
NORTH PENNINES ARCHAEOLOGY LTD

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EXECUTIVE SUMMARY

North Pennines Archaeology Ltd. were invited by JPL Environmental Ltd., on behalf of their client Strathmore Homes, to undertake an archaeological assessment of land adjacent to No. 4 High Bondgate, Bishop Auckland (NGR NZ 20838 30098), in advance of a proposed redevelopment. The archaeological assessment comprised a desk-based assessment and visual site inspection, as specified in a brief issued by Durham County Council Archaeology Section (White 2008). The study area is located on the north side of Bishop Auckland, 285m west of Bishop Auckland Town Hall and at 97m AOD, within an area of Archaeological Interest and Bishop Auckland Conservation Area. The archaeological works were undertaken in May 2008.

Records held by Durham County Council Sites and Monuments Record, Durham County Record Office, and local libraries were consulted as part of the desk-based assessment, as well as various internet resources and historic maps of the site. This evidence suggested that the area around Bishop Auckland had been exploited in prehistoric and Roman periods, although no direct evidence for prehistoric or Romano-British activity within the study area was found. The study area had remained within the core of the settlement of Bishop Auckland during the medieval and post-medieval periods.

The results of the desk-based assessment suggest that the study area was occupied from at least the mid 18th century onwards, and probably before, with the northern part of the site, except the observatory and boundary wall, remaining gardens and backplots for the frontage. Archaeological deposits relating to the medieval settlement, and the post-medieval town are highly likely to survive within the south-eastern part of the site, with further potential for boundary features, perhaps even of medieval origin, within the northern part. As such, the proposed development has the potential to impact on buried archaeological remains through the construction of building foundations and the provision of services. It is recommended that an archaeological evaluation be undertaken, through the excavation of a series of trial trenches, in order to determine the presence or absence of archaeological features in the area of the proposed development.

The site visit has found that interesting features survive within the site boundary. These include a boundary wall, likely to be that first seen on First Edition Ordnance Survey mapping of 1856, which may even be of much earlier origin, and the gazebo, or observatory, which is listed Grade II. The observatory is in a poor state of repair, which has prevented a full inspection of the building. It is therefore recommended that archaeological building recording is undertaken, corresponding to an English Heritage Level 2 survey, prior to the restoration of the observatory. This could be extended to record the boundary wall, which from initial inspection, appeared to incorporate some interesting architectural features.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd. would like to thank Chris Haggon of JPL Environmental Ltd. for commissioning the project on behalf of their client, Strathmore Homes. NPA are also grateful for the assistance of Lee White at the Durham County Council Archaeology Section, and the Durham County Council Sites and Monuments Record Office. Thanks are also due to the staff of Durham County Records Office, and Bishop Auckland Library Local Studies Centre.

Cat Peters, NPA Project Supervisor, undertook the archaeological assessment in May 2008. The report was written and illustrated by Cat Peters, and edited by Matthew Town, NPA Project Manager.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 North Pennines Archaeology Ltd. were invited by JPL Environmental Ltd. to undertake an archaeological assessment of land adjacent to No. 4 High Bondgate, Bishop Auckland, County Durham, on behalf of the client, Strathmore Homes. This work will be used in support of future planning applications, of currently unknown use, with associated access and services. The site lies on the north side of Bondgate, immediately adjacent to, and to the west of, the Area of Archaeological Interest (Local Plan Policy BE17) and within the Bishop Auckland Conservation Area. As a result, Durham County Council Archaeology Section (DCCAS) recommended an archaeological assessment be undertaken, in accordance with a DCCAS brief, and a project design submitted to, and approved by DCCAS. This report is for the archaeological assessment, which consisted of a desk-based assessment and visual site inspection.
- 1.1.2 The aim of the archaeological assessment was to inform the client and the Durham County Council Assistant Archaeology Officer of the archaeological and historical importance of the site, and to determine the need for, and scope of, any further archaeological work.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The site is situated on the north side of Bishop Auckland, in Wear Valley District, Co. Durham (centred on national grid reference NZ 20838 30098). The study area comprises land situated on the north side of Bishop Auckland, 285m from Bishop Auckland Town Hall, at 97m AOD, to the north of High Bondgate, the south of the River Wear and the east of the A689 (Figure 1).
- 1.2.2 Bishop Auckland occupies the brow of a hill with the River Wear to the west, and the River Gaunless to the east. The study area is situated on the northern side of this hill, at a height of 97m.
- 1.2.3 The underlying solid geology of the area comprises Coal Measures strata, including sandstones, mudstones and coal (BGS 2001), overlain by alluvial and glacial drift deposits.

2 METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 The works were undertaken in accordance with a specification provided by Durham County Council Archaeology Section (DCCAS), which recommended that an archaeological assessment be undertaken (White 2008). In May 2008 North Pennines Archaeology Ltd. (NPA) submitted a project design for the assessment (Town 2008). Following acceptance of the project design, NPA was commissioned by the client to undertake the work. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA 2001), and generally accepted best practice.
- 2.1.2 The project comprised a desk-based assessment and visual site inspection. The methodologies used in the completion of each section of the archaeological assessment are outlined below.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 The coverage of the desk-based assessment constituted a 750m radius detailed search centred on NZ 20838 30098. Any sites found within this boundary were assessed, in order to achieve a more complete understanding of the nature of the existing resource regarding the geographical, topographical, archaeological and historical context of the study area. The desk-based assessment was undertaken in May 2008.
- 2.2.2 The research involved the consultation of information held by the Durham County Council Sites and Monuments record (SMR), which was analysed within a 750m radius of the study area. The SMR is a database of archaeological sites within the region, and this was accessed in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which included monuments, findspots, Listed Buildings and Conservation Areas.
- 2.2.3 The 750m-radial search was centred on the given grid reference, and returned a total of 102 records from the SMR, of which 61 were Listed Buildings, predominantly Grade II and predominantly of the post-medieval period, and 9 were the locations of previous archaeological investigations. The 750m radial area included part of the Bishop Auckland Town Conservation Area. The remaining SMR sites included 20 sites of medieval origin, predominantly relating to Auckland Castle and 12 sites of post-medieval origin. The majority of these sites lay in a concentrated area approximately 250m to the east of the development site, close to the market place area (Figure 2).
- 2.2.4 A search of aerial photographs of the area was made, however no photographs showing the study area could be located in the SMR. Aerial photographs were also consulted at the Durham Record Office, Bishop Auckland Library Local Studies Centre, and on the internet (www.ukaerialphotos.com). No relevant photographs were found, and as the site has been built upon since at least the post-medieval period, and parts of it, even earlier, it is unlikely that photographs would reveal any new features within the site.

