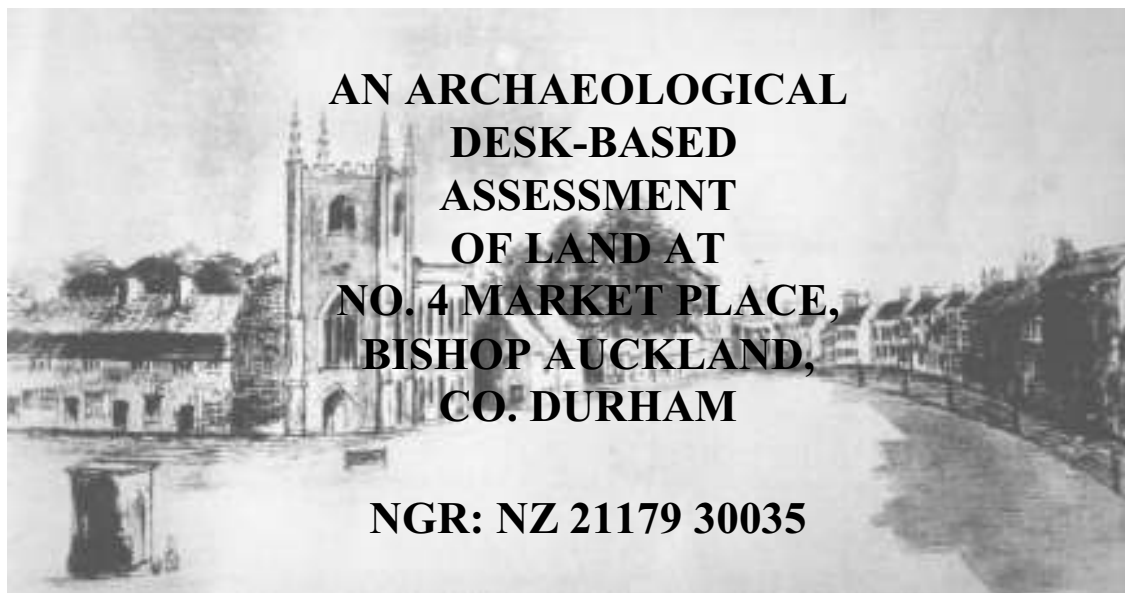


NORTH PENNINES ARCHAEOLOGY LTD

Project Designs and Client Reports No. CP 726/08



**FOR
JOMAST DEVELOPMENTS**

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EXECUTIVE SUMMARY

North Pennines Archaeology Ltd. were invited by Jomast Developments to undertake an archaeological assessment of land at No. 4 Market Place 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 site is located on the south side of the Market Place at the centre of Bishop Auckland, 50m south of Bishop Auckland Town Hall, within an Area of Archaeological Interest (Local Plan Policy BE17) and within Bishop Auckland Conservation Area. The archaeological works were undertaken in July 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 desk-based assessment has indicated that the study area was located within the medieval core of the town, and the post-medieval town, with structures of the post-medieval era extant within the proposed development site. 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).

The site visit has found that interesting features survive within the site boundary. These include a post-medieval boundary wall and outbuildings, the latter is due to be demolished, and perhaps the boundary wall also. It may be necessary for an archaeological building recording to be undertaken, corresponding to an English Heritage Level 2 survey, prior to the demolition of these features, to further inform of their construction and date, and to assess whether these were part of the mid 18th century No. 4 Market Place build.

Buried archaeological deposits relating to the medieval and post-medieval occupation of the site may survive within the proposed development area. As foundation trenches and services are due to be excavated within the site as part of the proposed development, it is further recommended that a scheme of trial trenching is undertaken, in the areas due to be affected, to test the potential for medieval deposits relating to the early history of Bishop Auckland, and also to record any post-medieval deposits in the area, which are likely to be destroyed by the groundworks.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd. would like to thank Alistair Scott of Jomast developments for commissioning the project. 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 July 2008. The report was written and illustrated by Cat Peters, and edited by Matthew Town, NPA Project Manager. The project was managed by Matthew Town.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 North Pennines Archaeology Ltd. were invited by Jomast Developments to undertake an archaeological assessment of land at No. 4 Market Place, Bishop Auckland, County Durham. This work was required to support a valid planning application for an extension to the rear of the property, submitted to Wear Valley District Council. The proposed development is due to involve changes to existing buildings as well as the construction of three new dwellings.
- 1.1.2 The site lies on the south side of the Market Place, within 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.
- 1.1.3 The aim of the archaeological assessment was to inform the client and Durham County Council Archaeology Section of the archaeological and historical importance of the site, and to determine the need for, and scope of, any further archaeological work.

2 METHODOLOGY

2.1 INTRODUCTION

- 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 July 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 500m radius detailed search centred on NZ 21179 30035. 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 July 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 500m 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 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.
- 2.2.4 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 visual inspection 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 BACKGROUND

3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The site is situated at the centre of Bishop Auckland, in Wear Valley District, Co. Durham (centred on national grid reference NZ 21179 30035). The proposed development site comprises land situated on the south side of the Market Place, 50m from Bishop Auckland Town Hall, at 95m AOD (Figure 1).
- 3.1.2 Bishop Auckland occupies the brow of a hill with the River Wear to the west, and the River Gaunless to the east. 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.

3.2 HISTORICAL BACKGROUND

- 3.2.1 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*.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** 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). Deposits relating to the exploitation of the area in the prehistoric period have the potential to exist within the proposed development site.
- 3.2.3 ***Romano-British Period (c. AD 43- AD 410):*** 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). Although nothing is known about the Roman period in the immediate vicinity of the proposed development site, the presence of a Roman road in close proximity may have implications for archaeological potential of the area.
- 3.2.4 ***Medieval Period (c. AD 410- AD 1485):*** 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 at 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, a possible deserted medieval village location, and an early crossing place of the River Wear (Hutchinson 2005).

