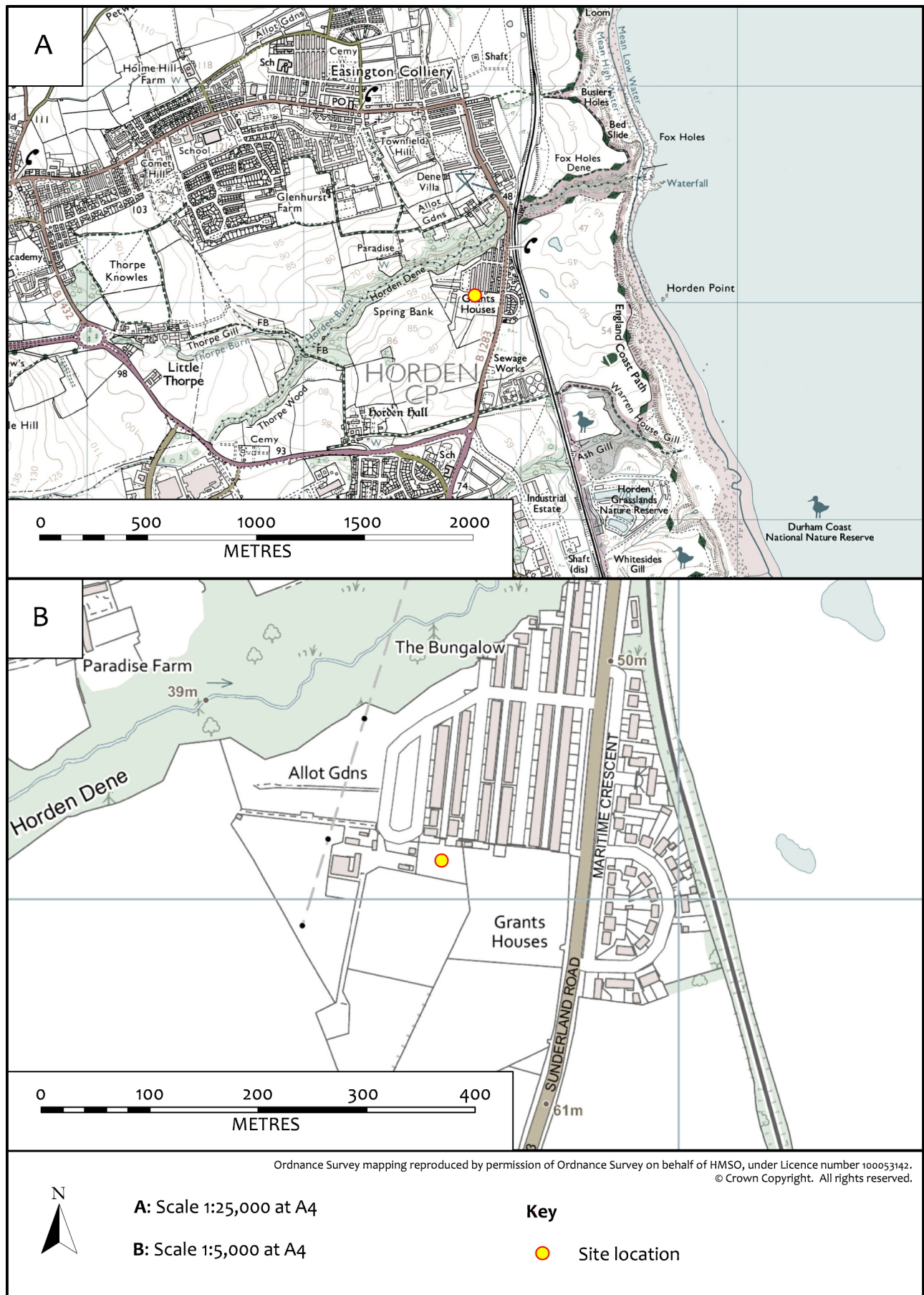


Figure 2. Location of the site, locally

## 2. BACKGROUND

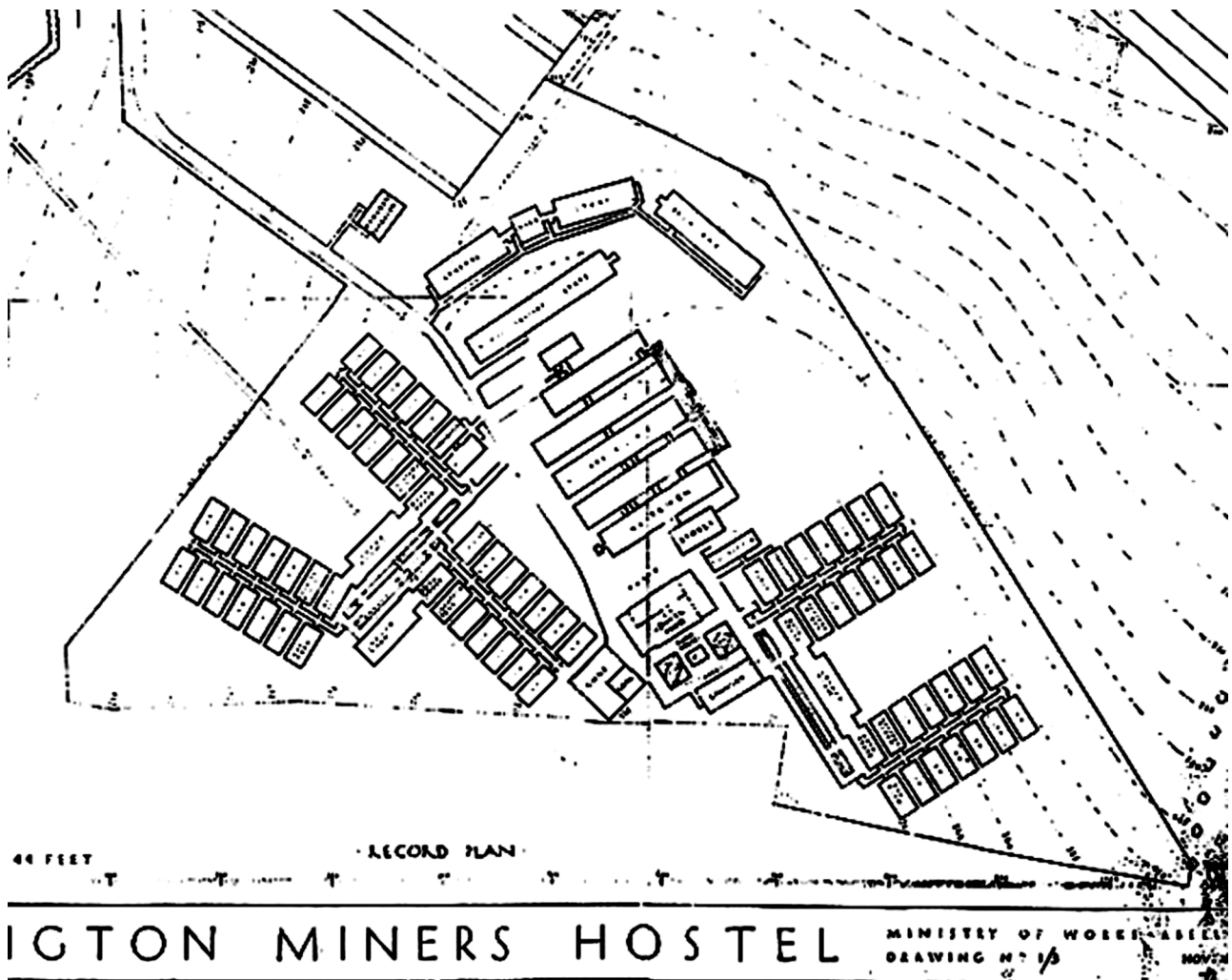


Plate 2. Extract from the 1944 Ministry of Works plan of the hostel site.

### 2.1 Geology

2.1.1 The development area lies over the Roker Formation which consists of dolostone with thin beds of dolomite. Over that lies Devensian glacial deposits comprising sand and gravel (British Geological Survey, 2021).

