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on behalf of
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Proposed Business School
Elvet Waterside
Durham

archaeological
recording

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1. Summary

The project

- 1.1 This report presents the results of an archaeological recording project conducted in advance of proposed work at Elvet Waterside, Durham City. A photographic and drawn survey of Vennel Cottage and a number of garden walls has been carried out.
- 1.2 The works were commissioned by Durham University Estates and Facilities Directorate and conducted by Archaeological Services Durham University.

Vennel Cottage

- 1.3 The present house probably dates from the second quarter of the 19th century but it incorporates parts of older buildings. In its present form it appears to have begun life as the south end of the large building shown on Wood's 1820 map. The east wall of that structure survives in the west side of the vennel, wall B. It was a brick building, but incorporated the thick stone wall seen in the north face of Vennel Cottage today. It is likely that this is what remains of an earlier building, of unknown date. As presently visible, the wall contains no diagnostic or dateable features. Stripping of the south face, inside Vennel Cottage, might provide more information about this structure.
- 1.4 The 19th-century elements of the building are of limited historical interest. Nothing remains of its documented use as a wash house and the interior has been gutted and altered for residential use.

The walls

- 1.5 All except the eastern walls J and K appear on the 1816 Ordnance Survey Town Plan. The oldest is the section of the vanished building in wall B, which retains some blocked openings. All of the others were clearly built as garden walls. Though there is some variety in size and form, most share the common construction of brick on the inner face and stone on the outside. This is a matter of economy rather than a desire to benefit from the thermal capacity of brickwork, which was often exploited in walled gardens. In such cases, brickwork was used on south-facing walls which receive the maximum amount of sunlight; at Elvet Waterside, brick faces appear regardless of the direction that the wall faces. There is map evidence of some small garden structures abutting some of the walls. Evidence of these was seen only in the east face of wall E and the south of wall H.

2. Project background

Location (Figure 1)

- 2.1 Vennel Cottage lies to the rear of no. 50 Old Elvet, Durham, at grid reference NZ 27763 42385. The walls described in this report lie in an area of about 0.89ha between Old Elvet and Elvet Waterside, centred on grid reference NZ 27801 42404. They are within the Durham City Conservation Area.

Development proposal

- 2.2 Proposals have been drawn up for a new Durham University Business School building on the site.

Objective

- 2.3 The objective of the project was to provide a record of the cottage and walls in their present state. The regional research framework (Petts & Gerrard 2006) contains an agenda for archaeological research in the region, which is incorporated into regional planning policy implementation with respect to archaeology. In this instance, the scheme of works was designed to address agenda item PMiv: chronology.

Specification summary

- 2.4 The works have been undertaken in accordance with a written scheme of investigation, reference RA19.101, prepared by Archaeological Services Durham University and approved by the Durham County Council's Archaeology Section.

Dates

- 2.5 Vennel Cottage was examined on 8th May and the walls were recorded in May, June and July 2019. This report was prepared for July 2019.

Personnel

- 2.6 Survey and report preparation work were carried out by Richard Annis and the illustrations were prepared by David Graham.

Archive/OASIS

- 2.7 The project archive is currently held by Archaeological Services Durham University and will be archived in due course in accordance with *Building and Structure Recording Archives Durham County Council Guidance* (2016). Digital images will be archived with ADS. 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 **archaeol3-359681**.

3. Landuse, topography and geology

Landuse

- 3.1 The south side of the study area is occupied by buildings on Old Elvet. A narrow vennel runs approximately north-south across the west part of the site; the disused Vennel Cottage lies immediately west of this, behind no. 50 Old Elvet. In the middle and north of the site there are three larger disused buildings. These are the old municipal swimming baths, the former university nursery and two buildings previously occupied by the Department of Anthropology. Car parks, gardens and an area of trees and undergrowth cover the remainder of the site.

- 3.2 When this survey was carried out, some of the walls and adjoining gardens had recently been cleared. Vennel Cottage had been disused for several years and some of the windows were boarded up.

Site and situation

- 3.3 The land falls north-eastwards towards the river from Old Elvet. At the north and south the ground is roughly level and a slope runs across the centre of the site. In the western part of the site, this slope runs across the car park on Territorial Lane. This feature appears on the 1856 Ordnance Survey Town Plan, which shows flower beds with steps at either end. East of the vennel, the steepest slope is a little further south; it runs roughly east-west across the south side of the former University Nursery grounds. The south part of the site is at about 35m AOD.

Geology

- 3.4 The bedrock is sandstone of the Pennine Middle Coal Measures Formation, overlain by glacial sand and gravels; alluvium covers the lower northern part of the site.

4. Historical and archaeological development

- 4.1 An archaeological impact assessment has been prepared for this site (Archaeological Services 2018a), the results of which are summarised below.
- 4.2 There is some evidence of prehistoric activity or occupation in and around the city, but nothing of this date is known from Elvet Waterside. Late Iron Age features, including a human cremation burial, were recorded north-west of the site at Claypath (Archaeological Services 2018b). Archaeological work at Jevon's House, Hatfield College, North Bailey (Whitworth 1968) identified pits believed to be prehistoric in date. Recent excavations at 17 South Bailey (Archaeological Services, forthcoming) approximately 650m south-west of the site revealed a series of gullies and postholes cut into glacial clay, beneath later medieval deposits. These, together with pottery, may provide evidence of prehistoric activity.
- 4.3 A Mesolithic site is recorded south of Old Durham Farm, about 1.25km to the south-east of the proposed development area (Wymer 1977) and evidence of Neolithic and Bronze Age occupation has been found at Mountjoy, some 1km to the south (Archaeological Services 2009). Maiden Castle, about 600m to the south-east of the study area, is thought to have been to be an Iron Age hill fort. A Roman villa was excavated south of Old Durham Farm (Richmond *et al.* 1953).
- 4.4 Some Roman pottery has been found on the Durham peninsula at sites around Palace Green. There is evidence of an early medieval settlement around St Oswald's church, in what was later known as Elvet Superior or the Barony of Elvet. The church contains some fragments of Anglo-Saxon sculpture. In addition to this, possible pre-Conquest settlement was identified on Saddler Street (Carver 1979, 1980).
- 4.5 In AD 995 a church was founded on the Durham peninsula to house the body of St. Cuthbert. This became a centre of pilgrimage and a settlement grew up around the site. By the late 11th century the church had been replaced by a cathedral. Recent excavations at Claypath (Archaeological Services 2018a) recorded four features dated by radiocarbon to a period that predates or spans the time when the shrine of St Cuthbert was established on the peninsula. This suggests there was already a

settlement around Durham at that time, and that it included occupation along the routes onto the peninsula.

- 4.6 Old Elvet originated as part of a new borough established when Bishop Hugh le Puiset built Elvet Bridge in the 12th century. The borough also covered the area occupied by the present streets of New Elvet and Court Lane. Before the year 1198, Prior Bertram prepared a charter for what he referred to as “our new borough” at Elvet (Page 1928, 61). This set out the borough boundaries and the limits on the independence of the burgesses who lived and worked there. Archaeological and documentary evidence suggests that the Elvet area suffered repeated and often severe flooding. In the 15th century a river wall was built to the south of the bridge to prevent further floods (Battersby *et al.* 2007, 77).

Early plans of the site

- 4.7 The earliest known plan of this area was drawn up for the Priory in the 1440s, during a legal dispute over access to land near the river (Skelton & Harvey 1986, 189). This schematic drawing covers an area bounded by Old Elvet, the path from number 30 Old Elvet to the river, and the river itself. The present cricket ground is marked as Smythhalgh (later Smiddy Haughs); the footpath is marked *‘hic venellum inter Smythhalgh et gardina ducens ad aquam de Weere’* (this vennel between Smythhalgh and the gardens leads to the Wear). This path is still in use today. West of this, numerous narrow tenements or burgage plots are shown running north from Old Elvet towards the river.
- 4.8 Margaret Camsell’s PhD thesis (Camsell 1985) provides property histories for many of the tenements shown on this plan. Unfortunately, information closest to nos. 49-51 is short of useful detail. Camsell’s tenement 11, which is roughly on the site of no. 50, is listed in 1424 as containing “one capital messuage with houses, buildings and yardlands all of stone, with two cottages on N row”. The tenant, Alice Aslaby, paid rent of ten shillings annually to the Almoner. In 1501 James Danby paid the same rent for “one tenement, one stone chamber and cottage”. Later documents, down to 1542, mention only the land. It is impossible to certainly tie the buildings described in the rental to any of the existing structures. Despite this, the potential for the survival of medieval fabric cannot be discounted; the pattern of gardens just east of the site clearly reflects the boundaries of the original burgage plots, and Peter Ryder’s survey of historic buildings in the city described the rear wing of no. 51 Old Elvet as “almost certainly medieval” (Ryder 1991, 98).
- 4.9 Cartographic evidence shows that Old Elvet has been built up since at least the late 16th century. Schweitzer’s map of 1595 and Speed’s of 1610 both have basic schematic representations of buildings along Old Elvet and both show a small road, now Green Lane, leading east towards Old Durham. In these plans, the study area lies in fields behind the street frontage.
- 4.10 Thomas Forster’s map of 1754 (Figure 2) provides the earliest detailed plan of the site. The map shows clearly defined strips of land, the medieval burgage plots, behind the street frontage east and west of the study area. These plots are less well defined within the study area which is laid out in gardens. The vennel is labelled ‘the passage’ and beside it the rear wing of no. 50 Old Elvet is clearly shown. The north end of the vennel has the same swing to the west that appears in later maps. Cole’s map of 1810 shows no significant change.

