

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Arrowcruit Limited

Land at Billingham
Billingham
Teesside

archaeological desk-based assessment

report 4500
June 2017

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1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment, conducted in advance of a proposed development on land at Billingham. The assessment comprised a search of pertinent documentary and cartographic records, records of archaeological interventions, the Historic Environment Record, and a site walk-over survey.
- 1.2 The works were commissioned by Arrowcruit Limited and conducted by Archaeological Services Durham University.

The archaeological resource

- 1.3 There is no direct evidence for prehistoric or Roman activity within the site or study area, but the presence of activity in the surrounding vicinity indicates that an as yet unidentified resource has the potential to exist within the site.
- 1.4 The proposed development area was agricultural land during the medieval and post-medieval periods. Slight post-medieval narrow ridge and furrow earthworks are discernible on the site; these are of limited significance.

Impact assessment

- 1.5 The proposed development has the potential to impact upon any archaeological resource that may be present through ground reduction and the construction of foundations and associated services.

Recommendations

- 1.6 Geomagnetic survey of the site is recommended to ascertain if an archaeological resource is present on the site.

2. Project background

Location (Figures 1 & 2)

- 2.1 The site is located on land at Billingham, Teesside (NGR centre: NZ 4432 2499). It is roughly rectangular in plan, and covers an area of approximately 4.27 ha. To the south are Sandy Lane West and the residential estates of Billingham, to the east is Mill Lane with a school beyond, to the north is agricultural land and to the west is the A19 and further agricultural land.

Development proposal

- 2.2 A residential development is proposed.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development.

Methods statement

- 2.4 The works have been conducted in accordance with standard Archaeological Services' procedures for assessments. The works comprised the study of pertinent cartographic and other historical sources, records of previous archaeological interventions, sites listed in the Historic Environment Record (HER) within 1km of the proposed development area, and a site walk-over survey. HER references are given in brackets throughout the text of this report, and are listed in the Appendix.

Planning guidance

- 2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in the *National Planning Policy Framework*.

Dates

- 2.6 The field visit took place on 22nd June 2017. This report was prepared for June 2017.

Personnel

- 2.7 Research was conducted and this report prepared by Catrin Jenkins, with graphics by David Graham. The Project Manager was Daniel Still.

OASIS

- 2.8 Archaeological Services Durham University is registered with the **Online AccesS** to the **Index of archaeological investigationS** project (**OASIS**). The OASIS ID number for this project is **archaeol3-287954**.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of this assessment, the proposed development area comprised the southern part of a pasture field.

Topography

- 3.2 The proposed development area was predominantly level with a mean elevation of approximately 31m OD. The site is within the Natural England Tees Lowlands National Character Area. This is a broad, open plain across which are the lower reaches of the River Tees and its tributaries, with wide views to distant hills. The conurbation around the Lower Tees and Teesmouth contrasts with the largely agricultural rural area to the south and west (Natural England 2017).

Geology and soils

- 3.3 The underlying solid geology of the area comprises Triassic and Permian Period calcareous mudstone, of the Roxby Formation, which are overlain in the centre of the field by Devensian diamicton till. Along Sandy Lane West at the southern extent of the field the superficial deposits are recorded as Quaternary Period alluvial clay, silt, sand and gravel. Superficial deposits at the western edge of the field comprise Quaternary Period head deposits of clay, silt, sand and gravel (British Geological Survey 2017).

4. Site walk-over survey

- 4.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed.
- 4.2 The proposed development area comprises a single pasture field (Figures 12 & 13). It is bounded with wooden and metal fencing with hedgerows in places (Figure 14 & 15). The ground in the centre of the field is slightly raised and gently slopes down to the west and east.
- 4.3 There is a slight indication of straight, narrow ridge and furrow earthworks extending approximately north to south across the field (Figure 16). Along the eastern side of the field is a shallow earthwork gully, which runs the extent of the field (Figure 17). In the south-eastern corner of the field is a drain with temporary metal fencing extending to the south.

5. Historical and archaeological development

Previous archaeological works

- 5.1 No previous archaeological works have been identified within the proposed development area. Several schemes are recorded in the surrounding study area.
- 5.2 A scheme of archaeological works was conducted prior to and during the construction of a pipeline between Teesside and Saltend. The pipeline ran less than 100m to the west of the proposed development area. Initially desk-based assessments (HERs 1011-12) were undertaken along the route and surrounding area. Field walking along the pipeline route recovered abraded medieval pottery, flints, and post-medieval artefacts; some of the finds were consistent with manuring (HER 1013). An earthwork survey on the route recorded historic field boundaries, most of which dated from the period of enclosure (HER 1014). A watching brief along the route discovered two Iron-Age or Romano-British sites, one at Elton and the other at

Yarm and a 19th century farm track at Wynyard. These were excavated within the bounds of the pipe trench and associated working areas (HER 1015).

- 5.3 Archaeological works have been conducted in Wolviston village. An evaluation on the west side of the village c.720m to the north-east of the proposed development area, recovered an assemblage of 13th to 16th century pottery and suggested the area was in agricultural use during the medieval period (HER 45). A subsequent watching brief (HER 161) at the site recorded nothing of archaeological significance. Also to the west of Wolviston on Coal Lane (HER 268) an earthwork survey recorded ridge and furrow and a sample trench was excavated across the earthworks. Two schemes of trial trenching have been carried out on Coal Lane. One of these recorded no finds or features of archaeological interest (HER 313); the other noted two undated linear features (HER 314). Trial trenching at Wynyard Road on the southern edge of Wolviston recorded medieval and post-medieval features probably denoting field boundaries (HER 269). At Wolviston Yard on the eastern side of the village, post-medieval buildings were recorded during trial trenching (HER 271). Also at Wolviston Yard a stable block was the subject of building recording in advance of demolition (HER 317). Trial trenches at Green Farm, on the eastern side of Wolviston, recorded a boundary ditch which contained environmental material consistent with a medieval date, and an undated gully (HER 269).
- 5.4 Several desk-based assessments are recorded at Wynyard to the west of the proposed development area. These comprise an assessment of the Wynyard estate (HER 292), an assessment for Wynyard Village including a sketch of earthworks (HER 293), and an assessment of the residential development of south-eastern Wynyard (HER 560). Also at Wynyard a building recording survey was undertaken of Warren Farm prior to its demolition (HER 1157).
- 5.5 On land some 450m to the north-west of the proposed site boundary, field walking recovered medieval pottery and a musket ball (HER 574).