- 2.2.5 The Durham County Record Office (DRO) was consulted, and all useful and relevant primary and secondary sources were examined to gain an insight into the general character of the overall area; these included historic maps covering the study area such as Tithe and Enclosure Maps, Acts of Parliament and early Ordnance Survey maps. No tithe or enclosure maps were located for Bishop Auckland. Primary and secondary sources were assessed on-line at Durham University Special Collections and Archives (Palace Green, Durham) and the County Durham Local History Reference Library (Clayport Library, Durham City), although a vast number of local books and pamphlets were located at Bishop Auckland library, making visits to the other libraries unnecessary. The information has been collated to produce the historical background aspect of the desk-based assessment, and the maps have been reproduced as figures for further reference.
- 2.2.6 The results of the desk-based assessment provide information on the archaeological potential of the study area based on the research, and presents the combined archaeological resource in a manner that can easily and readily be used. The desk-based assessment has been undertaken in accordance with the institute of Field Archaeologists *Standards and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

2.3 VISUAL SITE INSPECTION

- 2.3.1 A visual site inspection was undertaken in order to identify any earthwork remains within the study area, and note any other features of potential archaeological interest. The inspection also noted site topography, areas of modern overburden, boundaries, buildings and other upstanding remains, as well as any potential hazards to health and safety, such as the presence of live services or constraints to undertaking archaeological fieldwork, such as Tree Preservation orders and public footpaths.
- 2.3.2 Digital photographs of the study area were taken, some of which are incorporated into this report.

2.4 ARCHIVE

- 2.4.1 As no fieldwork was undertaken during this project, there is no archive, and this report forms the results of the research and walkover survey relating to this scheme of works.
- 2.4.2 A copy of the report will be given to the Durham County Council SMR, where viewing will be available on request. The project is also registered with the Online Access to the Index of archaeological investigationS (OASIS).

3 DESK-BASED ASSESSMENT

3.1 INTRODUCTION

- 3.1.1 The discussion below is ordered into rough chronological sequences, and is intended to provide an overview of the historic and archaeological potential of the study area based on the available evidence. The numbers in brackets refer to the known cultural and historical sites in the area, which are shown in Figure 2, and listed in Appendix 1.

3.2 THE PREHISTORIC AND ROMAN PERIODS (*UP TO 5TH CENTURY AD*)

- 3.2.1 There is no conclusive evidence for prehistoric activity in the vicinity of the study area. A slight bank on the north side of St Andrew's Church, in the southern part of the town, has been interpreted as a possible Iron Age earthwork [SMR 1467]. However this evidence has not been substantiated. In addition, red deer antlers found from the River Wear may be evidence for prehistoric utilisation of the area for hunting, although the evidence is inconclusive (Fair 1820, 3).
- 3.2.2 In AD 79 the Roman station of *Vinovia* at Binchester replaced a later prehistoric (Iron Age) farmstead c.1km to the north of Bishop Auckland. The fort was originally built of timber, but was replaced by a more massive stone structure in the early 2nd century. Newgate Street, which runs north to south through the centre of Bishop Auckland, probably runs along a similar route to the Roman road, Dere Street, on which the fort was established (McCord 1971). At the top of what is now Newgate Street, the Roman route was diverted to a more suitable river crossing point along what is now High Bondgate, before crossing the River Wear (Richley 1872).
- 3.2.3 Although nothing is known about the Roman period in the immediate vicinity of the study area, the presence of a Roman Road in close proximity may have implications for archaeological potential of the area.

3.3 THE MEDIEVAL PERIOD (*5TH CENTURY AD TO 1540*)

- 3.3.1 The surrounding lands in the vicinity of Bishop Auckland, known as the 'territories of the Aucklands', were given to the See of Durham sometime before AD 1000. The lands were conceded by Bishop Aldhune (the first Bishop of Durham) to the Earl of Northumberland around this date (Richley 1872). In 1020 the lands were once more conferred to the see of Durham and from that time were held by the Bishops of Durham or their grantees. The origins of Bishop Auckland village (originally called North Auckland) are uncertain, but the early settlement appears to have been focused in the area of Newton Cap (Site 37), a possible deserted medieval village location, and an early crossing place of the River Wear (Hutchinson 2005; Site 34). A 14th century weir (Site 35) and a 14th century hermitage also existed within this area of the town (Site 36).
- 3.3.2 The first mention of Bishop Auckland is in the *Boldon Buke*, a survey of settlements in the diocese of Durham (Greenwell 1852). This was compiled in 1183 on the instruction of Hugh de Puiset (see of Durham). It recorded that in North Auckland there were 22 villans, each holding between 16-35 acres of land with a house attached. Each house

was situated within a ‘toft’ with one or more crofts adjoining. In total the Borough of Auckland contained approximately 500 acres of arable land, the rest being forest (Richley 1872). The *Boldon Buke* also mentions Auckland Park for the first time (Site 9), which was then used for hunting, and contained a fulling mill. The park was situated c.400m to the east of the study area.

- 3.3.3 The Bishops of Durham had a residence at Auckland from the 12th century onwards (Rain 1852). Bishop Auckland developed in the medieval period to become the main town in the area. The presence of the Bishop’s Palace (Site 11) would have had a major influence on the town’s development, through the provision of labour, goods and services to the residence. Auckland Castle (the Bishop’s Palace) is described in Pevsner as a medieval building, with 17th and 18th century alterations (Pevsner 1953). It also had a major influence on the early origins of the High Bondgate area, in that the name, Bondgate, refers to the gate or street of the bondsmen (Richley 1872). This, in medieval terms, indicates that the bondsmen lived in the areas of High, North and Forebondgate, with the villans inhabiting the areas further away from the palace in detached houses with adjoining lands, the toft and croft set-up of feudal times referred to in the *Boldon Buke*. The bondsmen would have provided the labour and services to the palace. Several sites in the vicinity directly relate to the Bishop’s Palace (Sites 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23), with additional sites relating to the early market town developing as a result of the palace such as a college (Site 24), a church (Site 26), a market house (Site 29) and a grammar school (Site 32).
- 3.3.4 The medieval green and street plan in the Bondgate area can still be traced, although much of the housing around the ‘green’ has been replaced. One of the houses, No. 35, probably dates to the 16th century (Bishop Auckland Urban District Council nd, 19).

3.4 THE POST-MEDIEVAL PERIOD (1541 TO 1899)

- 3.4.1 The earliest cartographic depiction of Bishop Auckland is on the c.1569 ‘Ye Bishoprick’ map of County Durham (Figure 3), which illustrates Bishop Auckland, the River Gaunless, St Andrews Church and Auckland Park. Speed’s map of 1676 provides a more accurate depiction of the area, and includes the Bishop’s Palace (Figure 4).
- 3.4.2 In Bishop Auckland the post-medieval period was a time of consolidation and intensification within the later medieval town limits, with buildings being added to the unused spaces behind the street frontages (Gill 1976). The basic layout of the town is illustrated in Armstrong’s map of 1768 (Figure 5). The Roman fort at Binchester is also illustrated. The study area lies within the north-western part of the centre of the settlement at that time.
- 3.4.3 Auckland Castle was remodelled, and the park was landscaped in the 18th century (The Archaeological Practice 1998), but very little expansion appears to have taken place at Bishop Auckland until the 19th century, when coal mining led to significant urban development and economic growth. The population never exceeded 2,000 until the 18th century, and in 1730 the *Magna Britannia* describes the town as “*one of the best in the country, pleasantly situated, clean and possessing many inns and buildings of considerable antiquity*” (quoted in Richley 1872). Even in 1820, the borough was described as “*delightfully situated on an eminence, bounded on the north by the River Wear, and on the south-east by the River Gaunless which flows into the Wear a little*

below the town” (Fair 1820, 5). “*To the west of the Market-Place, Fore Bondgate, Back Bondgate and High Bondgate form the avenues to Newton Bridge over the Wear*” (Mackenzie and Ross 1834, 295). The rural agricultural market town descriptions of the town in the early 19th century were short-lived. Developments during the 1840s were to have a dramatic and long-lasting impact on this small agricultural market town. A Friends’ Meeting House (Site 8), a water-pumping station (Site 10), two inns (Sites 25 and 30), stocks (Site 27), a lock-up (Site 28) the town hall (Site 38) and almshouses (Site 31) all relate to post-medieval developments within the centre of Bishop Auckland. Further developments occurred in the Newton Cap area, the site of a possible deserted medieval village, in the form of a mansion, Newton Cap Hall, to the west of the development site (Site 33).