### 2.2 Elevation

2.2.1 The site lies at an average of 70m OD (height above sea level).

### 2.3 Historical/Archaeological

2.3.1 The development area overlaps the northeast corner of the Easington Miners' Hostel site. The site was built as part of the 'Bevin Boy Scheme' which from 26th September 1942 allowed men under the age of 25 to opt for mining work rather than military service. The scheme took its name from Ernest Bevin, the Minister of Labour and National Service. In 1939 the Emergency Powers (Defence) Act gave Bevin control over the labour force. On October 1943 it was announced that any man serving the army in Britain who had coalmining experience should be released from military duties to work the mines and by 1944 Bevin directed that it was compulsory for up to

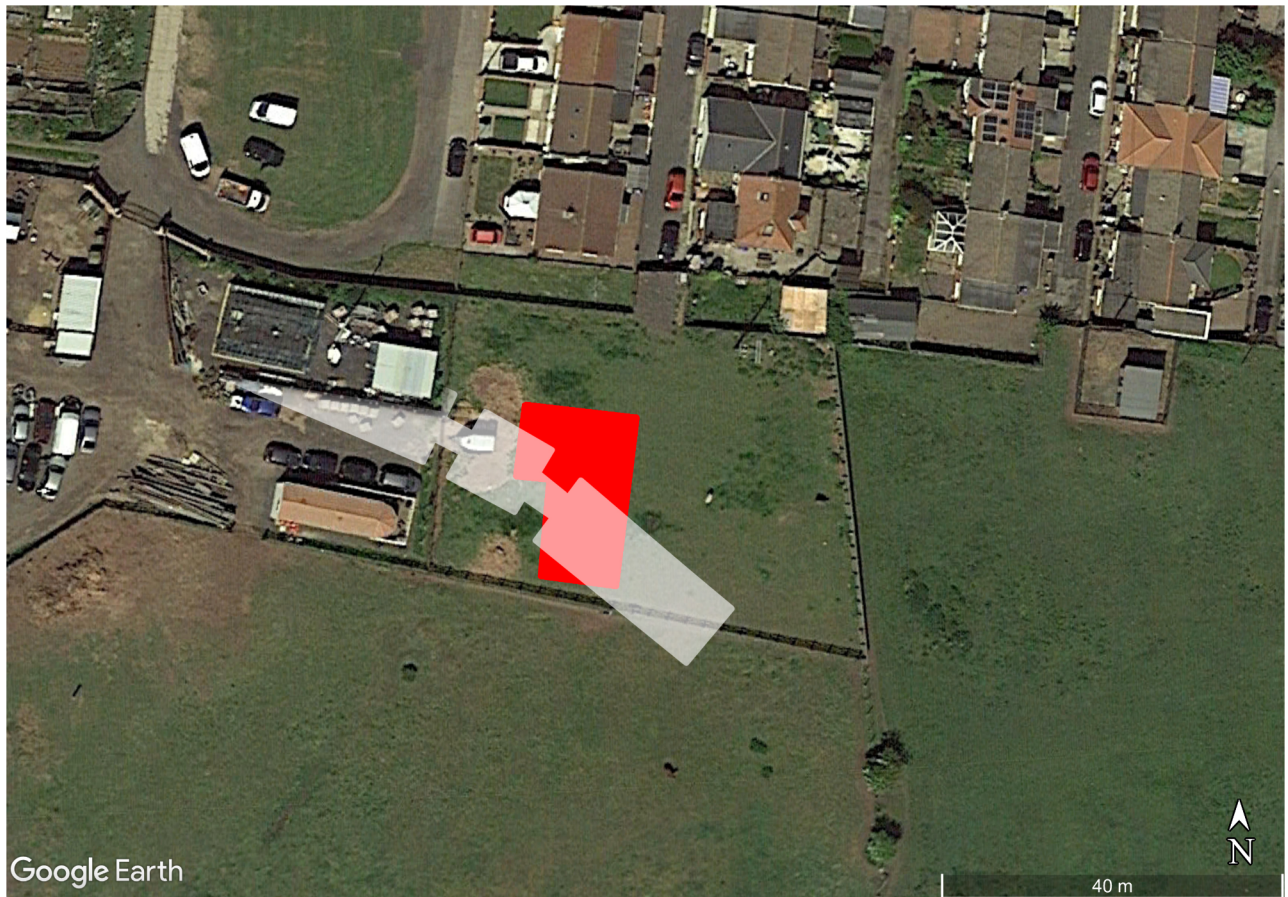


Plate 3. Aerial view of the position of the new dwelling with the potential Bevin building remains superimposed in white (dataset © 2021 Google)

50,000 men to be sent to the mines to support the massive need for coal during the latter stages of World War II.