The prehistoric period (up to AD 70)

- 5.6 There are no recorded sites or finds of prehistoric date within the proposed development boundary or wider study area. However, evidence of significant prehistoric activity was found just over 1km to the north of the proposed development area. An archaeological evaluation recorded the edge of an Iron Age settlement from which a substantial amount of Later Iron Age pottery (300 BC and AD 100) was recovered (HER 4692).
- 5.7 Although there is no direct evidence for prehistoric activity within the proposed development area or study area, the presence of a significant prehistoric settlement just beyond the study area demonstrates that the surrounding area was exploited in prehistory. There is some limited potential for remains of this date to survive with the proposed site boundary.

The Roman period (AD 70 to 5th century)

- 5.8 There is no evidence for Roman activity within the proposed development area or within the study area. Significant Romano-British activity is recorded in the wider landscape. Approximately 7km to the north-east at Catcote a complex later Iron Age farmstead and Roman settlement were discovered and excavated. The site included burials and metal working (HER 27142). Some 10km to the west of the proposed

development area a small Roman civilian town was excavated at Sedgefield East Park.

- 5.9 There are no indications of a resource of Roman date within the proposed development area, although any later prehistoric activity may have continued into the Roman period.

The medieval period (5th century to 1540)

- 5.10 There is no evidence for early medieval activity in the proposed development area or surrounding study area. However, there is documentary and place-name evidence recording the settlement of nearby villages in the period. The settlement at Billingham to the south is documented in the 9th century when it was granted to the congregation of St. Cuthbert by Bishop Egred (AD 830-46). Although it later came into the possession of the Danes under the knight Scula, the lands were eventually restored to the congregation of St. Cuthbert following the Norman Conquest. The lands were subsequently owned by Durham Priory, who held a grange or manor-house here. Some of the township was freehold with most of the land held in husbandries of nearly uniform size (Page 1928, 195-203).
- 5.11 Although the settlement at Wolviston (HER 1378) over 650m to the north-east of the proposed development was first recorded as *Olueston* in the 11th century, the place-name is Old English in derivation. The place-name combines the personal name *Wulf* with *tūn* meaning an enclosure, farmstead, village or estate and is interpreted as *Wulf's estate* (Watts 2002, 142). *Wolviston* probably passed to the Church of St. Cuthbert by the grant of Billingham (Page 1928, 195-203) and in the early 12th century the village was referred to as *Wlfestuna*. The medieval village was laid out around a square green with a continuous frontage on all sides and infilling at its eastern end. To the east of the green a separate High Street developed. Archaeological works in *Wolviston* have recovered 13th to 16th century pottery from a buried ploughsoil (HER 4978) to the rear of the Green and recorded a probable medieval boundary ditch (HER 6231) at Green Farm. A chapel dedicated to St. Mary Magdalene was documented at the village between AD 1189-99 (HER 603). The chapel was dependent on Billingham Church, which had been established in the early medieval period. The chapel was recorded as in use in 1634, however, by 1716 it was ruined. It was subsequently rebuilt and rededicated to St. Peter. Several blocks of medieval ploughing are noted to the west of the village (HERs 563, 573 & 1503).
- 5.12 Further medieval field systems are recorded in the study area, including one at Warren Farm (HER 583) approximately 550m to the north-west of the proposed site. The field system is recorded in close proximity to a concentration of medieval pottery (HER 1773) recovered during field walking and probably resulting from manuring. To the east of Wynyard Hall, approximately 850m to the west of the proposed development area, an extensive medieval field system is recorded (HER 6670).
- 5.13 The proposed development area was located some distance from the known foci of medieval settlement, between recorded areas of medieval field systems. It is probable that the site would also have been in agricultural use during the period perhaps associated with the settlement at *Wolviston*. There is some potential for remains associated with this activity to exist within the proposed site boundary.

The post-medieval period (1541 to 1899)