- 3.4.4 Even by the 1850s there was no such place as Bishop Auckland. In 1852 Rammell’s report to the General Board of Health referred to it as “*the united townships of Newgate in Auckland, the Borough of Auckland and Bondgate in Auckland*” (Laurie 1996, 1). ‘Pollards Lands’ consisting of 7 parcels of land scattered throughout the town, were a further separate entity with a separate administration and parish council until 1919 (*ibid*), adding further confusion to the naming of the settlement. “*The three Bondgates, Finkle Street, the Market Place, Silver Street, Newgate Street (with the exception of a few houses in Gib Chare and Wear Chare) constituted the whole of Bishop Auckland down to about the year 1830*” (Richley 1872, quoted in Laurie 1996, 2). The introduction of the Bishop Auckland and Weardale Railway in 1840, and the Bishop Branch Line in 1857, had a great impact on the economic growth of the town (Railton 2006), and opened up the South Durham coalfield, further adding to the economic expansion of the area (Laurie 1996, 2).
- 3.4.5 The 1840s, as well as the introduction of the railway, brought a large and sudden population increase to the town, in the form of Irish immigrants escaping the famine, and also saw a programme of church building in the town. A total of 6 were constructed from new, or completely refurbished (Laurie 1996, 3). In the 1851 census the large houses of the wealthy are cited alongside the crowded wynds and yards of the poorest, with the majority of the wealthy houses located in the Market Place. In 1840, the first Roman Catholic services at Bishop Auckland were held at the Assembly Rooms in the Shepherd’s Inn by a priest from Darlington, but later a room was fitted out in High Bondgate in Peacock’s Yard, and a resident priest appointed (*ibid*, 4). During the 1850s, the area which underwent greatest redevelopment was the area between Bondgate and Tenters Street (*ibid*, 18). This was as a direct result of the massive surge in population, which by the 1850s had reached 7,632, and in 1821 had been 2,180 (Parson and White 1827, 225). Much of the street pattern in the study area appears to have been in place by the 1850s, and although some of the buildings on High Bondgate are of earlier origin, many would have been replaced during the early-mid 19th century, creating the outline seen on First Edition Ordnance Survey Mapping (Figure 6). Some buildings have already been constructed within the south-eastern part of the development site by this date.
- 3.4.6 The 1851 census cites a total of 123 houses in the High Bondgate area, although the enumerator of this area of the town was not as thorough as in the other areas (Laurie 1996, 8). The inhabitants included a broom maker, an umbrella maker, a mole killer, a violinist, a land agent living with 5 daughters and 3 house servants and a boarding and

day school on the north side of High Bondgate under the governorship of Dorothy Bowness. In addition, many miners lived in this area, as well as a chimney sweep with 6 sweeps working for him who lived in (*ibid*). This differs from the inhabitants 24 years earlier, which included a blacksmith, a boot and shoemaker, a brazier and tinplate worker, a tanner, a stonemason, a wheelwright a yarn manufacturer and a shopkeeper (Parson and White 1827, 229-232). This is far more consistent with a pre-industrial revolution street of small-scale cottage industry type businesses in small dwellings with workshops on the frontage. The 1851 census indicates larger dwellings on the street, shown by a boarding day school, and the land agent's house which housed his 5 daughters and 3 servants too.

- 3.4.7 By 1861, 3 new schools had been constructed in Bishop Auckland, and in 1856 High Bondgate Police Station was built (Laurie 1996, 26). This probably meant that the smaller private day schools, such as that which once existed on the north side of High Bondgate, had probably disappeared by the 1860s. By 1894 lodgings were held at Number 39 High Bondgate by a Mrs Mary Hodgson, a horse dealer occupied Number 1 High Bondgate and three inns were located on the street: The Sun at Number 2, The Court Inn at Number 6, and the Seven Stars at Number 14 (Whellan 1894). Numbers 4 and 6 High Bondgate, those directly to the south of the site, were formerly known as Numbers 41 and 41a, suggesting that Number 39, the lodging house, must be that to the south of the western part of the site, or even within the south-eastern part, and that part of the development site once formed part of Mrs Mary Hodgson's garden. The Second Edition Ordnance Survey Mapping of 1896 shows some larger houses along the street frontage at this time (Figure 7), with a cluster of small buildings lying within the south-eastern part of the development site.

3.5 THE MODERN PERIOD (1900 TO PRESENT)

- 3.5.1 Significant residential developments took place in Bishop Auckland in the early 20th century to support the growth of the town (Railton 2006), though this did not occur in the vicinity of the study area. The Third Edition of the Ordnance Survey series shows a few additional small buildings within the south-eastern part of the proposed development site itself by 1919 (Figure 8), and the observatory seems to have been incorporated within the grounds of the adjacent building to the west. Several late 19th and early 20th century Trade Directories were scoured during the research to locate the inhabitants of Number 41 High Bondgate (present day Number 4 and 6), with the only citation being in 1925 when a Second-hand Furniture Dealer called Ferdinand Spoor held the premises (Kelly 1925, 34). Number 39 was occupied by John Robert Leng between at least 1902 (Kelly 1902, 22) and 1925 (Kelly 1914, 26; Kelly 1925, 28), and Number 40 was Riversmount Commercial Hotel, the proprietor being Rt. Suddich in 1938 (Kelly 1938, 28).
- 3.5.2 The Fourth Edition Ordnance Survey mapping of 1939 (Figure 9) shows fewer small buildings within the south-east corner of the development site than shown on 1919 mapping. The medieval green style area of High Bondgate survived, as did the narrow lanes of North Bondgate, and Fore Bondgate leading from High Bondgate. North Bondgate has since been widened, explaining the present development site boundary lying some distance from the frontage in the south-eastern part of the site on the 1929 mapping (Figure 9).