- 2.3.2 The site of Easington Miners' Hostel supported the miner conscripts (both optants and volunteers) with a Ministry of Works plan dating to 1944 showing the site with living huts, a boiler house, a laundry, kitchen block, welfare and dining rooms, a staff room, a sick bay and a separate manager's bungalow. A plan of the site can be seen on Plate 2.
- 2.3.3 A typical living hut (of which there were seventy) housed up to twelve miners, each with a bed and locker. The living huts were constructed of a round-arched corrugated iron shell, with brickwork gable ends set on a concrete platform.
- 2.3.4 By the mid 1950s, the Hostel site had been reworked into the Horden Dene Estate. The Estate in turn was demolished between 1968 and 1973.

## 2.4 Previous investigations

- 2.4.1 No previous works have been undertaken within the development area.

### 3. THE FIELDWORK RESULTS



Plate 4. Observing the initial topsoil strip, looking east.

#### 3.1 Introduction

3.1.1 On the 17<sup>th</sup> of March 2021, archaeological monitoring was undertaken during the topsoil strip of the proposed dwelling, with the trench foundation network excavation undertaken on the 23<sup>rd</sup> of March. Both the topsoil strip and the excavation for the trench network system were excavated by a 360° excavator, and intermittently by hand under full archaeological supervision.

3.1.2 The extent of the monitoring undertaken can be seen on *Figure 3*.

#### 3.2 Topsoil strip

3.2.1 Modern turf and topsoil (1) averaged between 0.20m and 0.25m thick, with inclusions of general small stones and gravels mixed with an assortment of modern materials in the form of plastic tubing, tin cans, and numerous small sherds of early modern glazed ceramics as well as random nails and car parts. The upper surface of turf had suffered heavy disruption from animal movement across the development area. The area of topsoil removal measured approximately 23m<sup>2</sup> and was only initially removed to the upper surface of subsoil deposit (2).

#### 3.3 Trench foundation network

3.3.1 The trenches within the network each measured 0.8m wide, and achieved a maximum depth of 1.2m at the southwestern corner of the system, with a minimum depth of 0.8m at its northwestern corner. The varying depths of the trench network system was designed to negate the apparent