- 4.11 John Wood's 1820 map (Figure 3) does not show the old property boundaries behind the houses, but provides some useful detail. The vennel is shown, with a small building at its north end. The names of some of the Old Elvet houses are shown. A large building is present on the west side of the vennel behind no. 50, in a property labelled 'Mr Berry'. This building is shown as being divided into two parts; the narrower south section may be the present Vennel Cottage. Unfortunately, the 1838 tithe plan for Elvet does not cover the study area, which is marked 'not titheable'.
- 4.12 The 1st edition Ordnance Survey map of 1861 (Figure 4) shows the original Public Baths and Wash House, built in 1855. The north end of the vennel is shown running between the baths and the small building shown on Wood's map. The larger part of the building behind Mr Berry's house is not shown. The present Vennel Cottage and the lower garage block to the west are attached to a shared area at the rear of nos. 50 and 51 Old Elvet, and both are labelled as wash houses. There is a privy at the north-west corner of the lower block. Apart from wall J at the east side of the study area, all of the boundary walls that are covered in this report are shown on this map.

Later changes

- 4.13 A new Public Baths and Wash House was built on the site of the earlier baths in 1932. In the mid-20th century, Territorial Lane was created. This replaced a narrower thoroughfare called Chapel Passage, now within the grounds of the Royal County Hotel. By the 1970s four more buildings had been erected on the site. These were a clubhouse to the south of the Baths, later used as a nursery for the children of University staff; an electrical substation on the east side of the study area; a temporary building made of asbestos cement sheets at the rear of no. 49 Old Elvet; and a detached courtyard building behind nos. 44/45. Until recently, the latter two were both used by the Department of Anthropology.

5. Vennel Cottage

- 5.1 This building stands just west of the vennel, immediately behind no. 50 (Figure 5). Plans of the cottage are shown in Figure 6; room numbers are given in the text in square brackets. Access to the house is from the vennel and there is no connection with the gardens that separate the cottage from the houses on Old Elvet. To the north is the Territorial Lane car park; the lower building on the west side of Vennel Cottage has been converted to garages here (Photographs 1, 2). The houses faces south over the yard and there are no windows in the gable (Photograph 3). The former garden to the south is now overgrown, though some clearance work was under way when the building was examined (Photograph 4). This garden is above the level of the ground floor of the two houses and well above the car park (Photograph 5). A small yard to the south has lean-to sheds on its west and south sides (Photograph 6) and there is a narrow space between the west side of the vennel and the east wall of the cottage (Photograph 7).

Exterior

- 5.2 The cottage is built of thin brick, randomly coursed, and has a steep slate roof and gable chimneys. There are four large windows in the south face, with projecting sills and moulded lintels (Photographs 8, 9). The north face is quite different; its lower section is a thicker stone wall, the junction between this and the brick of the first floor is roughly covered with cement mortar (Photograph 10). A large modern ground-floor window is covered with louvred panels. At first-floor level there is a

blocked window at the east end and an open one, of different proportions, at the west (Photograph 11). A row of joist-holes below these are almost certainly a trace of the building shown on John Wood's map, Figure 3. The east wall (Photograph 12) has tumbled-in brickwork in the gable and the chimney is inside the wall. There is a large window blocked with modern brick near the north-east corner. The west wall also has a tumbled-in gable but here the chimney projects from the face (Photograph 13).

- 5.3 In the yard, the west lean-to covers the original door and provides space for a kitchen and bathroom (Photograph 14). It is in two sections. The larger part, of modern brick with a low-pitched slate roof, is probably later than the small section at the south-west corner of the yard. The south range consists of a central brick shed with a concrete slab roof, adjoined on the east by a later addition (Photographs 15, 16). A single felt roof now covers both. The narrow space between the cottage and the vennel has been used for storage; at its north end, a ragged straight joint can be seen in the wall (Photograph 17).

Interior

- 5.4 A thin modern partition with a large window divides the ground floor into a living room [1] and a staircase hall [2] (Photograph 18). The windows are modern, as are the false ceiling beams. Room [1] retains no original features apart from the blind chimney breast (Photograph 19). Glazed doors lead to the large north opening; above this, the ceiling has a marked slope at the east side (Photograph 20). The modern west wall has false half-timbering (Photograph 21). The hall [2] contains a simple staircase with a turned newel post and a small cupboard (Photographs 22, 23). The old entrance has been replaced with a folding door that opens into the lean-to kitchen [3] (Photograph 24). This narrow room is lined with matchboard and opens into the bathroom [4] at the south end (Photographs 25, 26). The bathroom is entirely plain and has a large window opening into the narrow space beside the south sheds (Photograph 27).
- 5.5 The first floor is equally bare and contains a landing and two bedrooms [5-7]. The north window (Photograph 28) lights the head of the staircase, which cuts into the landing [5] beside the door to the west bedroom [6]. This has a modern window like those on the ground floor and a cupboard above the staircase (Photographs 29, 30). The thin wall that separates the bedrooms is very close to the window in room [6] and appears to be a later alteration. The east bedroom [7] has the same window as [6] and there is a blind chimney breast on the east wall (Photograph 31). The floor slopes steeply from the north-east corner of the room, as was visible in the ceiling of the ground-floor room [1]. Plaster and a cupboard north of the chimney hide the blocked openings on the north and east walls (Photographs 32, 33).

The garage building

- 5.6 This low building abuts the west face of Vennel Cottage. It is built of similar brick and has a slate roof, but the openings have plain sandstone sills and lintels (Photograph 34). Later brickwork surrounds two modern garage doors. Inside, the projecting chimney on the west wall of the cottage is wider in its lower stage (Photograph 35). This could not be examined in detail because of a collection of geological samples stored in the garage. The former privy at the north-west corner retains fixtures for a cistern; the end room (Photograph 36) was inaccessible for this survey. To the south

of the building are retaining walls for the garden behind no. 51 Old Elvet; the ground level here almost reaches the eaves (Photographs 37, 38).

6. The walls

- 6.1 Eleven walls of various sizes were recorded for this project; these are shown as A-K in Figure 7. Wall A is an isolated section at the north end of the Territorial Lane car park (Photograph 39). The longest walls, B and C, run along the vennel. This begins as an arched opening between nos. 49 and 50 Old Elvet and the walls end near the former swimming baths building (Photographs 41, 42). Wall D runs between the open space behind nos. 44-48 Old Elvet and the sloping garden of the former nursery (Photograph 43). Wall E forms the east side of this garden and extends as far as the modern courtyard building (Photograph 44). Wall F is a short section at the west side of the garden south of Vennel Cottage (Photograph 37) and wall G is another isolated short section just east of the vennel (Photograph 45). Walls H and I are short sections at the top of the slope behind no. 43 (Photographs 46, 47). Wall J forms the north sides of the north-eastern car park (Photograph 48); the east side is wall K, which continues south into the wooded area below the slope (Photograph 49). The southern section is heavily overgrown and cannot be recorded.

Wall A

- 6.2 This free-standing section is about 12m long; its north face is made of random stone rubble with some old brick (Photographs 50, 51). There are rounded coping stones and a few large dressed blocks near middle height (Photograph 52). A largely continuous course of bricks near the top of the north face suggests that the wall might have been raised but there is no evidence of this in the south face, which is entirely brick in English Garden Wall bond, with four course of stretchers to one of headers (Photograph 53). A door near the east end, shown on the 1861 OS map, is close to the original north end of the vennel. It is blocked up with bricks like those in the low modern wall at the east end of the wall, on the site of a demolished house (Photograph 54).

Wall B

- 6.3 This, the longest of the walls covered in this report, runs along the west side of the vennel. The whole of the west face is brick. A stretch of about 10.5m at the north end shows evidence of several episodes of repair or rebuilding; there is a blocked gate near the south end of the baths building (Photographs 55, 56). From the bottom of the slope in the car park there is a section of modern brickwork about 25m long (Photograph 57). At its south end there is a step between this section and an older brick wall to the south, with the stub of a wall running west (Photograph 58). The old wall, built of randomly bonded thin dark red bricks, runs south for about 23m to meet the north wall of Vennel Cottage (Photograph 59). This is the east wall of the large building shown on John Wood's 1820 map. Traces of three blocked windows are visible here (Photographs 60, 61).
- 6.4 At the north end, the east side of the wall is faced with roughly-coursed rubble (Photograph 62). There is some brick in places; the former gate is blocked with modern masonry (Photograph 63). The modern brick of the central section (Photographs 64, 65) ends at the step seen on the west side (Photograph 66). A stone foundation projects from the face for a short distance from this point (Photograph 67). The blocked windows are more clearly visible on this side of the

wall, which has a return at the north-east corner of Vennel Cottage (Figure 8; Photographs 68-70). The wall of the cottage yard is later brick and this extends as far as the garden door south of the house (Photographs 71, 72).