3.6 PREVIOUS ARCHAEOLOGICAL WORKS

- 3.6.1 A number of previous archaeological interventions have taken place in the Bishop Auckland area. Several seasons of excavation have taken place at the site of the East Deanery medieval college [SMR 6741-44], which have revealed several phases of building ranging from the 13th to 18th centuries, as well as material relating to the modern occupation of the site (Mills 1980). An archaeological watching brief was carried out at the site in 2003 [SMR 9608], which revealed a possible medieval wall face (NAA 2003). An archaeological watching brief was also conducted during re-grading works on the nearby riverbank at South Church [SMR 6681]. This revealed a set of 19th century steps and finds of 19th and 20th century date (ASUD 2003). Medieval deposits, associated with the construction of the Deanery Bridge, were revealed during another watching brief [SMR 8514], conducted during ground works associated with the River Gaunless Flood Alleviation Scheme (ASUD 2005).
- 3.6.2 A program of archaeological works took place at the site of the Bishop Auckland Sports Ground, consisting of a magnetic geophysical survey [SMR 7705; Site 1] which revealed no significant anomalies (Biggins 2004), followed by a watching brief and archaeological evaluation [SMR 7838; Site 2], which revealed no features of archaeological significance (Tyne & Wear Museums 2004).
- 3.6.3 The Ferrins Mill Weir was subjected to an archaeological assessment [SMR 4950] and photographic survey [SMR 6710]. The weir is situated on the River Gaunless. The assessment identified that the present weir was 19th century in date (Young & Fraser 1997). The photographic survey was conducted following flood damage in 2001 and 2002.
- 3.6.4 English Heritage undertook an archaeological recording project at the site of a World War II POW camp at Oaklands Hospital, Bishop Auckland in 2003 [SMR 9017]. The site comprised 12 gable-roofed huts, which are still in use within the hospital.
- 3.6.5 An archaeological desk-based assessment was undertaken of the former BBH Windings Buildings (Railton 2006), which provided a coherent introductory history of the area and outlined the archaeological potential of that site. Several other works have been undertaken in the area, bearing little significance to the present development site, including a Site Visit at Flatts Farm [SMR 6574; Site 3], an archaeological evaluation at Cosin's Chapel [SMR 4818; Site 4], an archaeological assessment of Silver Street Gateway [SMR 5026; Site 5] and archaeological monitoring programmes at 5 Market Place [SMR 9684; Site 40] and Wear Chare [SMR 15880; Site 41]. Additional management plans have concentrated on Bishop Auckland [SMR 9570; Site 39] and Auckland Park [SMR 5467; Site 6].
- 3.6.6 No previous archaeological works have taken place in the immediate vicinity of the proposed development area.

3.7 SITE SPECIFIC SUB-SURFACE ARCHAEOLOGICAL POTENTIAL

- 3.7.1 Nothing is known about prehistoric or Roman activity in the immediate vicinity of the study area, the nearest known prehistoric and Roman settlement sites being 1km to the north of Bishop Auckland. However, deposits relating to the exploitation of the surrounding area in the prehistoric and Romano-British periods have the potential to

exist within the proposed development area. This is particularly enhanced by the close proximity of a Roman road to the proposed redevelopment site.

- 3.7.2 The results of the desk-based assessment suggest that the study area was situated within an area that was occupied from at least the mid 18th onwards, and probably before, with the northern part of the site, except the observatory and boundary wall, remaining gardens and backplots for the frontage. Archaeological deposits relating to this occupation are central focus of the medieval settlement, and the post-medieval town. The southern part of highly likely to survive within the south-eastern part of the site, with further potential for boundary features, perhaps even of medieval origin, within the northern part.

4 VISUAL SITE INSPECTION

4.1 INTRODUCTION

- 4.1.1 The visual site inspection was conducted on Friday 23rd May 2008 in order to identify any surviving earthwork remains within the study area, and note any other features of potential archaeological interest. Digital photographs were taken of the site, and have been incorporated as appropriate below.

4.2 THE SITE

- 4.2.1 The site is bounded to the north by The Batts, a sloping agricultural field system stretching down to the south bank of the River Wear, to the east by an adjacent property and a public car park, to the south by High Bondgate and North Bondgate roads and by Numbers 4-20 High Bondgate, and to the west by adjacent properties. The far north-western boundary is not easily discernible.
- 4.2.2 The site can be sub-divided into four different areas, all of which lie within the site boundary. Plot 1 consists of a graveled area with weed outgrowths and a short section of pathway reached from the North Bondgate road to the south, and the car park to the east (Plate 1). At the time of the site visit, this area was used by neighbouring office and shop workers for car parking.



Plate 1: Plot 1 from the north

- 4.2.3 Plot 2 was just to the north of this area, with no clear boundary from Plot 1, except it was inaccessible to vehicles due to the expanse of undergrowth which meant that any features were obscured (Plate 2). The Observatory was visible to the north-east of this area, and rubble within this plot may have originated from that feature.



Plate 2: Plot 2 from the west

- 4.2.4 Plot 3 was a large rectangular garden area behind Numbers 8-14 High Bondgate, and was divided from Plot 1 to the east, by a large hedge and fence, which was inaccessible. It was also inaccessible from Plot 4 to the north, although a fastened iron gate gave a glimpse of the land beyond (Plate 3). No features were visible through the undergrowth, and it was obviously once a large garden, before the plants took over, as a shed was seen within.



Plate 3: Plot 3 from the north

- 4.2.5 Plot 4 was a narrow east-west aligned band of land constituting the north-western extent of the site (Plate 4). It was accessed over a tumble down wall at the northern boundary of Plot 1 to the east of the observatory, a short cut evidently used previously. This narrow band of land included the observatory, and the boundary wall of Plots 1 and 2, which was an interesting stone built wall with several features observed (Plate 5).



Plate 4: Plot 4 from the west



Plate 5: Detail of boundary wall

- 4.2.6 The observatory, first seen on First Edition Ordnance Survey Mapping of 1856 (Figure 6), is cited by the Listed Buildings entry as of early 18th century origin. Similar observatories are known from the area, such as Westerton Folly, built by Mathematician Thomas Wright, whose thesis of 1750 ‘Original Theory of the Universe’ was groundbreaking (Bishop Auckland Urban District Council nd, 19). This was obviously part of the fashion of early 18th century garden architecture. The observatory consists of water-worn cobbles, brick, and render and the roof is constructed from synthetic roof slates (Plate 6). The observatory is square in plan, is of 2 storeys and has one window. The lower courses of the ground-floor walls are made of cobbles, whilst the upper floors are of brick, with a rendered area on the eastern part of the first floor. There is an empty first-floor door on the south side, facing towards the garden and one empty window on each side of the first floor. Unfortunately the interior was inaccessible at the time of the survey. It has remained derelict since at least 1991.



Plate 6: The Observatory, from the south-east

4.3 DISCUSSION

- 4.3.1 The site visit has found that interesting features survive within the site boundary. These include a boundary wall, likely to be that first seen on First Edition Ordnance Survey mapping of 1856, which may even be of much earlier origin, and the gazebo, or observatory, which is, listed Grade II. It may be necessary for these features to undergo a form of archaeological mitigation before their context is altered.

5 IMPACT ASSESSMENT

5.1 DIRECT IMPACT

- 5.1.1 The proposed development has the potential to impact on buried archaeological remains through the construction of building foundations and the provision of services.
- 5.1.2 It is proposed that the gazebo is restored. The building is a Grade II Listed Building, and as such the archaeological and historical interest of the building will need to be assessed before any proposed alterations are agreed. It may be necessary for the building, and the boundary wall to undergo an archaeological recording prior to redevelopment.

5.2 VISUAL IMPACT

- 5.2.1 The proposed development area is located on high ground, within the Bishop Auckland Conservation Area and immediately adjacent to the Area of Archaeological Interest. Several Listed Buildings lie in close proximity, and although the visual impact of the proposed development is limited by surrounding buildings and structures, developments will be particularly visible from the east, as this is an adjacent car parking area.