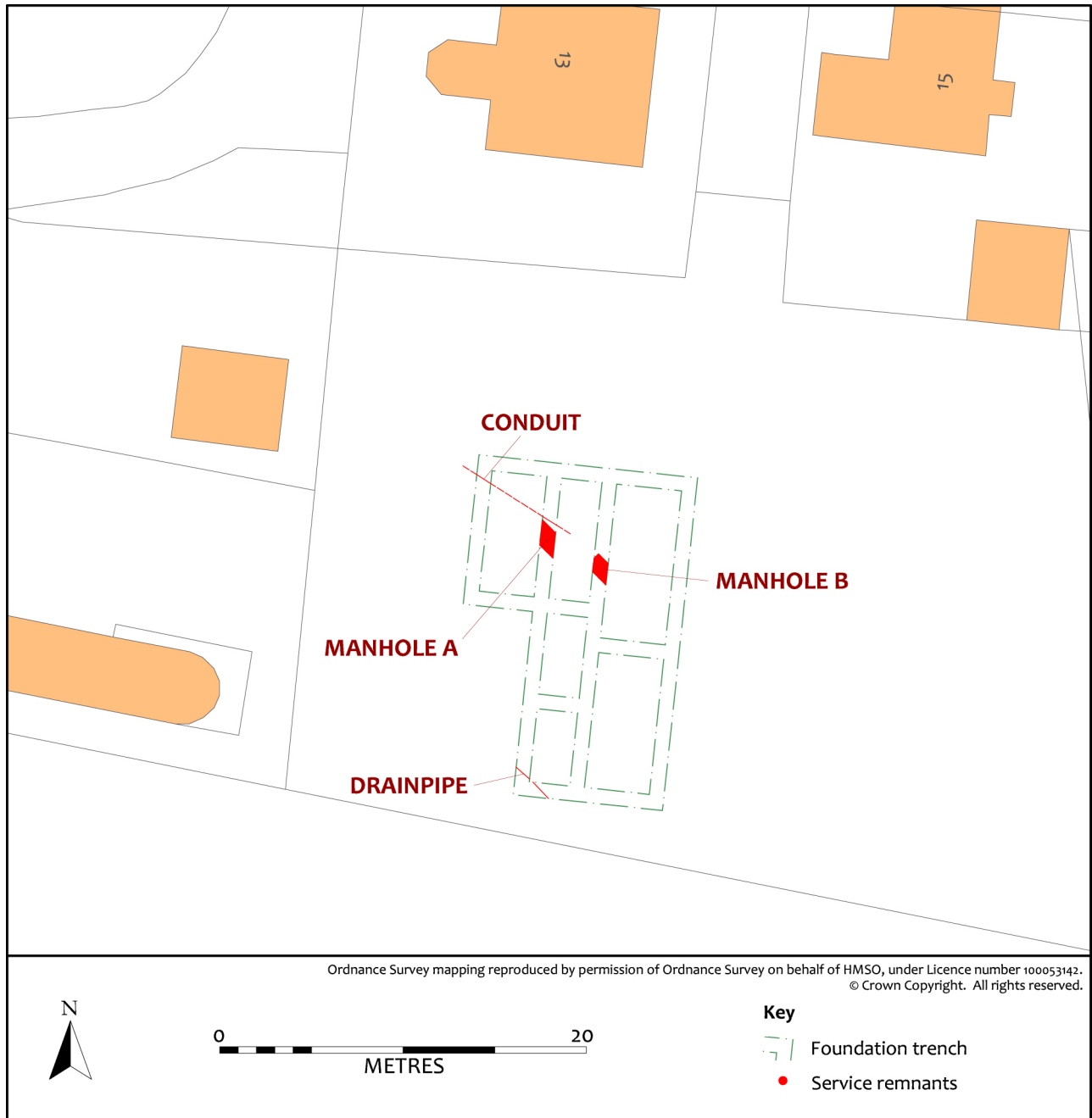


Figure 3. The foundation plan

topographical fall within the development area from southwest to northeast in order to accommodate a level foundation surface.

- 3.3.2 Below the modern turf and topsoil (1) was a very mixed deposit of firm brown clay subsoil (2) observed to be on average 0.4m thick and included modern demolition materials including brick, concrete lumps, glass and plastic. The fragmented matrix apparent within this deposit will likely be associated with the demolition and removal of the former Easington Miners Welfare Hostel and associated infrastructure, with the remainder of the demolition material being incorporated as a levelling deposit over the site.
- 3.3.3 Beneath the demolition/subsoil deposit was the natural glacial substrate (3), consisting of a very firm plastic, brownish-pink clay: this clay deposit was exceptionally clean with only rare pieces of magnesian limestone observed within the surface of the substrate.
- 3.3.4 Two below-ground manholes were observed, both of which are located within the main central



Plate 5. Manhole A looking west.

north-south aligned arms of the trench network system (see Figure 3). Manhole A was a mortared single brick skin construction with an apparent benched interior and measured 1.4m on its northwest by southeast axis with the base unobserved due to contractor's depth achievement. The feature was noted to have been backfilled with modern demolition materials. The upper extent of the manhole was observed to be 0.45m below the modern field surface. Manhole B was a mortared single brick skin construction with a definite benched interior and measured 1.2m on its northwest by southeast axis with the base unobserved due to contractor's depth achievement. This feature again was observed to be backfilled with modern demolition materials. The depth of Manhole B was observed to be 0.5m below the modern surface. Both manholes were cut into natural substrate.

3.3.5 0.6m north of Manhole A a decommissioned steel conduit (0.08m in diameter) of unknown

Plate 6. Manhole B looking west.







Plate 7. The conduit with Manhole A beyond, looking south.

utilisation was observed. This service was observed at a depth of 0.5m below the modern surface, and was set parallel to Manhole A at a northwest-southeast alignment. The conduit was noted running out of the excavation area to the west.

- 3.3.6 Located at the extreme southwest corner of the development area was a salt glazed ceramic sewer drain, observed at a depth of 1m below the modern ground surface. This service was initially observed emerging from the north-south aligned arm of the trench network system at its southwestern corner, then continuing in a northwest by southeastern direction through the extreme southern arm of the network and observed continuing through the limit of excavation to the southeast.

### 3.4 Observed geology

- 3.4.1 The natural substrate was not initially observed during the topsoil strip, but was located at an average of 69.12m OD within the foundation network.



Plate 8. The glazed drain looking north.