Wall C

- 6.5 As with walls A and B, this has a stone outer face and brick within. The coursed rubble of the west face extends for about 47m from the north end, at the north-west corner of the former nursery building. There are two later gates, both closed up, in the section north of the temporary building behind no. 49 (Photographs 73-78). A third gate near the south end gives access to the garden behind No. 49 Old Elvet. The north end of the stone wall leans to the east; to its south is a section of later brickwork with a gate to the open space behind nos. 43-49 (Photographs 79, 80). The east face is entirely irregularly-bonded brick, apart from the coping and a small rebuilt section at the north end (Photographs 81-83). The north gate is a modern feature made for access to the nursery; the middle gate is a little older (Photograph 84). South of this, the ground level is higher under the temporary building (Photograph 85). The modern brick in the south end of the wall (Photograph 86) is what remains of a building shown on the 1919 OS map; this had been demolished by the time of the 1939 edition. A rendered section of wall just south of the south gate marks the position of a coal bunker that appears on the 1861 Town Plan (Photograph 87).

Wall D

- 6.6 This wall retains the level ground between the courtyard building and the temporary classroom near the vennel. Its north face is stone, similar in character to that seen elsewhere (Photograph 88). The lower courses are a little more evenly-coursed than the upper, marking a rebuild (Photograph 89). A modern gate and the north end of the temporary building have damaged the east end of the wall. As in other places, the south or inner face of the wall is brick. Over most of its length, the lower part of the visible face is older brick and the rebuilt upper stage is modern; both are built in 1+3 English Garden Wall bond (Photographs 90, 91). At the east end, the whole face is older brickwork (Photograph 92).

Wall E

- 6.7 This runs from the south-east corner of the baths building across the east side of the nursery site and up the slope to the courtyard building (Photograph 93). Most of the west face is brick. There are modern alterations at the nursery gate (Photograph 94) and north of this the masonry is rough, with a mixture of brick and uncoursed stone (Photographs 95, 96). This poor-quality face is near the site of a small shed that appears on the 1816 Ordnance Survey map. On the lower part of the slope, more consistent masonry has later brickwork above it; this extends beyond wall D to the face of the courtyard building (Photographs 97, 98).
- 6.8 As elsewhere, the outer face of the wall is stone (Photograph 99). A small section has been rebuilt in brick at the north end, between the nursery gate and the batch building (Photograph 100). The wall around the gate shows patches and repairs and the masonry is rather poor immediately south of this (Photographs 101, 102). There is slightly better quality rubble masonry on the slope. A patch of render here shows the position of a shed that appears on the 1898 map (Photographs 103, 104). South of this, the wall is in better repair (Photographs 105, 106).

Wall F

- 6.9 The retaining wall for the garden behind 50/51 Old Elvet is partly covered by a fenced yard. It is made of plain brickwork in English Garden Wall bond, 1+5, with a stone slab coping (Photographs 107, 108). The east face is almost completely covered by the higher ground of the garden.

Wall G

- 6.10 This short isolated fragment runs north-south near the temporary building. Both faces are English Garden Wall bond 1+5, under plain stone coping slabs (Photographs 109, 110). There are projecting sections of brick on the west face; these cannot be identified with any building shown on old maps of the site.

Wall H

- 6.11 This is another isolated fragment of old wall with a later addition that gives it an L-shaped plan. The north face is brick with buttresses and slab copings (Photographs 111, 112). The south side is slightly irregular English Garden Wall bond with a patch of render at the west end; this is part of a summer house that is shown on the 1861 map, but that had been removed by 1939 (Photographs 113, 114).

Wall I

- 6.12 This is a short section of a wall that runs east beyond the study area. The north face is buttressed brick of different construction from wall H (Photograph 115). The masonry is in poor condition and only a small area could be seen. The south face is entirely covered by vegetation. The adjoining wall of the garden behind no. 42 is all modern brick (Photograph 116).

Wall J

- 6.13 This high wall at the north end of the eastern car park has a large modern gate at its west end (Photograph 117). The north face is coursed squared sandstone; it appears to have been raised by about 0.6m (Photographs 118, 119). The inner face is English Garden Wall brickwork (Photographs 120, 121); there was a glasshouse here in the early 20th century but no clear evidence of it can be seen in the wall today.

Wall K

- 6.14 This wall is the east side of the car park. The north end has modern brick in its west face (Photographs 122, 123) but this gives way to stone near the electricity substation that stands just outside. A buttress of dressed stone contrasts with the rather poor rubble of the wall itself (Photograph 124, 125). Better masonry further south incorporates sizeable sections of cast concrete (Photographs 126-128). The east face is entirely stone (Photographs 129-133).

7. Conclusions

Vennel Cottage

- 7.1 The present house probably dates from the second quarter of the 19th century but it incorporates parts of older buildings. In its present form it appears to have begun life as the south end of the large building shown on Wood's 1820 map. The east wall of that structure survives in the west side of the vennel, wall B. It was a brick building, but incorporated the thick stone wall seen in the north face of Vennel Cottage today. It is likely that this is what remains of an earlier building, of unknown date. There is a possibility that this is part of one of the stone structures mentioned

in the rental of 1424 (paragraph 4.5, above). As presently visible, the wall contains no diagnostic or dateable features. Stripping of the south face, inside Vennel Cottage, might provide more information about this structure.

- 7.2 The 19th-century elements of the building are of limited historical interest. Nothing remains of its documented use as a wash house and the interior has been gutted and altered for residential use.

The walls

- 7.3 All except the eastern walls J and K appear on the 1816 Ordnance Survey Town Plan. The oldest is the section of the vanished building in wall B, which retains some blocked openings. All of the others were clearly built as garden walls. Though there is some variety in size and form, most share the common construction of brick on the inner face and stone on the outside. This is a matter of economy rather than a desire to benefit from the thermal capacity of brickwork, which was often exploited in walled gardens. In such cases, brickwork was used on south-facing walls which receive the maximum amount of sunlight; at Elvet Waterside, brick faces appear regardless of the direction that the wall faces. There is map evidence of some small garden structures abutting some of the walls. Evidence of these was seen only in the east face of wall E and the south of wall H.

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Appendix: Catalogue of photographs

The photographs were taken by Richard Annis between May and July 2019, using a Nikon D3300 digital SLR.

The archive photo filenames are 001-133_Durham_Elvet_Waterside_5106.

No	Subject
1	Vennel Cottage and the garage block
2	Vennel Cottage seen from the north-west
3	The vennel and the east end of the Cottage
4	The former garden at the rear of no. 50
5	A view looking towards Vennel Cottage
6	The yard south of Vennel Cottage
7	A view looking north along the vennel
8	The south face of Vennel Cottage
9	Detail of one of the moulded window lintels
10	The thick stone wall in the north face of Vennel Cottage
11	The first floor wall on the north side of the cottage
12	Tumbled-in brickwork in the east gable
13	The west gable
14	The lean-to kitchen on the west side of the yard
15	The south side of the yard at Vennel Cottage
16	A view looking south-west across the yard
17	The gap between the cottage and the vennel wall
18	The ground floor room 1 in Vennel Cottage
19	The chimney breast in the ground-floor room
20	Modern glazed doors in the north wall of room [1]
21	The partition has a large window and 'half-timbered' features
22	The staircase hall 2, seen from the south
23	The staircase and the under-stair cupboard
24	A view from the staircase into the kitchen [3]
25	The kitchen [3] seen from the north end
26	The kitchen [3] and staircase [2], seen from the south
27	Looking south into the bathroom [4]
28	The winders at the head of the stairs
29	A view looking south into the west bedroom [6]
30	The cupboard in the west wall of bedroom [6]
31	The east bedroom [7], with its chimney breast
32	The north end of bedroom [7]
33	The cupboard on the north side of the chimney breast
34	The north face of the garage block
35	The chimney on the west wall of the cottage
36	The west end of the building
37	A view of Vennel Cottage from the south end of Territorial Lane
38	The garden and the south wall of the garage building
39	The north end of the Territorial Lane car park
40	The junction of Old Elvet and Territorial Lane
41	The vennel and the door to no. 50 Old Elvet
42	The north end of the vennel