- 5.14 Following the Dissolution in 1541 and the appropriation of Durham Priory property, the dean and chapter of Durham were given all of the priory's possessions. Subsequently the entire Billingham manor (except the water-mill) was leased to John Leigh of the Household. During the English Civil War the Billingham manor was seized by the Commissioners for Church Lands. In 1649 James Clement and John Pickersgill purchased the manor and Captain Gascoigne Eden was given the water-mill and a windmill. By the 1660s the manor had been returned to the dean and chapter in whose possession it remained until 1872 (Page 1928, 195-230).
- 5.15 John Speed's map of County Durham in 1611 (Figure 4) is not scaled to record the proposed development area, however, it does depict the main settlements in the vicinity during the early 17th century. Billingham is to the south of the proposed development with Wuston (Wolviston?) to the north and Bellosyse (Bellasis), where there was a moated manor-house, is to the east. The presence of open land indicates that the proposed site was probably in agricultural use during the period.
- 5.16 Andrew Armstrong's map of County Durham of 1768 (Figure 5) records the proposed development area in open land to the south-west of Wolviston. In the surrounding countryside a number of small farms are depicted. Wolviston village is shown with buildings either side of the main road from Billingham and the chapel is to the west. During the 18th century several new buildings were added to the village including houses (HERs 6712, 6725, 6721 & 6726), a farm (HER 6716) and stables (HER 5527).
- 5.17 The tithe plan of the Wolviston township of 1838 (Figure 6) records the enclosure of the common land with John Stephenson noted as owner and occupier of the proposed development area. The main field in which the proposed site lies was named 'Second Field' and denoted as arable. The field name evidence may indicate the former medieval field system of crop rotation with a 'first', 'third' and 'fore' field also labelled. The 'third' field is to the west and the proposed site boundary partially encroaches into it. The extant ridge and furrow earthworks visible on the site may date to this period of arable use.
- 5.18 The 1st edition Ordnance Survey map of 1859 (Figure 7) records little change in the layout of field boundaries within the proposed development area from the earlier tithe plan. The road to the south is labelled Mill Lane, with Sandy Lane to the west. A culvert extends across the west corner of the proposed site where a pond is also shown. The culvert continues under Mill Lane and towards a pottery (HER 4088) and brick and tile works (HER 4089) to the east. To the south of the pottery and brick and tile works a sand pit (HER 4090) is depicted which was probably associated with the industrial sites. In Wolviston village the map records the 19th expansion with residential properties and outbuildings (HERs 6714, 6717, & 6722), a farm (HER 6725), a rectory (HER 923 & 6724) and almshouses (HER 6729) added as infill.
- 5.19 By the date of the 2nd edition Ordnance Survey map (Figure 9) the proposed development area has retained the same field layout. The surrounding area is little altered with the exception of a new farm, Warren Farm (HER 6662) and Lodge (HER 6659) to the north-west.

The modern period (1900 to present)

- 5.20 Into the 20th century the proposed development area remains as agricultural land and the 3rd edition Ordnance Survey map of 1923 (Figure 9) records no change across the proposed site. In Wolviston village there has been further infilling and the residential areas of Billingham to the south have also begun to develop and extend to the north.
- 5.21 By the second half of the 20th century (Figure 10) the removal of some of the field boundaries of the proposed site has been undertaken to create larger fields. The pond is extant in the west corner of the field. The expansion of the residential area of Billingham is reflected on the 1950s edition Ordnance Survey map Houses have been to the south of the proposed site along the Wolviston Road.
- 5.22 By the late 20th century the A19 was constructed along the western boundary. The expansion of the Billingham residential suburbs is such that they now form the southern boundary to the proposed development area. A school was also built to the east of the proposed site to accommodate the growing population's requirements. The 1980s edition Ordnance Survey map (Figure 11) records these developments.

The buildings

- 5.23 There are no statutorily protected buildings within the site. There are numerous Grade II listed buildings and one Grade II* listed building in the Wolviston Conservation Area. These are unlikely to be affected by the proposed development.

Scheduled Ancient Monuments and other Designated Heritage Assets

- 5.24 The closest scheduled monument is the medieval farmstead and open field system at High Burntoft Farm over 2.5km to the north. The Wolviston Conservation Area is located approximately 580m to the north east. Wynyard Park a Grade II* registered Park and Garden and is sited 1.6km to the west of the proposed development area. The designated heritage assets will not be affected by the proposals because of their distance from the site.

6. The potential archaeological resource

- 6.1 There is no direct evidence for prehistoric or Roman activity within the site or study area, but the presence of activity in the surrounding vicinity indicates that an as yet unidentified resource has the potential to exist within the site.
- 6.2 The proposed development area was agricultural land during the medieval and post-medieval periods. Slight post-medieval narrow ridge and furrow earthworks are discernible on the site; these are of limited significance.

7. Impact assessment

- 7.1 The proposed development has the potential to impact upon any archaeological resource that may be present through ground reduction and the construction of foundations and associated services.

8. Recommendations

- 8.1 Geomagnetic survey of the site is recommended to ascertain if an archaeological resource is present on the site.

9. Sources

Cartographic sources

Speed, J, 1611 Map of the Bishoprick and Citie of Durham
Armstrong, A, 1768 Map of the County Palatine of Durham,
The Wolviston township (Billingham parish) tithe plan, 1838
Ordnance Survey 1st edition map, 6" Durham Sheet XLIV, 1859
Ordnance Survey 2nd edition map, 6" Durham Sheet XLIV. SE, 1898
Ordnance Survey 3rd edition, 1923
Ordnance Survey 1950s edition
Ordnance Survey 1980s edition

Other sources

Page, W (Ed.), 1928 *A History of the County of Durham*. Vol. 3. Victoria County History, London
Petts, D, & Gerrard, C, 2006 *Shared Visions: The North-East Regional Research Framework for the Historic Environment*. Durham

Websites

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
<http://www.britainfromabove.org.uk>
<http://www.british-history.ac.uk>
<http://www.dur.ac.uk/picturesinprint/>
<http://www.gridreferencefinder.com>
<http://www.heritagegateway.org.uk>
<http://www.historicengland.org.uk/listing/the-list/>
<http://valentine.dur.ac.uk>
<http://kep.n.nottingham.ac.uk/>

Aerial photographs and LiDAR data

Aerial photos and satellite images were viewed on-line. The Archaeological Services Durham University aerial photograph collection was also consulted, together with The Great North Museum, University of Newcastle and www.ukaerialphotos.com. Lidar data for the area was also consulted (Figure 3).

Geotechnical works

No records of geotechnical works within the proposed development area were identified for this assessment.

