

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
St John's College

17 South Bailey
Durham
Co Durham

archaeological building recording

report 4643
December 2017

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1. Summary

The project

- 1.1 This report presents the results of an archaeological recording project conducted in advance of demolition work at 17 South Bailey, Durham. A photographic survey of a 20th-century house has been carried out.
- 1.2 The works were commissioned by St John's College and conducted by Archaeological Services Durham University.

The building

- 1.3 The building described in this report appears for the first time on the 1939 Ordnance Survey map. About ninety years after its construction, it has been demolished. The house was an unremarkable building that was, in materials and design, entirely typical of its time. A photographic record has been made of the building, inside and out.

2. Project background

Location (Figure 1)

- 2.1 The building stood on the west side of South Bailey, Durham, just south-east of the church of St Mary the Less. The Ordnance Survey grid reference is NZ 2731 4192.

Objective

- 2.2 The objective of the project was to provide a record of the building before demolition and redevelopment of the site to create a Learning Resource Centre for St John's College.

Specification summary

- 2.3 The works have been undertaken in accordance with a written scheme of investigation prepared by Archao-Environment (Hardie 2016, 10).

Dates

- 2.4 The house was examined on 8th December 2016. This report was prepared for December 2017.

Personnel

- 2.5 The survey and report preparation work was carried out by Richard Annis and the illustrations were prepared by David Graham.

Archive/OASIS

- 2.6 The project archive is currently held by Archaeological Services Durham University and will be transferred to the Bowes Museum in due course. 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 **archaeol3-303903**.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of the survey the site was occupied by a dwelling house and an overgrown garden. The surrounding area is built up. An area of waste ground immediately north of the site was formerly part of the gardens of the prebendal houses of The College; east of this is the church and graveyard of St Mary the Less. Buildings of St John's College stand to the east and south and to the west is an open area used as a car park by the Chorister School. The College Music room stands at the north-east corner.

Site and situation

- 3.2 The study area lies at about 55m AOD and the house faced east across South Bailey. There is evidence of significant changes in the landscape around no. 17. Today, the site is level but the ground to the west and north is significantly higher, retained by substantial walls. To the north-east, St Mary's churchyard is lower than the ground to the north but higher than the study area. To the south, the garden of no. 16 is well below the level of that at no. 17.

Geology and soils

- 3.3 The bedrock is sandstone of the Pennine Middle Coal measures, overlain by glacial boulder clay, sand and gravel. The soil at the site contains ash and material derived from domestic waste.

4. Historical and archaeological development

- 4.1 The historical development and archaeological potential of the site has been described in an earlier report (Hardie 2010). The majority of the area was an open garden attached to the early Rectory of St Mary the Less. This ground was, in earlier times, part of the gardens of the prebendal houses on the south side of The College. The present Music Room at the north-east corner of the site is all that remains of the Rectory, a building that extended north from this point along the west side of the churchyard, and also to the south. Map evidence shows that the Rector had moved into the larger house at no. 16, south of the study area, by 1919. Most of the old Rectory was demolished in the 20th century; the building described in this report appears for the first time on the 1939 Ordnance Survey map. Outside the house, much of the large retaining wall along the north side of the garden was rebuilt in the 21st century.
- 4.2 Until recently, the house provided accommodation for students of St John's College; when this survey was carried out, some of the rooms were being used for storing furniture and other materials.
- 4.3 The house is not a listed building, but its immediate neighbours are. The small church of St Mary the Less is listed at Grade II, as is no. 16 South Bailey. The listing reference numbers are 1121335 and 1161432. The site lies within the Durham City Conservation Area and Durham Castle and Cathedral World Heritage Site.