6 CONCLUSIONS

- 6.1 There is no direct evidence for prehistoric or Roman activity in the vicinity of the study area. However, topographic evidence suggests that an as yet unrecognised resource relating to the exploitation of the area in the prehistoric or Romano-British periods has the potential to exist within the proposed development area.
- 6.2 The desk-based assessment has indicated that the study area was located within the medieval core of the town, and the post-medieval town, and the southern part of the site had small buildings within it throughout those periods. The North East Regional Research Framework has outlined the necessity for more excavation to be undertaken on the smaller boroughs and shire centres which acted as centres for agricultural exchange and redistribution during the Middle Ages (Petts and Gerard 2006, 165).
- 6.3 A post-medieval boundary wall and observatory survive within the site boundary. The observatory, a Grade II Listed Building, is in a poor state of repair, which has prevented a full inspection of the building. It is therefore recommended that archaeological building recording is undertaken, corresponding to an English Heritage Level 2 survey, prior to the restoration of the observatory. This could be extended to record the boundary wall, which from initial inspection, appeared to incorporate some interesting architectural features.
- 6.4 The northern part of the proposed development area seems to have remained largely vacant, and thus traces of land use in the form of post-medieval garden features, or medieval boundary features may survive.
- 6.5 Buried archaeological deposits relating to the medieval and post-medieval occupation of the site may survive within the proposed development area. These are likely to include boundary features within the northern part, and building foundations and deposits relating to rubbish disposal within the southern part.
- 6.6 The proposed development has the potential to impact on buried archaeological remains through the construction of building foundations and the provision of services. It is recommended that an archaeological evaluation be undertaken, through the excavation of a series of trial trenches, in order to determine the presence or absence of archaeological features in the area of the proposed development. This is in-line with recent recommendations, which states, of areas of high medieval potential, *“development control officers should ensure full archaeological evaluation of all development within the historic cores of the region’s small towns and large villages”* (Petts and Gerard 2006, 168).

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APPENDIX 1: SMR SITES

SMR sites within 750m of the study area (from Durham County Council Sites and Monuments Record). The SMR sites are shown in Figure 2. The Listed Buildings (totalling 61) are not shown due to the high number located, but do illustrate the high architectural and extant building status of the area, shown by the position of the site, within Bishop Auckland Conservation Area.

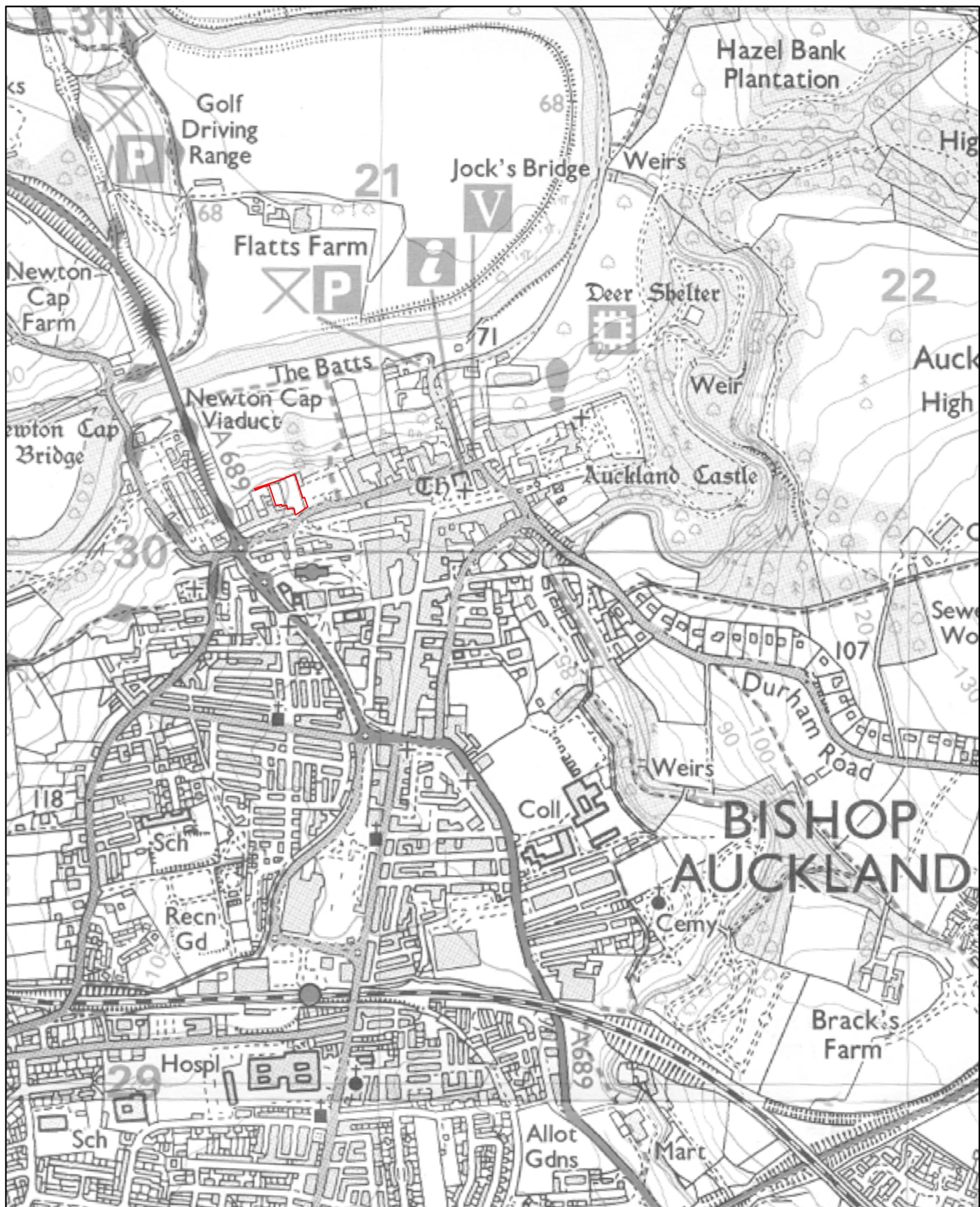
SMR No.	Site Name	Period	Brief Description	Easting	Northing	Site No (Figure 2)
7705	Sports Ground	Undetermined	Magnetic Geophysical Survey.	421174	529750	1
7838	Football Ground	Modern	Archaeological Watching Brief and Evaluation	421150	529770	2
6574	Flatts Farm,	Post-medieval	Site visit report.	420965	530773	3
4818	Cosin's Chapel	Modern	Archaeological Evaluation	421300	530200	4
5026	Silver Street Gateway & Tower	Modern	Archaeological Assessment	421220	530210	5
5467	Auckland Park	Modern	Management Plan	421000	530000	6
5738	Bishop Auckland Castle Park	Medieval	Water Management Features	421400	530400	7
1472	Bishop Auckland	Post-medieval	Friends' Meeting House, est. 1665	421040	529800	8
2523	Auckland Castle Park	Post-medieval	landscape park.	421000	530000	9
784	Bishop Auckland	Post-medieval	water-pumping station.	420200	529900	10
1386	Auckland Castle	Medieval	C11-C17 Bishop's Palace.	421300	530200	11
1387	Auckland Castle	Post-medieval	site of C17 mansion house.	421300	530200	12
1388	Auckland Castle	Medieval	course of curtain wall.	421350	530190	13
1389	Auckland Castle Lodge	Medieval	tower-house (Medieval).	421310	530110	14
1390	Auckland Castle	Post-medieval	site of C16 gateway.	421290	530130	15
1391	Auckland Castle	Medieval	C14 gate.	421220	530200	16
1392	Auckland Castle	Medieval	site of tower.	421210	530230	17
1393	Auckland Castle	Medieval	site of tower.	421290	530250	18
1394	Auckland Castle	Medieval	site of tower.	421340	530260	19
1395	Auckland Castle	Medieval	site of tower.	421480	530310	20
1396	Auckland Castle	Medieval	site of tower.	421510	530240	21
1397	Auckland Castle	Medieval	site of tower.	421520	530170	22
1398	Auckland Castle	Medieval	site of tower.	421400	530140	23
1400	Auckland College	Medieval	remains of C15-C16 secular college.	421200	530100	24
1402	11-12 King Street	Post-medieval	former C17 inn.	421210	530140	25
1403	St. Anne's, Auckland	Medieval	Medieval church, rebuilt.	421160	530110	26
1404	St. Anne's	Post-medieval	site of stocks.	421160	530110	27
1405	St. Anne's	Post-medieval	site of lock-up.	421160	530110	28
1406	Bishop Auckland	Medieval	extant market-house (1672).	421120	530100	29