Appendix: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

Historic Environment Record

(PRN = Public Record Number)

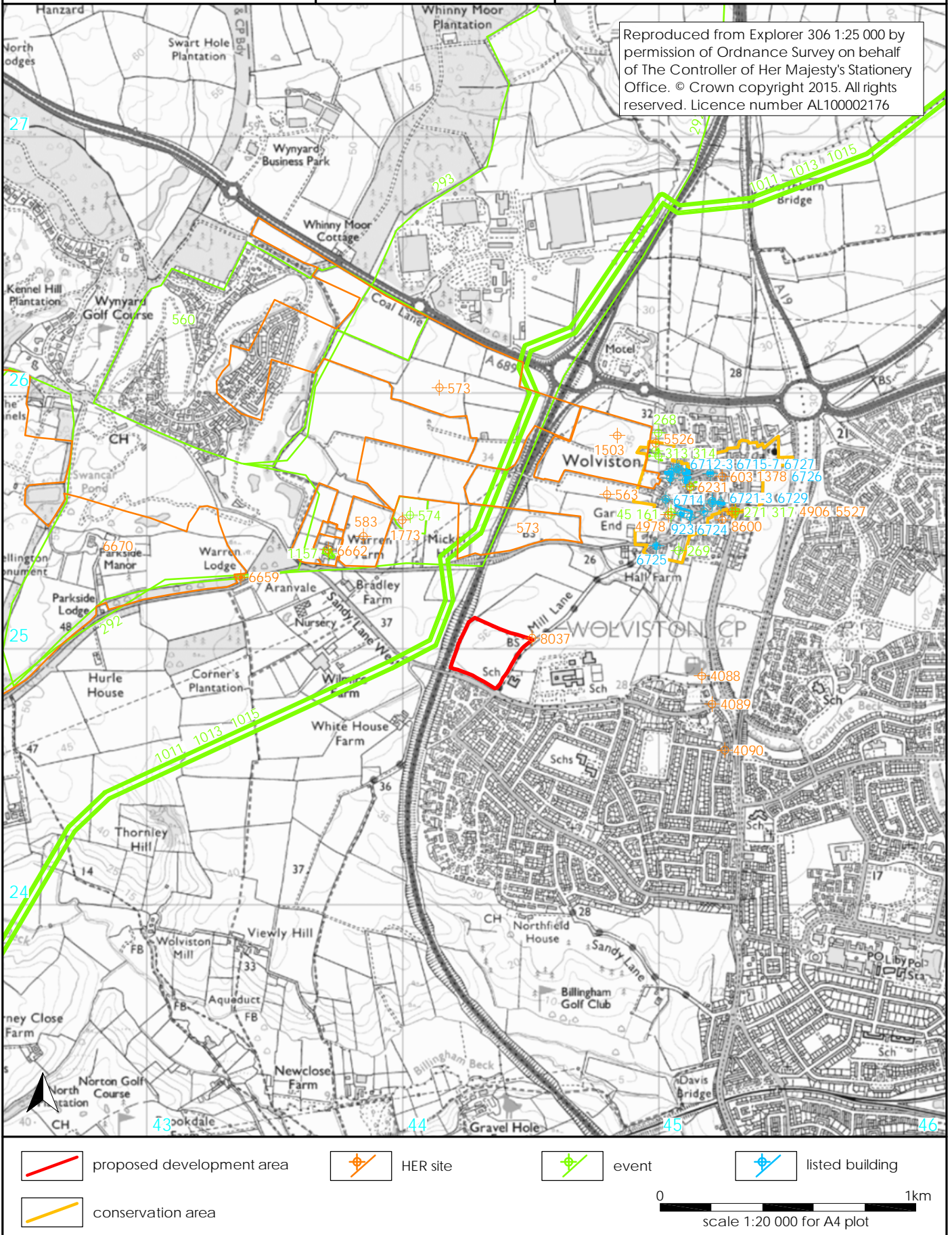
PRN	Description	Date
563	Field system - Garth End	medieval
573	Field system - Mickel Hill, Wolviston	medieval
583	Field system - Warren Farm, Wynyard	medieval
603	Chapel - Wolviston	medieval
923	Vicarage - The Rectory, Wolviston	19th century
1378	Village - Wolviston	medieval
1503	Field system - Wolviston	medieval
1773	Pottery scatter - north of Mickel Hill	medieval
4088	Pottery works - Wolviston	19th century
4089	Brick and tile making site - Wolviston	19th century
4090	Sand pit - Wolviston	19th century
4906	Well - Wynyard Road, Wolviston	19th century
4978	Pottery sherd - The Green, Wolviston	medieval
5526	Linear feature - The Grove, Wolviston	unknown
5527	Stable - Wolviston Yard	18th century
6231	Boundary ditch - Green Farm, Wolviston	medieval
6659	Warren Lodge, Wynyard	19th century
6662	Warren Farm, Wynyard	19th century
6670	Field system - east of Wynyard Hall	medieval
6712	No. 44 Durham Road, Wolviston	18th century
6713	No. 46 Durham Road, Wolviston	17th century
6714	No. 13 The Green, Garth End House	19th century
6715	No. 19 The Green, The Green Farm	18th century
6716	Manor Farmhouse, The Green	18th century
6717	Outbuildings, Manor Farm, Wolviston	19th century
6721	No. 1 Lax Terrace, Wolviston	18th century
6722	Outbuildings Of No. 1 Lax Terrace	19th century
6723	War Memorial, Wynyard Rd, Wolviston	20th century
6724	Wall Of The Rectory, Wynyard Road	19th century
6725	No 41 Wynyard Road, Hall Farm House	19th century
6726	7 Durham Road	18th century
6727	No. 48 Durham Road, Wolviston	17th century
6729	Londonderry Almshouses, Wolviston	19th century
8037	Boundary stone - Wolviston Mill Lane	20th century
8600	Prisoner of War Camp - Wolviston Hall	19th century