5. The building

Exterior

- 5.1 No. 17 South Bailey is a detached brick house set near the middle of the plot (Figure 2: Photograph 1). It is close to the retaining wall on the north side of the site and set well back from street (Photograph 2). It has two storeys and three bays, with a small shed attached at the left (south) side. The left bay breaks forward under a gable and there is a lean-to porch for the central door. The house is built of brick, in stretcher bond, with built-up red tile kneelers at the gables; the roof is covered with concrete tiles. There are brick gable chimneys and the openings have soldier courses covering steel lintels. At the front, the casement windows have timber frames (Photograph 3).
- 5.2 From the rear, the small size of the south shed is apparent (Photograph 4). The original windows in this face have been replaced with double-glazed uPVC units. The west side of the house is dominated by a large extension at the north-west corner. The construction of this entailed the remodelling of the central windows. The extension is a utilitarian flat-roofed structure with a patio door on its west side (Photograph 5). The northern retaining wall beside the extension is a modern construction (Photograph 6). Oddly, it does not run as far east as the old wall on the same line.

Interior

- 5.3 The plan of the house is shown in Figure 3. At the front, the slightly later porch opens into a central hall [5] with the staircase on the right-hand side (Photograph 7). To the left, the kitchen [4] extends across the full depth of the building. It contains modern fixtures and the old fireplaces have been closed up (Photographs 8 & 9). The small shed at the south (Photograph 10) contains three small rooms; a toilet [1] at the south, a utility room [2] in the centre and a store [3], formerly a larder, at the east end. Rooms 1 and 2 probably once opened into the yard outside; the present corridor consists of a brick stub wall and a light construction made of two modern glazed front doors. The northern of the three rooms, the old larder, has a separate door from the kitchen.
- 5.4 On the north side of the hall, a former reception room [6] has been reduced in size by the insertion of a thin partition at the west end (Photograph 11). The large common room at the rear [7] occupies the whole footprint of the extension as well as a shallow bay at the west end of room 6 (Photograph 12).
- 5.5 On the first floor, the landing [8] has been altered to fit a re-arranged interior (Photograph 13). On the south side, a single large room has been divided into two bedrooms [9, 10] (Photographs 14 & 15). A bathroom [11] has been shoehorned into the east end of the landing. This small room (Photograph 16) covers the original door to the northern bedroom [12], which is now reached by a new door at the top of the staircase. As is the case everywhere else, the fireplace has been blocked and no original features remain (Photograph 17). At the rear, the upper floor of the extension is a single room [13], with a row of fitted cupboards along its north side (Photograph 18).

6. Conclusions

- 6.1 About ninety years after its construction, the house at 17 South Bailey has been demolished in preparation for new building at the site. The house was an unremarkable building that was, in materials and design, entirely typical of its time.

7. References

- Hardie, C, 2010 *Heritage Statement for 17 South Bailey, Durham City*. Unpublished report for St John's College. Archaeo-Environment.
- Hardie, C, 2016 *17 South Bailey, Durham City: a written scheme of investigation for mitigation excavation*. Unpublished report for St John's College. Archaeo-Environment.

Appendix 1: Catalogue of photographs

The record photographs were taken by Richard Annis on 8th December 2016, using a Nikon D3300 digital SLR. Filenames for the photographs are in the format '## 17 S Bailey Durham 4643'.

No	Description
1	The house seen from the east side of South Bailey
2	A view from the south-east
3	The east face of no. 17
4	The rear of the house
5	The large rear extension
6	The modern retaining wall
7	The staircase and hall seen from the front door
8	Looking south into the kitchen
9	Looking east in the kitchen
10	Looking south at the doors to rooms 1 and 2
11	The north-eastern reception room 6
12	The inserted wall in the common room
13	The landing seen from the west
14	Looking south-east into bedroom 9
15	The old chimney breast in bedroom 10
16	The bathroom, room 11
17	Bedroom 12, seen from the south-west
18	The large room 13 in the extension

Appendix 2: Listing descriptions

Church of St Mary the Less

List entry Number: 1121335 Grade: II
Date first listed: 10-Mar-1988 UID: 110498

NZ 2741 NW, 16/440 Durham and Framwellgate South Bailey (West side)
Church of St Mary the Less GV II