SMR No.	Site Name	Period	Brief Description	Easting	Northing	Site No (Figure 2)
1407	Queen's Head	Post-medieval	C16 Inn.	421090	530150	30
1408	Bead Houses	Post-medieval	almshouses, est. 1669	421180	530140	31
1411	Auckland Grammar School	Medieval	site of C17 school.	421200	530100	32
1412	Newton Cap Hall	Post-medieval	original site of former mansion.	420260	530370	33
1414	Newton Cap Bridge	Medieval	Medieval bridge, possibly rebuilt.	420510	530250	34
1415	Newton Cap	Medieval	C14 weir.	420500	530160	35
1417	Jock's Row	Medieval	site of C14 hermitage.	421300	530500	36
1437	Newton Cap	Medieval	possible deserted Medieval village.	420200	530500	37
1444	Bishop Auckland	Post-medieval	town hall.	421170	530120	38
14006	Auckland castle	unknown	Listed building	421364	530201	
14007	Auckland castle west mural tower and west walls	unknown	Listed building	421299	530218	
14008	Chapel of St Peter at Auckland castle	unknown	Listed building	421384	530248	
14009	Six pillars 3 metres east of west wall of Auckland	unknown	Listed building	421238	530173	
14010	Screen wall and garden walls to south and east of	unknown	Listed building	421406	530168	
14029	24 and 25 Market Place	unknown	Listed building	421204	530165	
14030	The elms	unknown	Listed building	421184	530197	
14031	Wall in front of number 27 market place	unknown	Listed building	421193	530173	
14032	29 Market Place	unknown	Listed building	421176	530171	
14033	Post chaise hotel	unknown	Listed building	421107	530156	
14034	Old bank chambers	unknown	Listed building	421185	530124	
14035	Unknown	unknown	Listed building	421196	530123	
14036	The almshouses	unknown	Listed building	421184	530144	
14038	Mcintyre	unknown	Listed building	421094	529954	
14039	Wesley Methodist church and attached railings	unknown	Listed building	420998	529461	
14048	12-23 Victoria Avenue	unknown	Listed building	421192	529833	
14049	Coopers public house	unknown	Listed building	421052	530092	
14060	Bridge over River Gaunless	unknown	Listed building	421334	529959	
14061	Gazebo to north of number 6	unknown	Listed building	420816	530133	
14062	Stone horse trough at junction with west road	unknown	Listed building	420705	529984	
14065	1 Market Place	unknown	Listed building	421103	530054	
14066	5 Market Place	unknown	Listed building	421189	530071	
14067	9 Market Place	unknown	Listed building	421240	530088	
14068	11 Market Place	unknown	Listed building	421281	530098	
14085	Bay horse public house	unknown	Listed building	420922	530075	

SMR No.	Site Name	Period	Brief Description	Easting	Northing	Site No (Figure 2)
14091	Drinking fountain	unknown	Listed building	421302	529964	
14092	8 High Bondgate	unknown	Listed building	420826	530066	
14093	46-8 High Bondgate	unknown	Listed building	420710	530017	
14096	1a and 1b Market Place	unknown	Listed building	421119	530060	
14097	4 Market Place	unknown	Listed building	421175	530068	
14098	8 Market Place	unknown	Listed building	421210	530080	
14099	10 Market Place	unknown	Listed building	421253	530090	
14101	Westcott lodge	unknown	Listed building	421298	530154	
14104	1 Newgate Street	unknown	Listed building	421102	530057	
14105	Midland bank	unknown	Listed building	421094	529977	
14109	Railings and piers to King James I school	unknown	Listed building	421185	529588	
14113	Nos. 5-12 Victoria Place	unknown	Listed building	421194	529860	
14398	18 High Bondgate	unknown	Listed building	420763	530048	
14399	Newton cap railway viaduct	unknown	Listed building	420614	530305	
14536	No. 80 Newgate Street	unknown	Listed building	421021	529775	
14537	Newton cap bridge	unknown	Listed building	420512	530258	
14538	Church of St Peter	unknown	Listed building	420811	529684	
14542	Church of St Anne	unknown	Listed building	421166	530116	
14543	9 Market Place	unknown	Listed building	421233	530084	
14547	6 Market Place	unknown	Listed building	421197	530076	
14548	4 and 6 High Bondgate	unknown	Listed building	420837	530068	
14552	Westholme	unknown	Listed building	420523	529607	
14557	7 Market Place	unknown	Listed building	421204	530078	
14558	Castle lodge	unknown	Listed building	421310	530111	
14559	War memorial in front of No. 45 market place	unknown	Listed building	421200	530114	
14560	Town hall	unknown	Listed building	421157	530135	
14562	17 North Bondgate	unknown	Listed building	420986	530093	
14569	55, 56 and 57 Fore Bondgate	unknown	Listed building	421010	530087	
14573	3 Great Gates	unknown	Listed building	421013	529816	
14574	27-29 High Bondgate	unknown	Listed building	420773	529995	
14575	Library	unknown	Listed building	421152	529800	
14577	Barclays bank	Post-medieval - from 1541ad to 1899ad	Listed building	421138	530060	
14584	Walls and piers of Nos. 25, 27 and 29	unknown	Listed building	420489	529611	
14585	Auckland castle entrance gateway	unknown	Listed building	421300	530124	
14586	Potting shed and garages west of Auckland castle	unknown	Listed building	421271	530164	
14587	Garden and drive walls and railings	unknown	Listed building	421412	530147	
9570	Bishop Auckland	Modern	Archaeological Survey	421107	530084	39
9684	Bishop Auckland, 5 Market Place	Modern	Archaeological Monitoring	421192	530062	40

SMR No.	Site Name	Period	Brief Description	Easting	Northing	Site No (Figure 2)
15880	Bishop Auckland, Wear Chare		Archaeological monitoring	421137	530266	41