Listed buildings

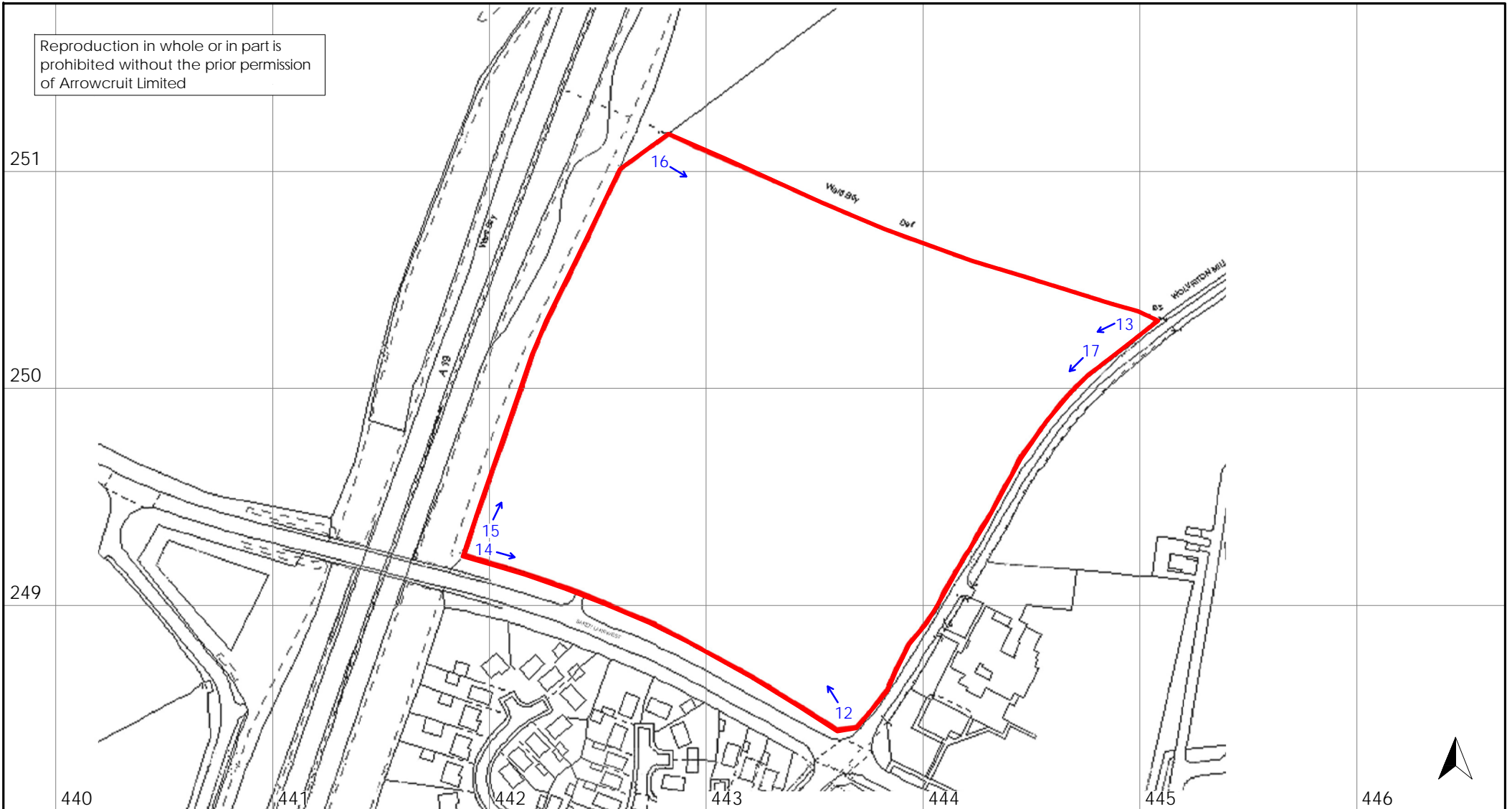
PRN	Description	Grade
1067689	44 Durham Road, Wolviston	II
1075331	48 Durham Road, Wolviston	II
1076963	Wolviston War Memorial, Wynyard Road	II
1077030	Garth End Farm, 13 The Green, Wolviston	II
1139922	7 Durham Road	II
1139923	Manor Farm House, The Green, Wolviston	II
1139925	1 Lax Terrace, Wolviston	II
1139926	The Londonderry Almshouses, Wolviston	II
1139927	Hall Farm, 41 Wynyard Road, Wolviston	II
1329466	46 Durham Road, Wolviston	II
1329467	Green Farm, 19 The Green, Wolviston	II
1329470	The Rectory, Wynayrd Road, Wolviston	II*
1342739	Walls to The Rectory, Wynyard Road, Wolviston	II
1342717	Outbuildings to north of Manor Farm, The Green,	II
1342721	Outbuildings to 1 Lax Terrace, Wolviston	II

Previous archaeological interventions

PRN	Description
45	Trial trench - 8 The Green, Wolviston
161	Watching brief - 8 The Green, Wolviston
268	Earthwork survey - Coal Lane, Wolviston
269	Trial trench - 29 Wynyard Road, Wolviston
271	Trial trench - Wolviston Yard, Wolviston
313	Trial trench - Jalna, Coal Lane, Wolviston
314	Trial trench - The Grove, Coal Lane, Wolviston
317	Building recording - Wolviston Yard
453	Trial trench - Green Farm, Durham Road, Wolviston
574	Fieldwalking - North of Mickel Hill
1157	Building recording - Warren Farm, Wynyard



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Figure 2: Site as existing

 site boundary

 photograph

0 100m
scale 1:2500 for A4 plot



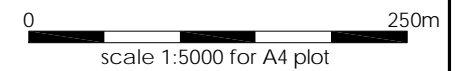
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Figure 3: LiDAR data