No	Subject
43	A view looking north-east behind nos. 44-48 Old Elvet
44	The east end of the nursery building and walls D and E
45	The temporary building behind no. 49, with wall F
46	Wall D extends into the east face of the courtyard building
47	A view looking north behind no. 43 Old Elvet
48	The north end of the eastern car park
49	Wall K, on the east side of the car park
50	The north face of wall A
51	Wall A from the north-west
52	Detail of the masonry in the north face of wall A
53	The south face of wall A is all brick
54	Detail of the masonry on the south side of wall A
55	The west face of the north end of wall B, on the vennel
56	Wall B, west face. Recent repairs and a blocked gate
57	Wall B, west face. Modern brickwork runs up the slope
58	Wall B, west face. A step and the stub of a wall
59	Wall B, west face.
60	Wall B, west face, with a blocked opening
61	Wall B, west face. Another blocked window
62	Wall B, east face.
63	Wall B, east face. Detail of the rubble masonry
64	Wall B, east face. Modern brickwork
65	Wall B, east face. The modern wall
66	Wall B, east face. The step in the wall
67	Wall B, east face. The stone foundation
68	Wall B, east face. The centre and north of the old building
69	Wall B, east face. Detail of the blocked opening
70	Wall B, east face. The centre and south end of the old building
71	Wall B, east face. The painted brick wall beside Vennel Cottage
72	Wall B, east face. Recent brickwork south of the gate to the Cottage
73	Wall C, west face. The north end, near the old nursery building
74	Wall C, west face. Painted rubble masonry
75	Wall C, west face. The modern gate to the nursery
76	Wall C, west face. From the nursery gate to the temporary building
77	Wall C, west face. The older middle gate
78	Wall C, west face. The south end of the wall
79	Wall C, west face. The junction of the leaning stone wall and later brick
80	Wall C, west face. Part of a small building shown on the 1919 map
81	Wall C, east face. This wall, like others, has brick throughout its inner face
82	Wall C, east face. The modern nursery gate and steps
83	Wall C, east face. The brick face on the slope
84	Wall C, east face. The middle gate and the east end of wall D
85	Wall C, east face. Looking south-west
86	Wall C, east face. Brickwork immediately north of the south gate
87	Wall C, east face. The south gate and render of a former coal shed
88	Wall D, north face. A view looking south from the nursery building
89	Wall D, north face. Detail of the masonry
90	Wall D, south face. As elsewhere, the inner face is brick
91	Wall D, north face. Detail showing two different types of brickwork

No	Subject
92	Wall D, north face. The east end of the wall
93	Wall E, west face. This is largely brick
94	Wall E, west face. The north end and the gate to the former nursery
95	Wall E, west face. An area of irregular masonry
96	Wall E, west face. Mixed sandstone and brick near the foot of the slope
97	Wall E, west face. Old and modern brick near the junction with wall D
98	Wall E, west face. The same pattern of old and modern brick
99	Wall E, east face. A general view looking south-west
100	Wall E, east face. A short section at the corner of the baths
101	Wall E, east face. The face around the nursery gate
102	Wall E, east face. Irregular masonry matches that on the west face
103	Wall E, east face. The wall on the slope has an area of pink plaster
104	Wall E, east face. The plaster marks a shed shown on the 1896 OS map
105	Wall E, east face. The upper section of the wall has been repointed
106	Wall E, east face. The south end
107	Wall F, west face. This is a retaining wall
108	Wall F, west face. Detail of the brickwork
109	Wall G, west face. Projecting brickwork near the south end
110	Wall G, east face
111	Wall H, north face, with buttresses shown on the 1816 map
112	Wall H, north face. The slightly larger buttress at the east end
113	Wall H, south face
114	Wall H, south face. A modern wall runs south beside an area of render
115	Wall I, north face
116	Wall I, south face. The old wall is completely hidden
117	The modern gate at the west end of wall J
118	Wall J, north face
119	Wall J, north face. Detail of the stonework
120	Wall J, south face
121	Wall J, south face. Detail of the brickwork
122	Wall K, west face. Apart from the coping, this is all modern brick
123	Wall K, west face. Detail of the masonry
124	Wall K, west face. The stone wall by the electricity substation
125	Wall K, west face. The wooded area south of the car park
126	Wall K, west face. The masonry near the middle of the wooded area
127	Wall K, west face
128	Wall K, west face. This section has a deep concrete footing course
129	Wall K, east face
130	Wall K, east face. A stone face on the outside of a brick wall
131	Wall K, east face. The masonry near the centre of the wooded area
132	Wall K, east face. A view looking south-west
133	Wall K, east face. Substantial concrete slabs in the wall



Photograph 1: Vennel Cottage and the garage block, seen from the Territorial Lane car park. The vennel runs at a higher level behind the brick wall at the left



Photograph 2: Vennel Cottage seen from the north-west. Note the thick stone of the lower wall of the house



Photograph 3: The vennel and the east end of the Cottage. A view looking north-west



Photograph 4: The former garden at the rear of no. 50 is rather overgrown and trees hide the yard south of Vennel Cottage



Photograph 5: A view looking towards Vennel Cottage from the rear of no. 51 Old Elvet. The 1861 map shows a path from the top of these steps to the door of the cottage, which was then a wash house



Photograph 6: The yard south of Vennel Cottage



Photograph 7 (above): A view looking north along the vennel. The east end of the Cottage is about a metre west of the path. Note the distortion of the stone wall on the right side of the vennel, beyond the brick wall



Photograph 8 (left): The south face of Vennel Cottage



Photograph 9: Detail of one of the moulded window lintels



Photograph 10: The thick stone wall in the north face of Vennel Cottage does not extend as far as the wall of the vennel itself, and it does not run into the adjoining garage building at the right. A slope of cement mortar provides a crude cover for the join between the thick stone wall and the thinner brickwork above



Photograph 11 (above):
The first floor wall on the north side of the cottage. The blocked opening at the left does not match the existing window. Note the row of joist holes for a vanished floor just above the mortar at the bottom of the brickwork



Photograph 12 (left):
Tumbled-in brickwork and another blocked window in the east gable. The chimney is inside the wall here



Photograph 13: The west gable has similar tumbled-in brickwork, but here the chimney projects from the wall



Photograph 14: The lean-to kitchen on the west side of the yard butts up against a smaller shed at the left, now the bathroom



Photograph 15: The south side of the yard at Vennel Cottage. The central section was formerly a free-standing shed with a concrete slab roof. The gap at the right provides light to the bathroom window



Photograph 16: A view looking south-west across the yard



Photograph 17: Looking north along the gap between the cottage and the vennel wall. The straight joint in the far wall can also be seen in Photo 10, above



Photograph 18: A view looking south-west across the ground floor room 1 in Vennel Cottage. The partition at the right and the expanded polystyrene ceiling beams are modern additions



Photograph 19: The chimney breast in the east wall of the ground-floor room



Photograph 20: Modern glazed doors in the north wall of the ground-floor room.
Note the slope in the right-hand half of the ceiling here



Photograph 21: The partition has a large window and 'half-timbered' features



Photograph 22: The staircase hall 2, seen from the south. The thinness of the glazed partition can be seen here



Photograph 23 (left): The staircase and the under-stair cupboard

Photograph 24 (below): A view from the staircase into the kitchen [3]. The central opening, which was the original entrance to the building, has been fitted with a plastic concertina door





Photograph 25: The kitchen [3] seen from the north end. Because of the narrowness of the lean-to, the cooker is recessed into the wall and the sink extends into the projecting window. The far door leads up into the bathroom [4]



Photograph 26: The kitchen [3] and staircase [2], seen from the south



Photograph 27: Looking south into the bathroom [4]



Photograph 28: The winders at the head of the stairs cut into the landing [5] outside the door to bedroom [6]



Photograph 29: A view looking south into the west bedroom [6]. The simple windows are the same as those on the ground floor



Photograph 30: The cupboard in the west wall of bedroom [6]



Photograph 31: The east bedroom [7], with its chimney breast. A view looking south-east



Photograph 32: The north end of bedroom [7], showing ceiling damage caused by a leaky roof. Plaster behind the wardrobe covers the site of the blocked window shown in Photo 11



Photograph 33: The cupboard on the north side of the chimney breast covers the site of the blocked window seen in Photo 12



Photograph 34: The north face of the garage block. Modern brickwork can be seen above and between the steel doors



Photograph 35: The chimney on the west wall of the cottage, seen inside the east garage. The brickwork is wider low in this face, but is hidden by drawers of geological specimens



Photograph 36: The west end of the building was inaccessible for this survey. The door at the far left once opened into a small toilet



Photograph 37: A view of Vennel Cottage and the garages from the south end of Territorial Lane. The garden inside the boundary wall is about 1.4m above the ground level seen here



Photograph 38: The garden and the south wall of the garage building. A view looking north-east



Photograph 39: The north end of the Territorial Lane car park, with the north-west corner of the old baths building at the left. The modern brick wall marks the site of a house shown on the 1816 map and wall A is to its right



Photograph 40: The junction of Old Elvet and Territorial Lane. The south end of the vennel is the arched opening at the right-hand end of the white buildings



Photograph 41: The vannel and the door to no. 50 Old Elvet



Photograph 42: The north end of the vannel, between the Territorial Lane car park and the abandoned baths building