APPENDIX 2: FIGURES






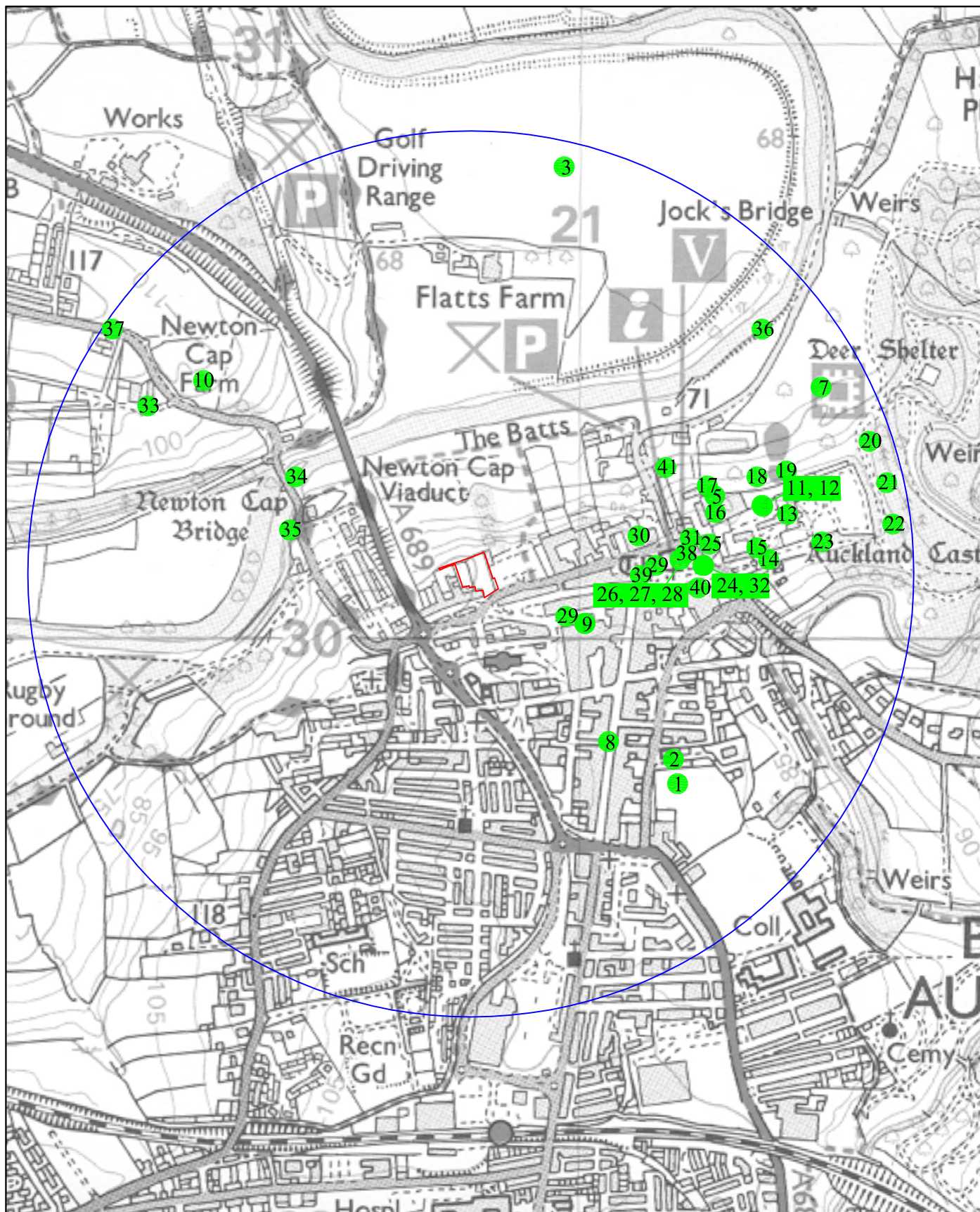
 <p>North Pennines Archaeology Ltd 2008</p>	<p>PROJECT: Land adjacent to No. 4 High Bondgate Bishop Auckland, Co. Durham</p> <p>SCALE: 1:10 000 at A4</p> <p>REPORT No: CP 697/08</p> <p>CLIENT: Strathmore Homes</p> <p>DRAWN BY: CP</p> <p>DATE: May 2008</p>		<p>KEY:</p>  <p>outline of the study area</p> <p><small>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</small></p>
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Figure 1 : Location of the Study Area








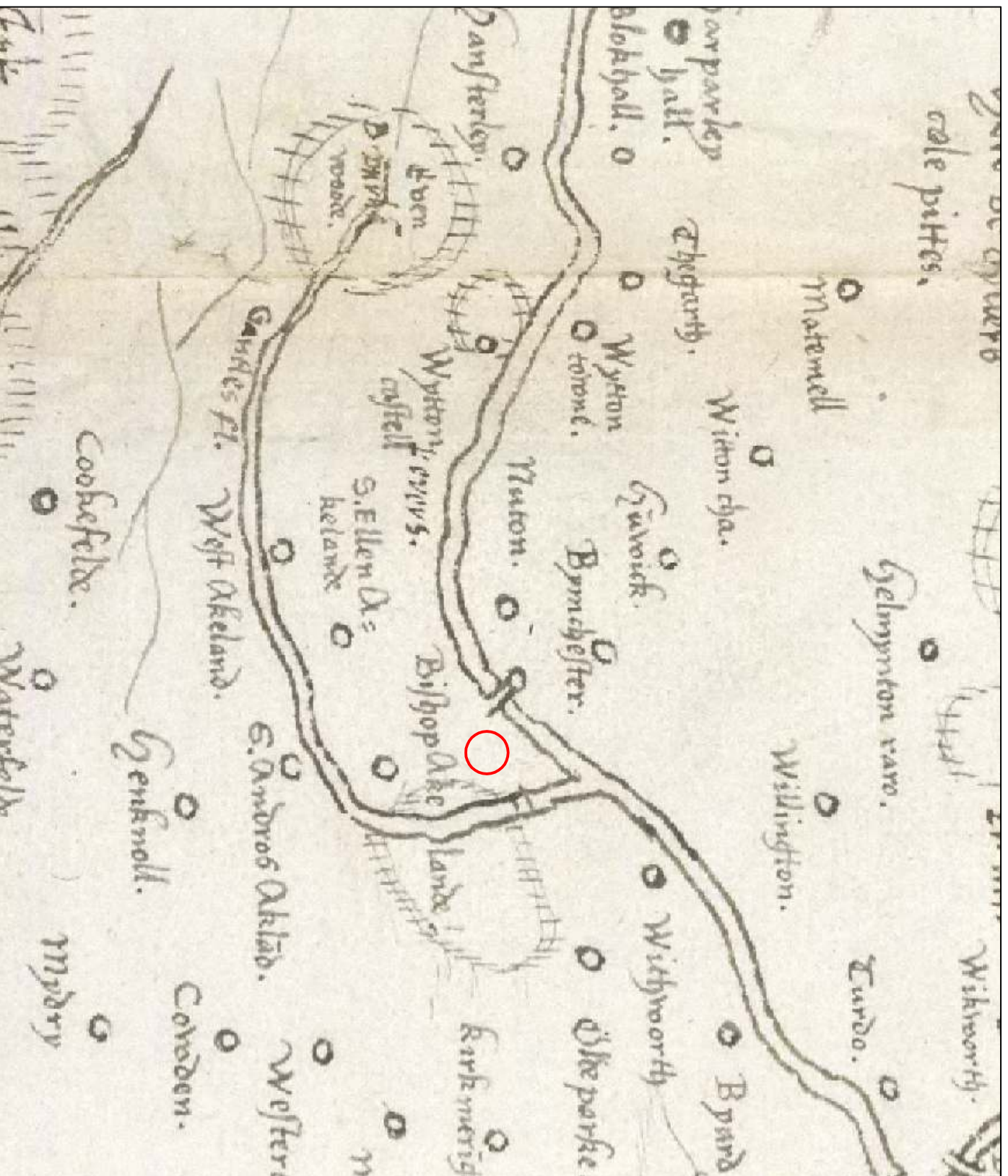
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Figure 2 : Location of SMR Sites