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Figure 4: Extract from John
Speed's map of the Bishoprick
and Citie of Durham, 1611

not to scale

 approximate location of the
proposed development area





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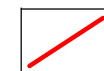
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Figure 5: Extract from Andrew
Armstrong's map of the County
Palatine of Durham, 1768

not to scale



approximate location of the
proposed development area




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Figure 6: Extract from the
Wolviston township tithe plan,
1838

0 250m
scale 1:5000 for A4 plot

 proposed development
area




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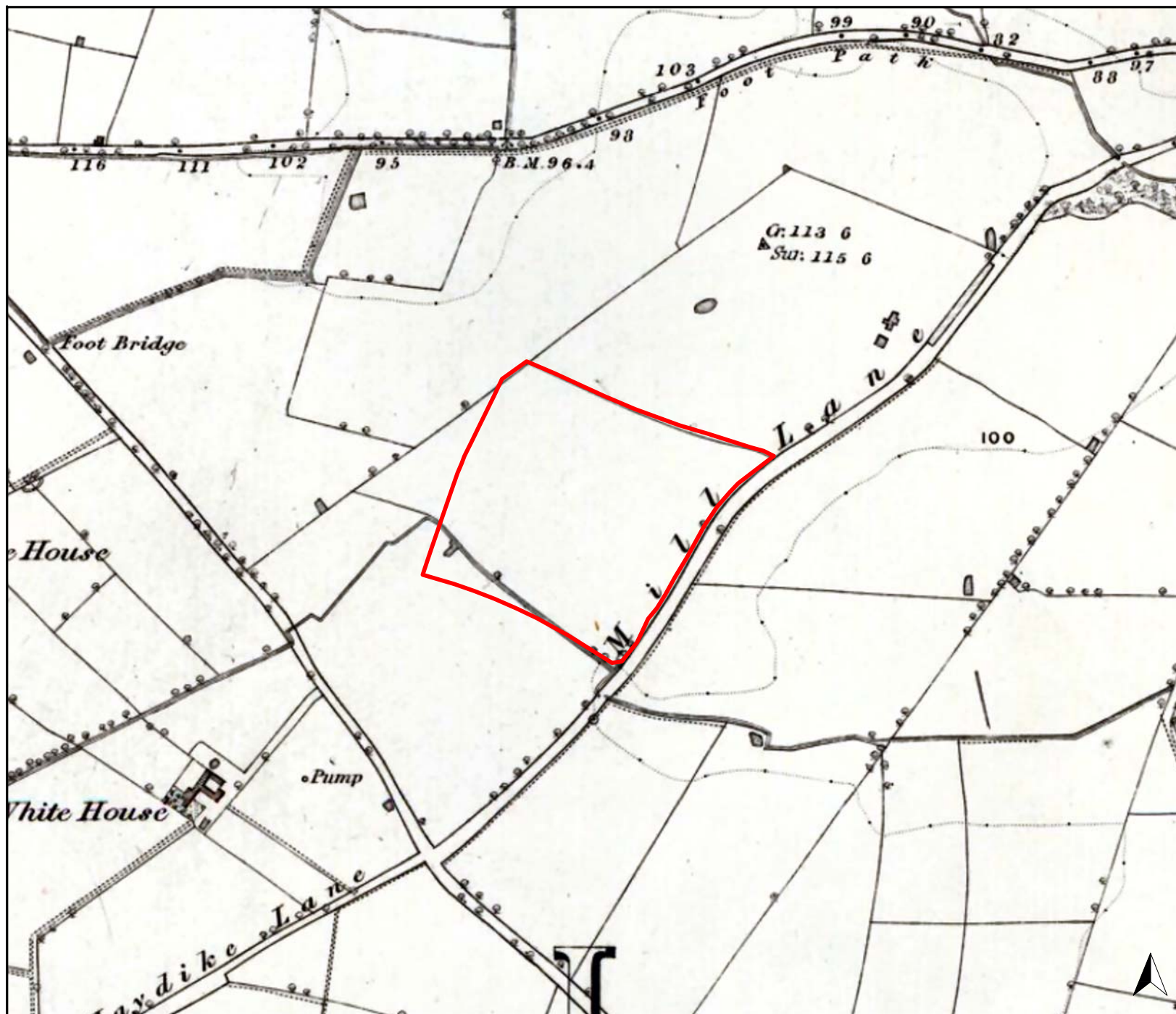
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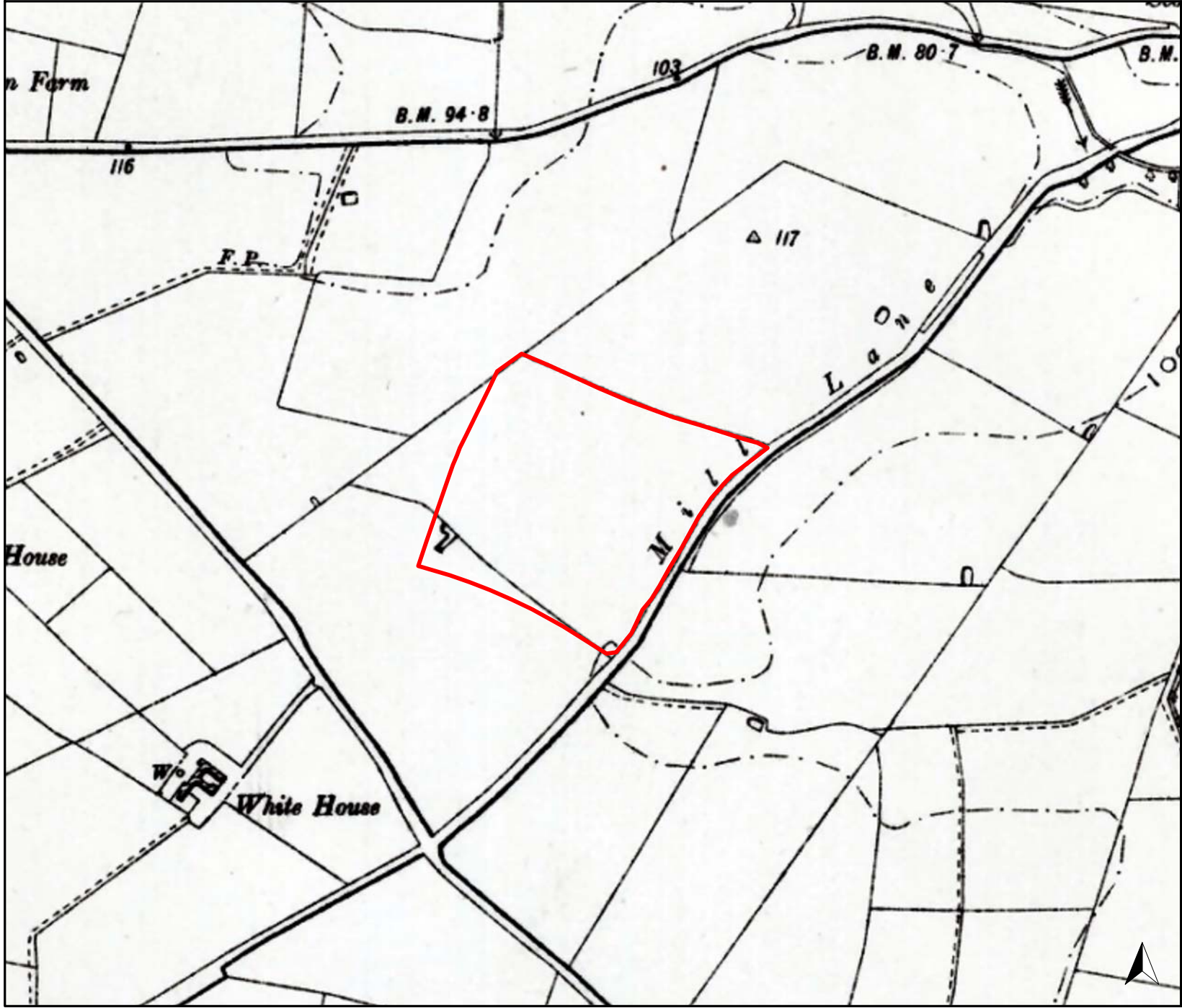
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Figure 7: Extract from 1st edition
Ordnance Survey map, 1859