Photograph 43: A view looking north-east behind nos. 44-48 Old Elvet, showing the disused courtyard building with wall D to its left



Photograph 44: The east end of the nursery building and walls D and E. A view looking south-west



Photograph 45: The temporary building behind no. 49, with wall F in the foreground and Vennel cottage behind. A view looking north-west



Photograph 46: Wall D extends into the east face of the courtyard building. Wall H is the detached section right of centre. A view looking north-west



Photograph 47: A view looking north behind no. 43 Old Elvet. Wall H stands at the head of the slope, left of centre; to the right is a gap and the overgrown wall I



Photograph 48: The north end of the eastern car park, seen from Baths Bridge. This is wall J



Photograph 49: Wall K, on the east side of the car park, extends beyond the substation building into the wooded area to the south



Photograph 50: The north face of wall A. The bricked-up door is shown on the 1861 map



Photograph 51: Wall A from the north-west. Note the discontinuous line of bricks about 0.6m from the top of the face



Photograph 52: Detail of the masonry in the north face of wall A; note the anomalous large dressed blocks



Photograph 53: The south face of wall A is all brick and formerly faced onto a large garden



Photograph 54: Detail of the masonry on the south side of wall A, with modern bricks in the blocked door



Photograph 55: The west face of the north end of wall B, on the vennel



Photograph 56: Wall B, west face. Recent repairs and a blocked gate at the north end



Photograph 57: Wall B, west face. Modern brickwork runs up the slope and onto the upper part of the car park



Photograph 58: Wall B, west face. A step and the stub of a wall separate modern fabric from the older brickwork of the building shown on the 1861 map. The concrete plinth course is at about the same level as the visible stone foundation on the opposite face (Photo 67, below)



Photograph 59: Wall B, west face. This is what remains of the east face of the early 19th-century building



Photograph 60: Wall B, west face. A blocked opening can be seen to the left of the notice



Photograph 61: Wall B, west face. Another blocked window is visible in the middle of this view



Photograph 62: Wall B, east face. This short section of the old garden wall has an outer face of roughly-coursed stone



Photograph 63: Wall B, east face. Detail of the rubble masonry, with brick courses and coping and a later gate



Photograph 64: Wall B, east face. Modern brickwork below and on the slope



Photograph 65 (above):
Wall B, east face. The
modern wall running onto
the upper level of the car
park



Photograph 66 (left): Wall
B, east face. This step in
the wall marks the north-
east corner of the
demolished building
behind no. 50



Photograph 67: Wall B, east face. This stone foundation is visible for about 13m from the north-east corner of the old building



Photograph 68: Wall B, east face. The centre and north of the old building. A blocked window shows as two straight joints, left of centre



Photograph 69: Wall B, east face. Detail of the blocked opening shown above



Photograph 70: Wall B, east face. The centre and south end of the old building, with Vennel Cottage behind



Photograph 71: Wall B, east face. The painted brick wall beside Vennel Cottage



Photograph 72: Wall B, east face. Recent brickwork south of the gate to the Cottage



Photograph 73: Wall C, west face. This is the north end, near the old nursery building



Photograph 74: Wall C, west face. This painted rubble masonry with rounded copings runs almost as far south as Vennel Cottage



Photograph 75: Wall C, west face. The modern gate to the nursery



Photograph 76: Wall C, west face. From the nursery gate to the north end of the temporary building



Photograph 77: Wall C, west face. The older middle gate near the north end of the temporary building. The masonry beyond the gate is the same as that seen in Photos 73-76



Photograph 78: Wall C, west face. The south end of the wall has a pronounced lean to the east



Photograph 79: Wall C, west face. The junction of the leaning stone wall and later brick



Photograph 80: Wall C, west face. The vertical brickwork is part of a small building shown on the 1919 map; the opening is the south gate



Photograph 81: Wall C, east face. This wall, like others, has brick throughout its inner face. This is the north end, rebuilt after a small building south-west of the baths was demolished



Photograph 82: Wall C, east face. The modern nursery gate and steps



Photograph 83: Wall C, east face. The brick face on the slope, rising to the middle gate, extreme left



Photograph 84: Wall C, east face. The middle gate and the east end of wall D



Photograph 85: Wall C, east face. Looking south-west along a narrow gap between the vennel and the temporary building. The ground level south of wall D is higher than that to the north and in the vennel



Photograph 86: Wall C, east face. Brickwork immediately north of the south gate



Photograph 87: Wall C, east face. The south gate and render of a former coal shed



Photograph 88: Wall D, north face. A view looking south from the nursery building



Photograph 89: Wall D, north face. Detail of the masonry, which is more irregular in the upper part of the face



Photograph 90: Wall D, south face. As elsewhere, the inner face is brick. The damaged west end adjoins a later gateway cut through the wall at the north-east corner of the temporary building



Photograph 91: Wall D, north face. Detail showing the two different types of brickwork. Both use common or English Garden Wall bond, with three courses of stretchers to one of headers



Photograph 92: Wall D, north face. The east end of the wall is entirely faced with the older bricks



Photograph 93: Wall E, west face. This is largely brick but there are areas of rough stone in the lower section



Photograph 94: Wall E, west face. The north end and the gate to the former nursery. A view looking north-east



Photograph 95: Wall E, west face. This area of irregular masonry is close to the site of a small building shown in the 1816 OS map



Photograph 96: Wall E, west face. Mixed sandstone and brick near the foot of the slope



Photograph 97: Wall E, west face. Old and modern brick near the junction with wall D



Photograph 98: Wall E, west face. The same pattern of old and modern brick between wall D and the north side of the courtyard building



Photograph 99: Wall E, east face. This general view looking south-west shows the change in alignment near the bottom of the slope



Photograph 100: Wall E, east face. A short section between the gate to the former nursery and the corner of the baths



Photograph 101: Wall E, east face. The face around the nursery gate shows evidence of several alterations



Photograph 102: Wall E, east face. This irregular masonry matches that on the west face; compare with Photo 95, above



Photograph 103: Wall E, east face. The wall on the slope has an area of pink plaster



Photograph 104: Wall E, east face. The plaster marks the site of a shed shown on the 1896 OS map



Photograph 105: Wall E, east face. The upper section of the wall has been repointed in recent years



Photograph 106: Wall E, east face. The south end, built into the modern courtyard building



Photograph 107: Wall F, west face. This is the retaining wall for the garden outside Vennel Cottage



Photograph 108: Wall F, west face. Detail of the brickwork



Photograph 109: Wall G, west face. Note the projecting brickwork near the south (left-hand) end



Photograph 110: Wall G, east face



Photograph 111: Wall H, north face. These buttresses are shown on the 1816 map



Photograph 112: Wall H, north face. The slightly larger buttress at the east end was originally beside a gate to the lower garden



Photograph 113: Wall H, south face. The 1816 map shows a structure at the left-hand end, but no sign of it can be seen



Photograph 114: Wall H, south face. A modern wall runs south beside an area of render. There was a summer house in this corner in 1816



Photograph 115: Wall I, north face. This buttress is different from those on the other side of the old gate. The outer face of brickwork beside it is in a dangerous state



Photograph 116: Wall I, south face. The old wall is completely hidden; the adjoining section is all modern brickwork



Photograph 117: The modern gate at the west end of wall J



Photograph 118: Wall J, north face. Note the difference between the upper courses and the rest of the face



Photograph 119: Wall J, north face. Detail of the stonework



Photograph 120: Wall J, south face



Photograph 121: Wall J, south face. Detail of the brickwork. Two small iron pegs, a little over halfway up, are the only trace of a glasshouse that stood here in the early 20th century



Photograph 122: Wall K, west face. Apart from the coping, this is all modern brick



Photograph 123: Wall K, west face. Detail of the masonry



Photograph 124: Wall K, west face. The stone wall with the electricity substation behind it. The stone has decayed to the point that there is a hole through the wall, just right of the grey car



Photograph 125: Wall K, west face. The wooded area south of the car park



Photograph 126: Wall K, west face. The masonry here, near the middle of the wooded area, is better than that in the wall further north



Photograph 127: Wall K, west face. The tree at the far end of this view marks the beginning of the overgrown section



Photograph 128: Wall K, west face. This section has a deep concrete footing course and bands of concrete higher up; these are also visible in the opposite face



Photograph 129: Wall K, east face. The fence is the compound for the electricity substation



Photograph 130: Wall K, east face. Once again, there is a stone face on the outside of a wall seen as brick from inside the former garden



Photograph 131: Wall K, east face. The masonry near the centre of the wooded area at the foot of the slope is similar to that on the opposite face, seen in Photo 126



Photograph 132: Wall K, east face. A view looking south-west near the end of the unobscured wall




Photograph 133: Wall K, east face. Substantial concrete slabs in the wall match those on the other side (Photo 128)