## 4. DISCUSSION

### 4.1 Discussion

4.1.1 The initial topsoil reduction/removal was monitored on the 17<sup>th</sup> March 2021 with no archaeological deposits or remains observed. The trench network system was monitored on the 23<sup>rd</sup> of March with sub-surface service remnants associated with the former Easington Miners' Hostel observed. Two manholes and a steel conduit were noted aligned parallel with the assumed location of the northern wall of the hostel structure that had inhabited the space until its demolition, and a glazed drain was noted at what would have been the building's southern side.

4.1.2 Numerous early modern and modern ceramic sherds were noted within the topsoil and mixed subsoil of the site, the most notable being sherds of a railway mug base with maker's stamp, reading "C.W. McNAY & SONS G.vi R. 1943". This date is approximately the construction date for the former miners' hostel.



Plate 9. 1943 McNay & Sons railway mug base.

### 4.2 Conclusions

4.2.1 Within the foundation area of the new dwelling, the hostel building had been demolished leaving only the remains of below ground services in the form of a drain, conduit and two manholes.

### 4.3 Recommendations

4.3.1 No further work is recommended for this planning application.

## 5. REPOSITORIES AND SOURCES

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### 5.1 Repositories

**Beamish Museum People's Collection.** Online at <http://collections.beamish.org.uk/>

**Britain from Above Project.** Online at <http://www.britainfromabove.org.uk/>

**British Library.** Online at <http://www.bl.uk/>

**British Geological Survey.** Online at <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

**Durham Record Office.** County Hall, Durham DH1 5UL

**Google Earth Pro**

**Historic England Archive.** Online at <http://archive.historicengland.org.uk>

**Keys to the Past.** Online at <http://www.keystothepast.info>

**Newcastle City Library.** Local studies section, Princess Square, Newcastle upon Tyne, NE99 1DX

**PastScape Project.** Online at <http://www.pastscape.org.uk/default.aspx>

**Portable Antiquities Scheme.** Online at <https://finds.org.uk/>

**Tyne and Wear Archives.** Blandford House, Blandford Square, Newcastle upon Tyne NE1 4JA

**ViewFinder Project.** Online at <http://viewfinder.english-heritage.org.uk/>

**Vindomora Solutions Ltd Archive.** Prospect House, Prospect Business Park, Leadgate, Consett, County Durham DH8 7PW

### 5.1 Sources

ClfA (2014) Code of Conduct. Chartered Institute for Archaeologists

(ClfA revised 2014) Standard and Guidance for an archaeological watching brief. Chartered Institute for Archaeologists

ClfA (2014) Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives. Chartered Institute for Archaeologists

Department for Communities and Local Government (rev. 2019) Communities and Local Government: National Planning Policy Framework

English Heritage (2008) Conservation Principles - Policies and Guidance

English Heritage (1991) Managing Archaeological Projects. Second edition

Historic England (2015) Management of Research Projects in the Historic Environment - The MoRPHE Project Managers' Guide

Ministry of Works (1943) *Easington Miners Hostel*, plans

Ordnance Survey mapping: 1861, 1895, 1897, 1898, 1920, 1939, 1957, 1973 and 2021 editions

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

[https://en.wikipedia.org/wiki/Bevin\\_Boys](https://en.wikipedia.org/wiki/Bevin_Boys)

<http://www.theforgottenconscript.co.uk/who-were-the-bevin-boys/>

<https://www.bbc.co.uk/archive/bevin-boys/z7qnqp3>

## APPENDIX 1: CONTEXT LIST

Context #	Type	Description
1	Deposit	Turf and topsoil, a mid to dark grey friable clay loam, with numerous small stones and gravels, firm with a slight compaction, includes common pieces of modern pottery, tin cans, brick pieces plastic and glass. The upper layer of turf associated with deposit has suffered heavy disruption due to animal movement.
2	Deposit	Subsoil deposit, a light to mid brown firm subsoil with numerous inclusions of modern brick, concrete lumps, glass, modern pottery, slate and rare coal pieces. This deposit possibly represents a levelling of demolition material associated with the former miners' hostel.
3	Natural	Natural clay a mid-dark brown slightly pink, firm and compact, clean glacial clay, with only rare lumpy pieces of magnesian limestone included. The below ground services and manholes are cut through this deposit.

Table 1. Context summary