0 250m
scale 1:5000 for A4 plot

 proposed development
area



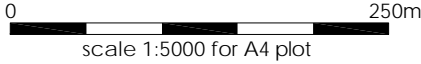



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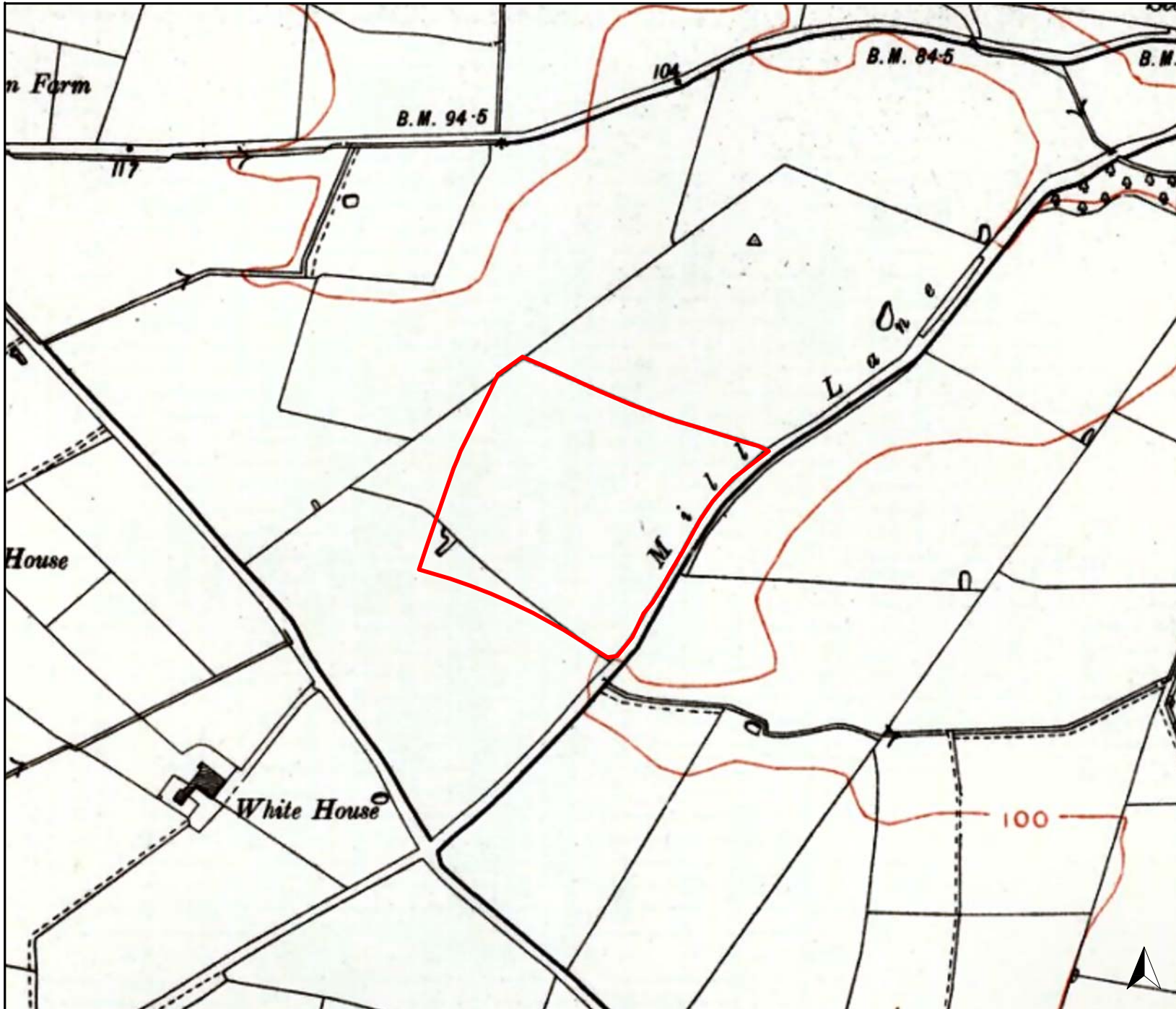
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Figure 8: Extract from 2nd edition
Ordnance Survey map, 1898