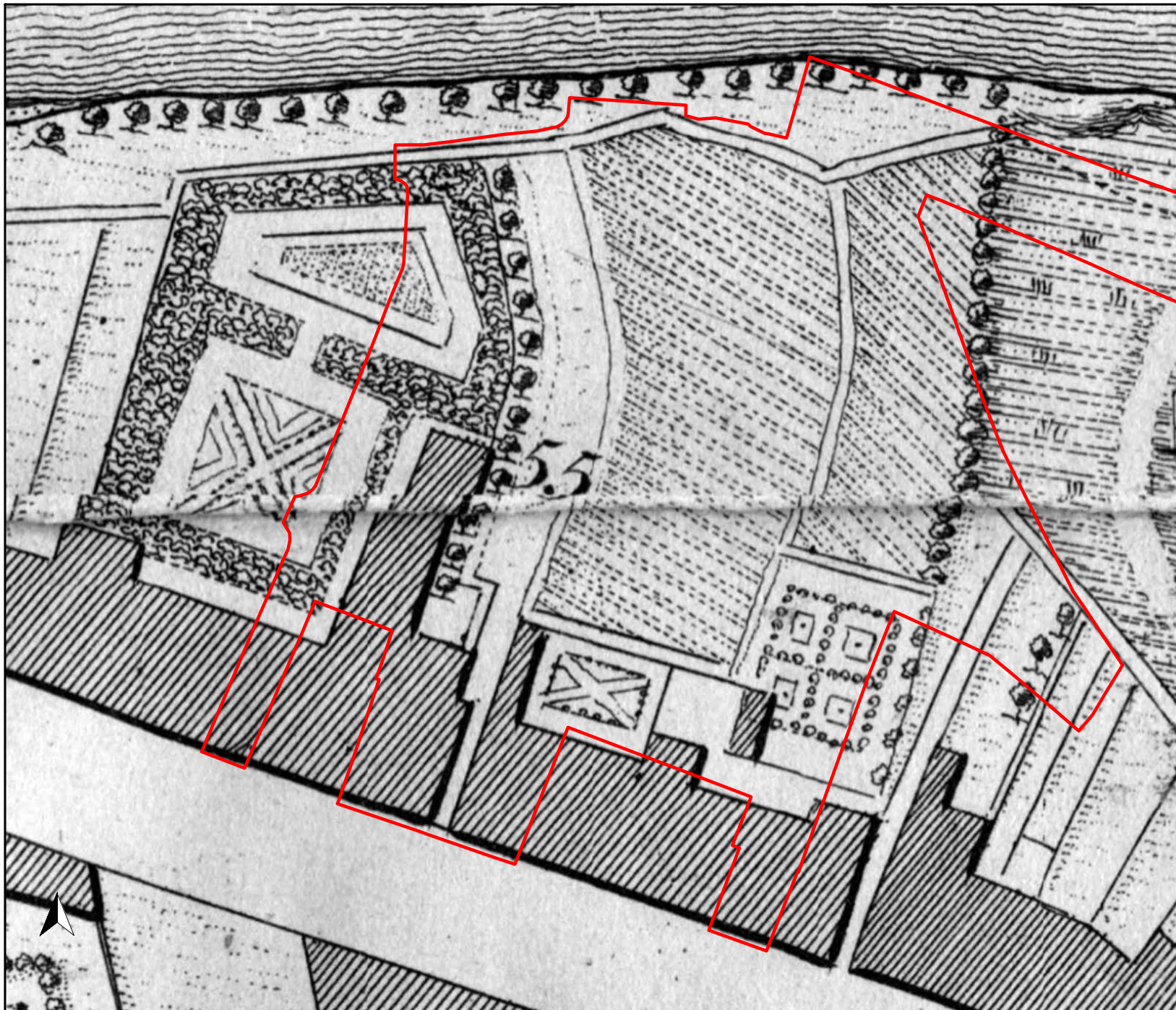
Figure 1: Site location



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 site location

0  1km
scale 1:25 000 for A4 plot




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
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Directorate
Durham University

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Elvet Waterside
Durham

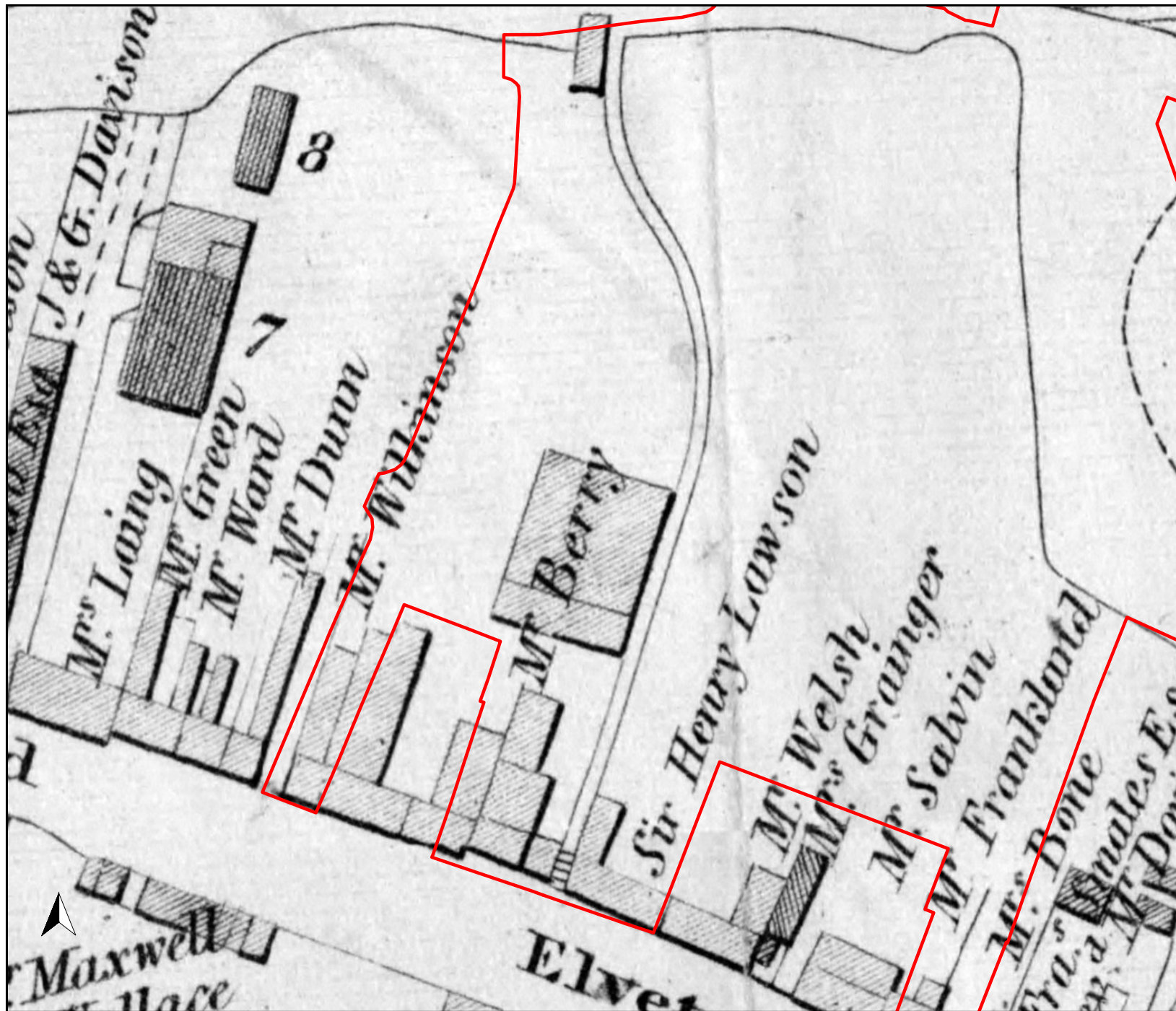
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Figure 2: Extract from Thomas
Forster's 1754 map of Durham. Old
Elvet runs diagonally across the
plan and the racecourse is shown
at the right

0  50m
approximate scale 1:1000 for A4 plot

 approximate site boundary





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Figure 3: Extract from John
Wood's 1820 map of Durham.
The vennel is clearly shown with
a building at its north end.