Parish church, now college chapel. C12 rebuilt 1846-7 by Pickering, incorporating some original material. Irregularly-coursed squared sandstone with ashlar quoins and dressings; Welsh slate roof with stone gable copings. Nave and south porch; chancel. Neo-Norman style. 4-bay nave has shallow porch in second bay: round-headed double door in shafted surround with chevron moulding under steeply-pitched gable with moulded kneelers. 3 large round-headed windows have shafts with cushion capitals; sill string; bracketed eaves. 2-bay chancel has moulded surrounds and head-stopped drip moulds to round-headed windows, that at left smaller and transferred from original church. Large round-headed east and west windows. West bellcote has 2 round arches under gable.

Memorial slabs built into south wall under first window to right of porch: (Frosterley marble) to Dorothy and Frances Carnaby (died 1684 and 1692) and to right of that, Joan Lever wife of Cuthbert (died 1669).

Interior: plaster above-boarded dado, which has battlemented top, in nave; chancel plaster above C17 carved panelling which has cherubs' heads, Gothic tracery and pinnacles. Head corbels support arch-braced collar and king-post roof, with stencilled stars painted on chancel ceiling. Chancel arch incorporates chevron moulding and is flanked by 2 lower segments set in wall. Door has roll-moulded chevron surround; lozenge-moulded drip string on griffin stops; diaper pattern in panel above to gable. Shouldered-arched north vestry, door under mandorla with seated Christ and symbols of Evangelists. Cross-slab in south wall with interlaced 8-arm cross and sword. Painted wood memorial panels to members of Butler family died 1708 and 1710; and to John Butler - 'a zealous protestant' - died 1597. Large dark funeral hatchment over chancel arch. Gothic memorial at west end to Martin Dunn, mayor, died 1838.

16, South Bailey

List entry Number: 1161432 Grade: II
Date first listed: 06-May-1952 UID: 110497

Durham and Framwellgate South Bailey NZ 2741 NW (West side)
16/439 No. 16 6/5/52 GV II

House. Early C19 front range with older rear part. Painted render with painted plinth and ashlar dressings; Welsh slate roof with brick chimneys, some renewed. L-plan. 3 storeys, 4 windows in groups of 2. Partly-glazed 6-panel door and margined overlight in Tuscan doorcase at right of first group; boarded door in wood jambs at left. Sash windows with glazing bars in architraves with projecting stone sills, 3 on ground floor. Boot-scrappers flank door.