North Pennines Archaeology Ltd

2008

Land adjacent to
No. 4 High Bondgate,
Bishop Auckland, Co. Durham

SCALE: Not to scale

DRAWN BY: CP

DATE: May 2008



KEY:



approximate
location of the
study area

REPORT No.:

CP 697/08

CLIENT:

Strathmore Homes

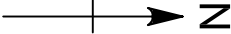


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2008
Land adjacent to
No. 4 High Bondgate,
Bishop Auckland, Co. Durham

SCALE: Not to scale

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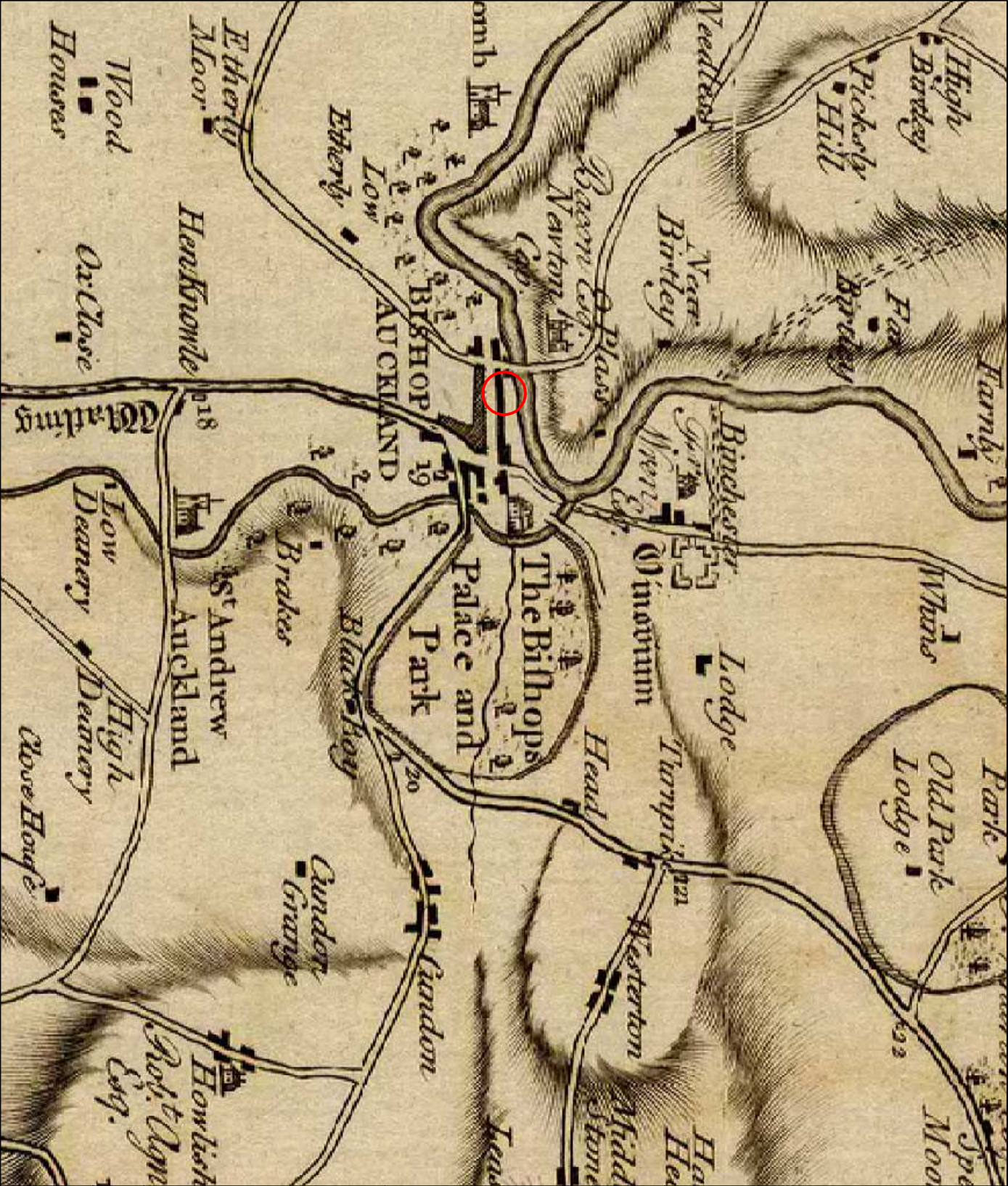


approximate
location of the
study area

REPORT NO:
CP 697/08

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Figure 4 : Extract from John Speed's 1676 "The Bishoprick and Citie of Durham"



North Pennines Archaeology Ltd

2008

Land adjacent to
No. 4 High Bonagate,
Bishop Auckland, Co. Durham

SCALE: Not to scale

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DATE: May 2008

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location of the
study area

REPORT NO:

CP 697/08

CLIENT:

Strathmore Homes

Figure 5 : Extract from Andrew Armstrong's 1768 "The County Palatine of Durham"

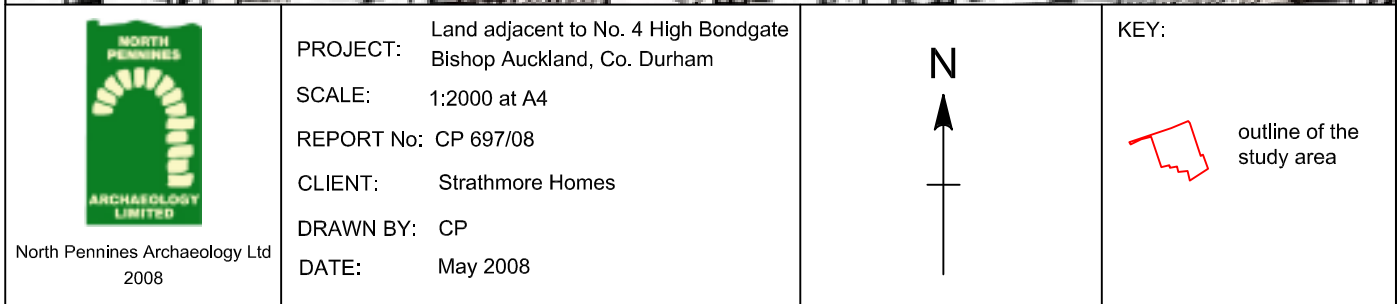


Figure 6 : First Edition Ordnance Survey Mapping, 1856, 6 inch to the mile






 <p>North Pennines Archaeology Ltd 2008</p>	<p>PROJECT: Land adjacent to No. 4 High Bondgate Bishop Auckland, Co. Durham</p> <p>SCALE: 1:1000 at A4</p> <p>REPORT No: CP 697/08</p> <p>CLIENT: Strathmore Homes</p> <p>DRAWN BY: CP</p> <p>DATE: May 2008</p>	<p>N</p> 	<p>KEY:</p>  <p>outline of the study area</p>
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Figure 7 : Second Edition Ordnance Survey Mapping, 1896, 25 inch to the mile



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KEY:



outline of the
study area

Figure 8 : Third Edition Ordnance Survey Mapping, 1919, 25 inch to the mile



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Bishop Auckland, Co. Durham
SCALE: 1:1000 at A4
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CLIENT: Strathmore Homes
DRAWN BY: CP
DATE: May 2008



KEY:



outline of the
study area

Figure 9 : Fourth Edition Ordnance Survey Mapping, 1939, 25 inch to the mile