0 40m
approximate scale 1:800 for A4 plot

 approximate site boundary

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Directorate
Durham University

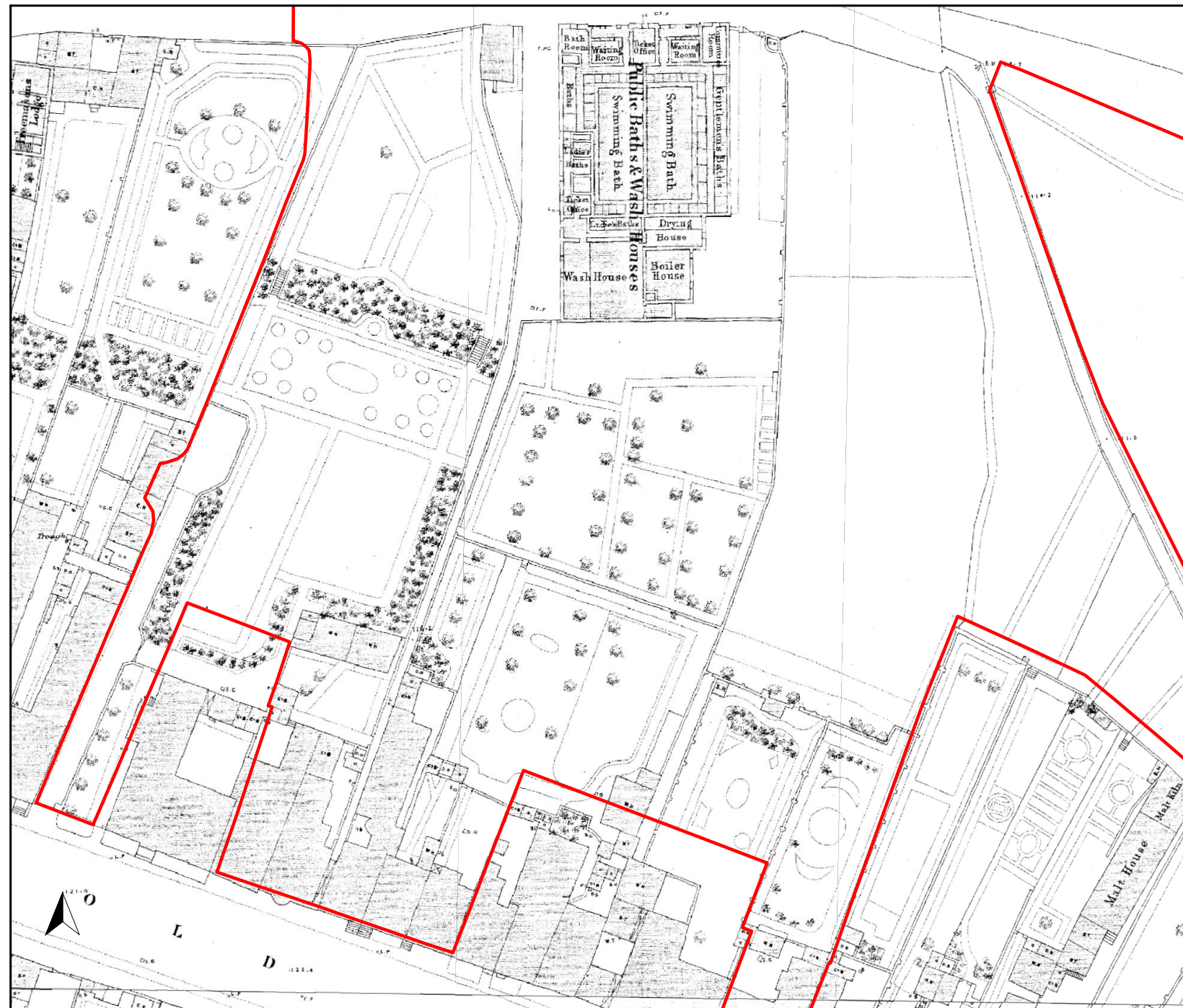
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Figure 4: Extract from the 1861
Ordnance Survey Town Plan,
showing the vennel, Vennel
Cottage and walls A-I



 site boundary



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
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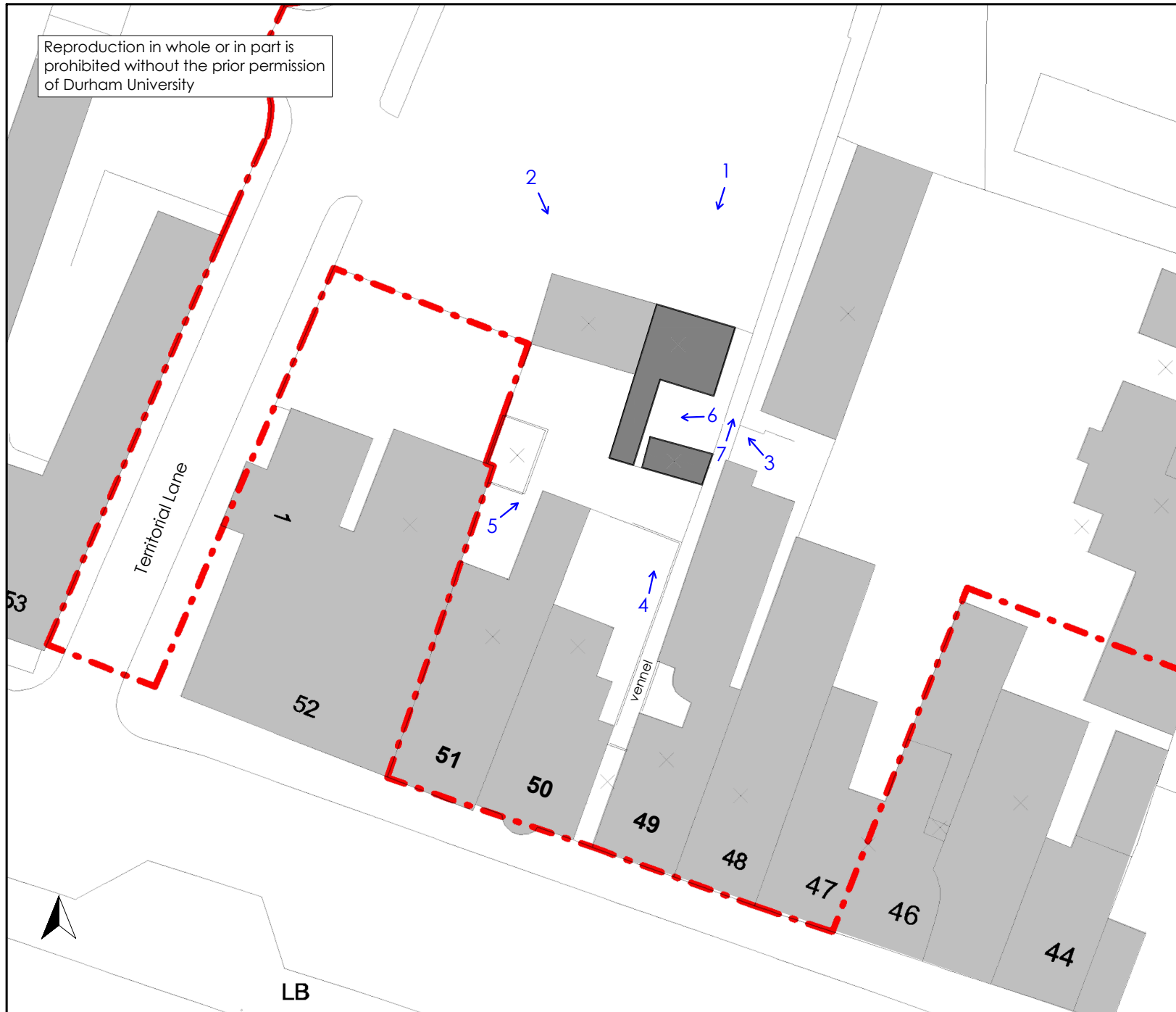
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Figure 5: Vennel Cottage

0 20m
scale 1:400 for A4 plot

-  site boundary
-  vennel cottage
-  other buildings
-  photograph

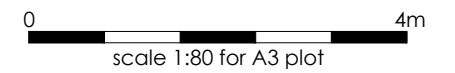






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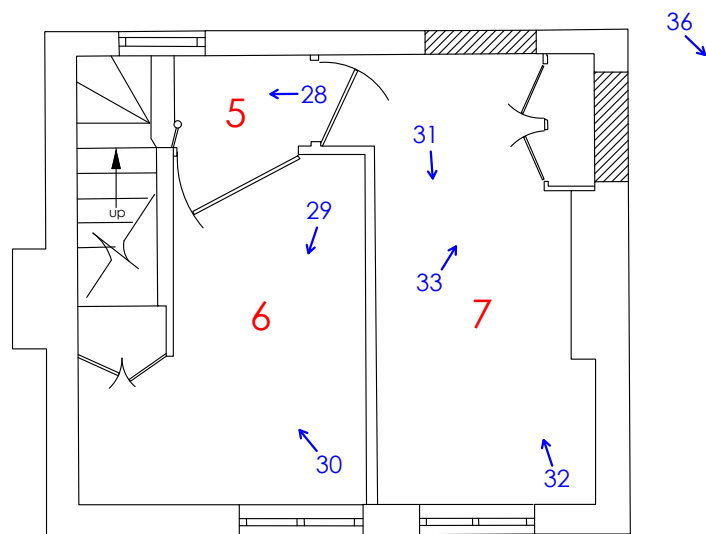
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Figure 6: Plans of Vennel Cottage