Figure 1: Site location

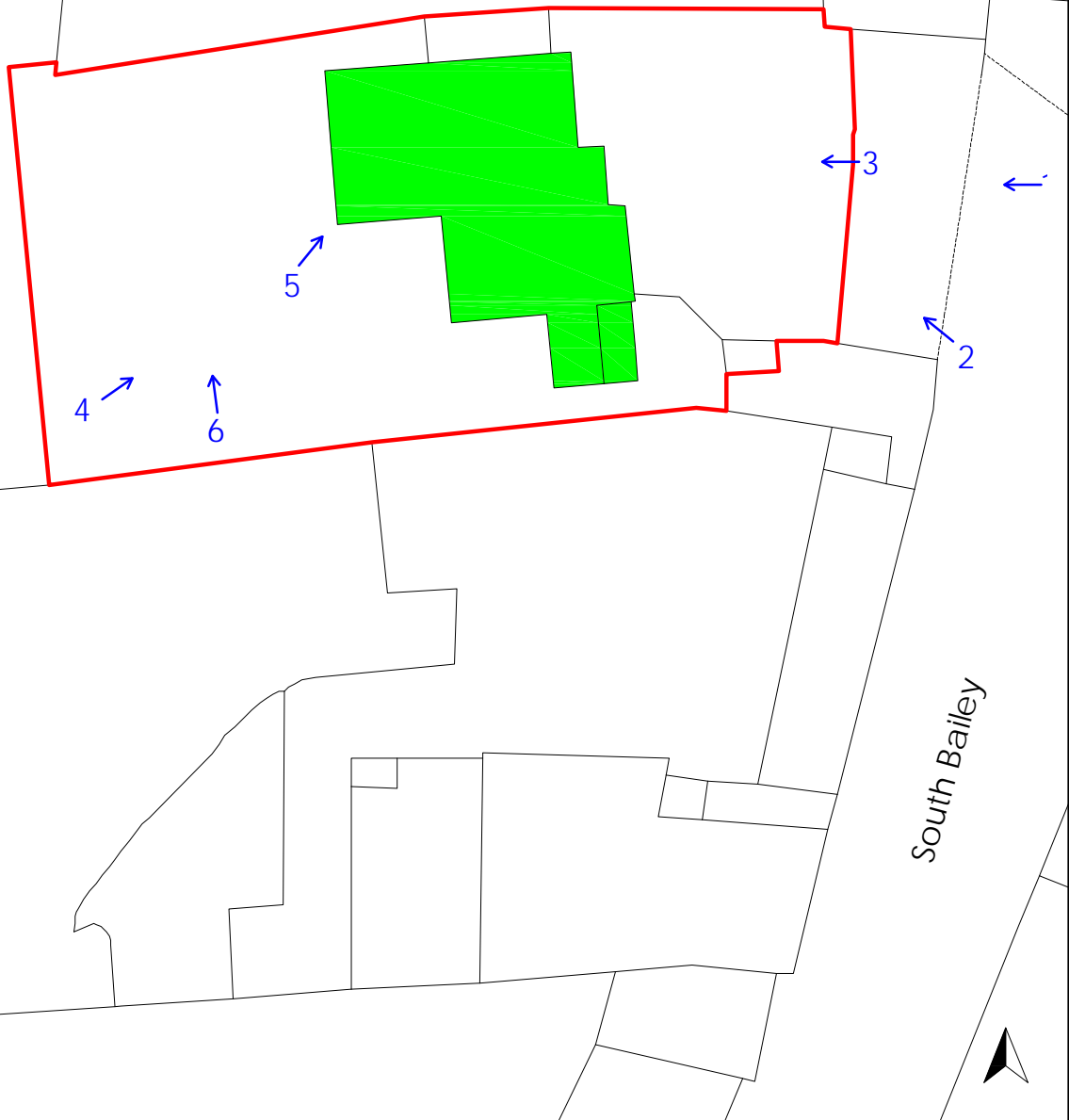
Reproduced from Explorer 308 1:25 000 by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2010. All rights reserved. Licence number AL10002176