 proposed development
area



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Figure 9: Extract from 3rd edition
Ordnance Survey map, 1923

0 250m
scale 1:5000 for A4 plot

 proposed development
area

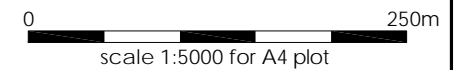


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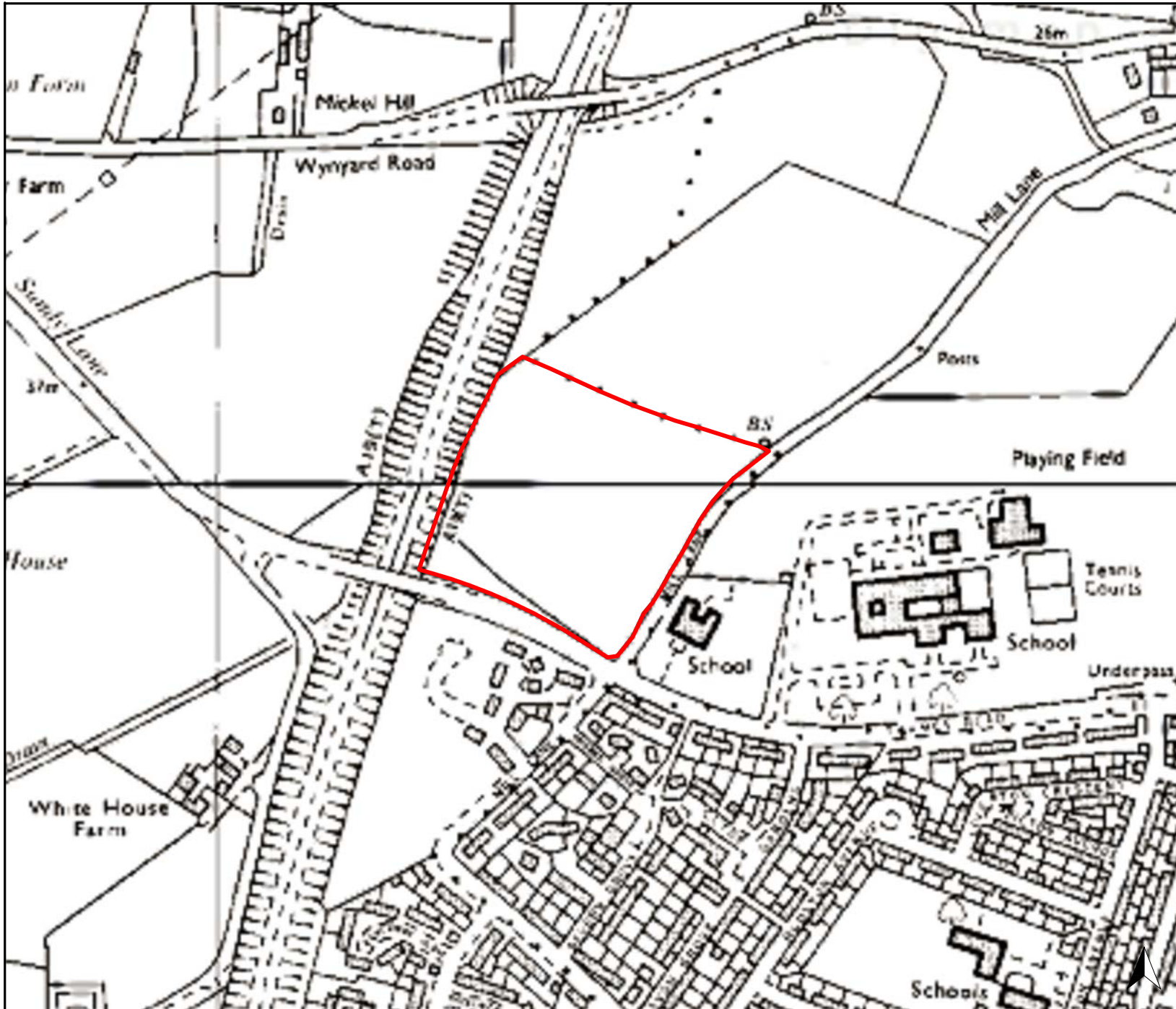
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Figure 10: Extract from 1950s
edition Ordnance Survey map



 proposed development
area



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Figure 11: Extract from 1980s
edition Ordnance Survey map

0 250m
scale 1:5000 for A4 plot

 proposed development
area



Figure 12: Proposed development area from south-east corner, looking north-west



Figure 13: Proposed development area from north-east corner, looking south-west



Figure 14: Proposed development area from south-west corner, looking east



Figure 15: Proposed development area from south-west corner, looking north



Figure 16: Narrow ridge and furrow in northern part of proposed development area, looking east



Figure 17: Earthwork gully along eastern side of proposed development area, looking south-west