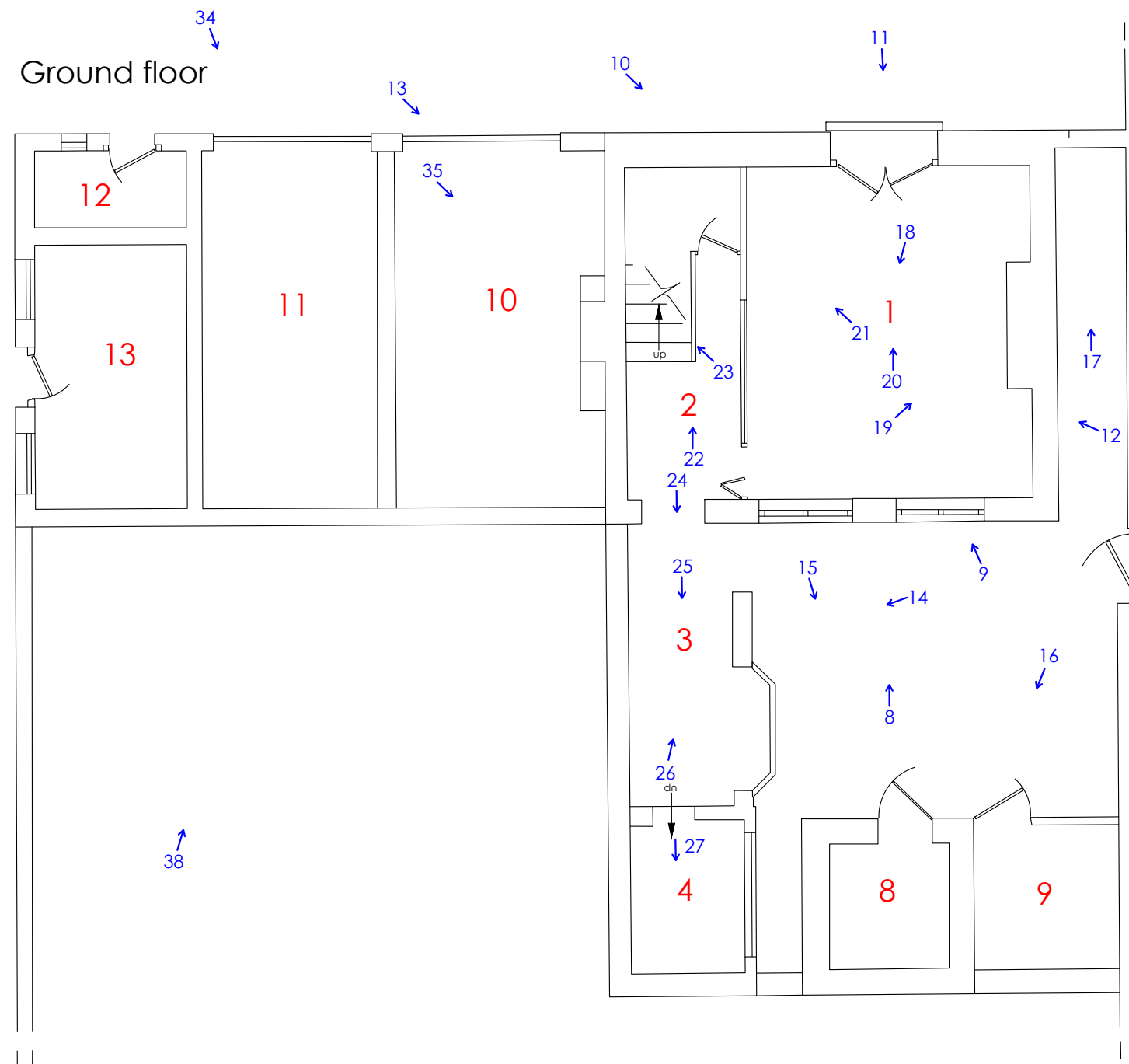


-  blocked opening
-  straight joint
-  room number
-  photograph

First floor



Ground floor



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
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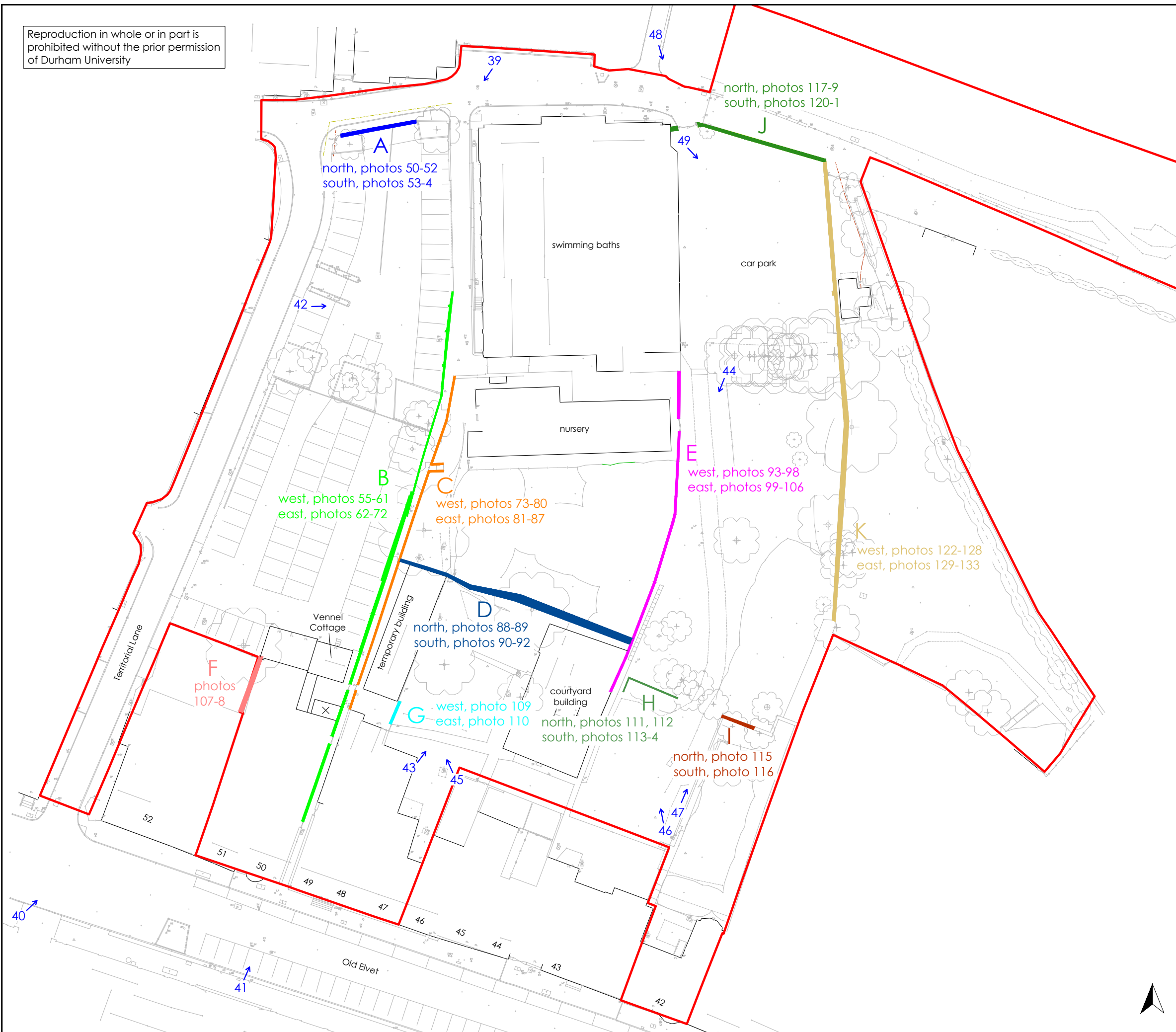
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Figure 7: The walls

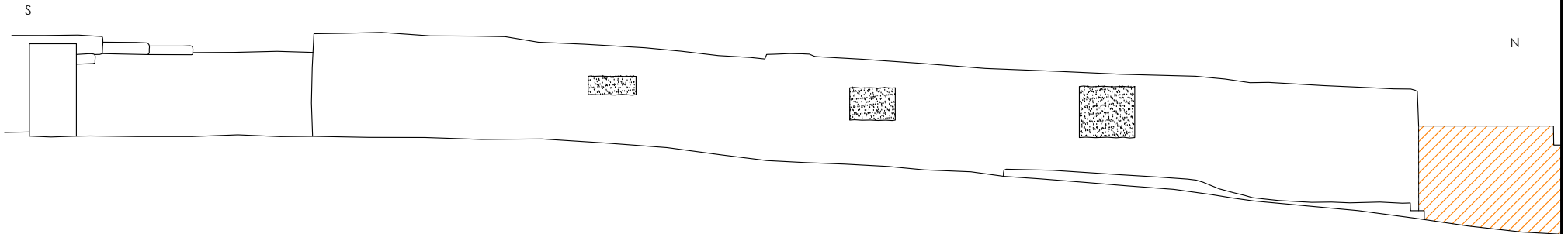
0 30m
scale 1:600 for A3 plot

-  site boundary
-  photograph



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Vennel Cottage



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Figure 8: Blocked windows in wall B