 site location

0 1km
scale 1:25 000 for A4 plot

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 proposed development area

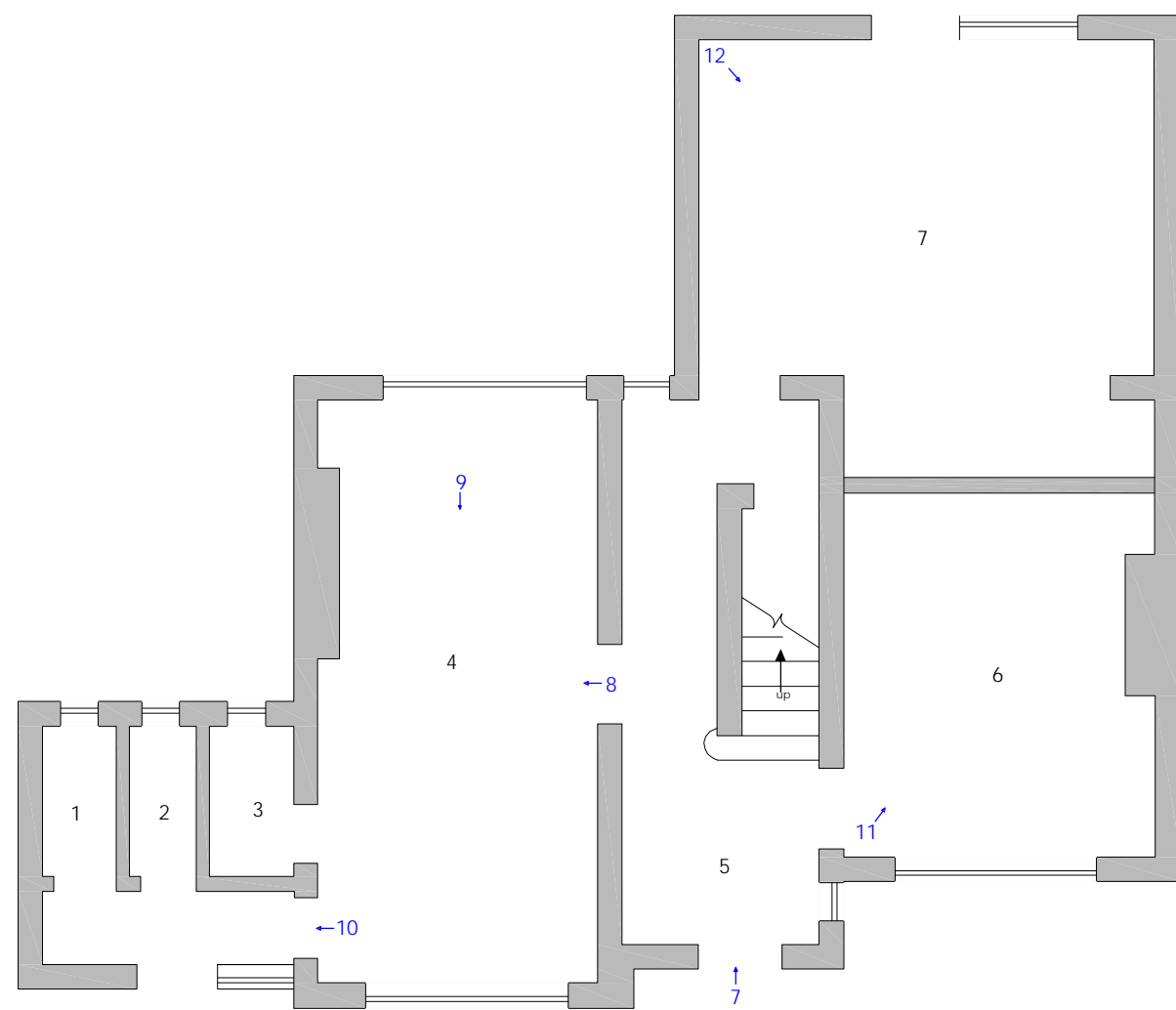
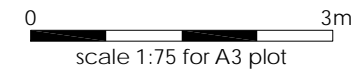
 the building

 location of photograph

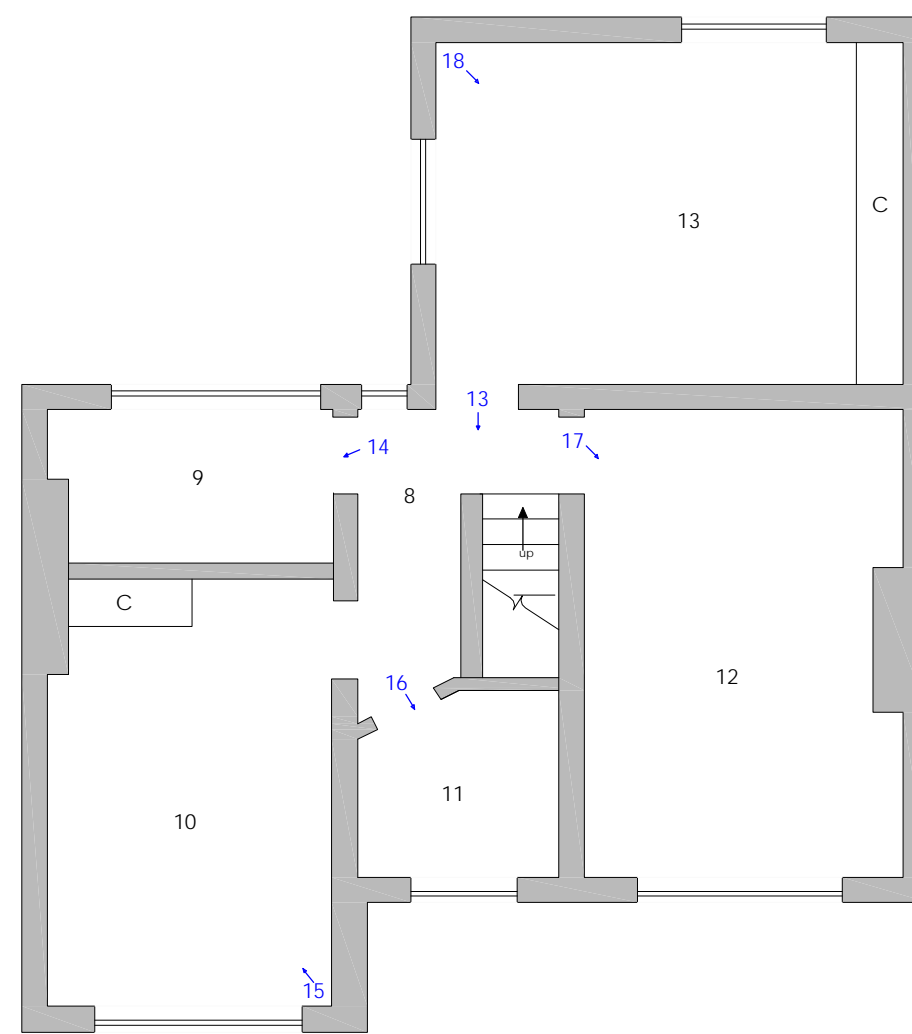
0 10m
scale 1:250 for A4 plot

- | | |
|----------------------------|-------------|
| 1 Toilet | 9 Bedroom |
| 2 Utility | 10 Bedroom |
| 3 Larder | 11 Bathroom |
| 4 Kitchen | 12 Bedroom |
| 5 Hall | 13 Bedroom |
| 6 Bedroom | C Cupboard |
| 7 Common room in extension | |
| 8 Landing | |

8 ↗ location of photograph



Ground Floor



First Floor





Photograph 1: The house seen from the east side of South Bailey, with the remains of the old rectory, now the college Music Room, at the right and the later Rectory house at the left



Photograph 2: A view from the south-east, showing the old retaining wall / gable end of the earlier rectory supported by scaffolding



Photograph 3: The east face of no. 17. The porch is a slightly later addition



Photograph 4: The rear of the house, showing (at the right) the south shed running close to the wall of no. 16



Photograph 5: The large rear extension and the altered windows beside it. A view looking north-east



Photograph 6: The modern retaining wall at the north side of the site



Photograph 7 (left): The staircase and hall seen from the front door

Photograph 8 (below): Looking south into the kitchen [4]. Note the blind chimney breast





Photograph 9 (above): Looking east in the kitchen. The stacked furniture conceals the doors to rooms 1, 2 and 3



Photograph 10 (left): Looking south at the doors to rooms 1 and 2. Note the short brick wall at the far left, and the modern doors nearer to the camera



Photograph 11: The north-eastern reception room 6. The far wall is a recent insertion that reduces the size of the room



Photograph 12: The same inserted wall, seen from the south-west in the common room 7. The door at the right looks into the hall and the under-stair cupboard



Photograph 13 (left): The landing [8] seen from the west. Before the insertion of the bathroom, the landing ran left beyond the stairs to the northern bedroom

Photograph 14 (below): Looking south-east into bedroom 9. At the far corner is part of the chimney breast of the original large room





Photograph 15 (above): The other side of the old chimney breast, at the south-west corner of bedroom 10



Photograph 16 (left): The bathroom, room 11



Photograph 17: Bedroom 12, seen from the south-west



Photograph 18: The large room 13 in the extension. A view looking north-east