- 3.2.5 The first mention of Bishop Auckland is in *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). *Boldon Buke* also mentions Auckland Park (Site 26) for the first time, which was then used for hunting, and contained a fulling mill. The park was situated c.200m to the east of the proposed development site.
- 3.2.6 The Bishops of Durham had a residence at Auckland from the 12th century onwards (Rain 1852; Sites 1-13). Bishop Auckland developed in the medieval period to become the main town in the area. The presence of the Bishop's Palace would have had a major influence on the town's development, through the provision of labour, goods and services to the residence. A college associated with the palace was constructed dating to the medieval period (Site 14) and a hermitage is also known from the period (Site 23). A central market place would have been established soon after the erection of the palace, to serve the new population to the area. Stocks, a lock-up and a Market House were established during the medieval and post-medieval periods (Sites 17, 18 and 19). The earliest reference to a chapel on the present site of St. Anne's (Site 16), directly opposite the proposed development is in 1391, although the exact foundation is unknown, indicating a well-established market place by this date (Unknown c.1965, 1). It is known that Bishop Beck (1283-1310) erected a chapel at Auckland (Surtees 1816), so it could have been St. Anne's. Auckland Castle itself was remodelled, and the park was landscaped in the 18th century (The Archaeological Practice 1998).
- 3.2.7 ***Post-Medieval Period (c. AD 1485-1900):*** shortly after 1542, Auckland became known as 'Market Akeland' (Unknown c.1965, 6), indicative of a well-established market place, and buildings in the vicinity of the market place would have been in place by this time. The basic layout of the town is illustrated in Armstrong's map of 1768 (Figure 3). The study area lies within the eastern part of the centre of the settlement. A Grammar School (Site 22), a Friend's Meeting House (Site 25), Almshouses (Site 21) and two inns (Sites 15 and 20) all date to this mid post-medieval period and would have been erected by 1768.
- 3.2.8 Bishop Auckland in general during the post-medieval period underwent a programme of consolidation and intensification within the later medieval town limits (Gill 1976) and little expansion appears to have taken place 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). It was this beauty that must have attracted the 18th century inhabitants of the town, who were predominantly upper class people who had retired from public life (Unknown c.1965, 7). The St. Andrew's Parish Register suggests that this beauty was also healthy for the inhabitants, as the average age of death between 1813 and 1828 was 68. Between those years there were 1090 deaths in the parish, 195 of which were over 80 years of age (*ibid*).

- 3.2.9 By the 1850s there was still 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 First Edition Ordnance Survey Mapping of 1856 (Figure 4) indicates that the proposed development site once lay within Plot 4 of Pollard's lands.
- 3.2.10 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. 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). This opened up the South Durham coalfield, further adding to the economic expansion of the area (Laurie 1996, 2). The 1840s, 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. A total of six were constructed from new, or completely refurbished (Laurie 1996, 3). The extant Church of St. Anne's, directly opposite the proposed development site, was designed by Salvin, and constructed after the buildings on its site were demolished in 1847 (Unknown c.1965, 1). It consists of a nave, short side aisle, a chancel with a high-pitched roof and a ball turret at the west end. Its predecessor had a square tower (Frontispiece) and was rebuilt at some time in the late 18th century, the first record relating to its existence dating to 21st May 1781 (DRO EP/Au.San2/8). The present Town Hall was built in 1869 (Site 24). Several of the buildings in the Market Place seem to have been demolished and replaced during the early-mid 18th century, indicated by the high number of listed buildings of the period in the vicinity (*Appendix 1*).
- 3.2.11 There was a massive surge in population, which by the 1850s had reached 7,632, when in 1821 it had been 2,180 (Parson and White 1827, 225). 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 1851 the Market Place was described as "*a spacious square surrounded by good houses containing some of the best public establishments, shops, inns etc in the town*" (Pevsner 1953, 148). Much of the 18th and 19th century buildings on the

Market Place were houses for the gentry. One was a school, located adjacent to the proposed development site, on the west, and this was constructed in 1810 upon land purchased by Bishop Barrington in 1808 from a local landowner called Pollard for £250 (Unknown c. 1965, 2). The building cost £2,250 to construct and became known as Barrington School. Although it taught both sexes, girls had to leave at the age of 11. No. 4 Market Place, formerly known as No. 9, Vicarage, dates to the mid 18th century, and was presumably originally built as the vicarage for St. Anne's Chapel opposite. If it was not, it had certainly been adopted as such by 1827 when the Rev. John Bacon, perpetual curate, was living there (Parson and White 1827, 229). Several reverends took on the residence of the house throughout the 19th century including the Rev. Robert Thompson in 1834 (Piggott 1834), the Rev. George E. Green, incumbent in 1855 (Briggs 1855), in 1873, the Rev. Henry Arthur M. Milton (Post Office Directory 1873), the Rev. Robert Long, M.A., vicar, in 1878 (Post Office Directory 1878) and in 1894, the Rev. Edwin Price, M.A., vicar (Whellan 1894, 340). Solicitors and bankers lived at Nos. 10 and 11 in 1894 (*ibid*), showing the high status of the inhabitants of this part of the Market Place.

- 3.2.12 ***Modern Period (post 1900):*** significant residential developments took place in Bishop Auckland in the early 20th century to support the growth of the town (Railton 2006). The road, known as 'Kingsway', must be a 20th century addition, and is not shown on Fourth Edition Ordnance Survey Mapping of 1939 (Figure 7). This new road encroached upon the garden space of the vicarage, removing the majority of the southern part of the land.

4 ASSESSMENT RESULTS

4.1 INTRODUCTION

- 4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the source from which they relate. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

4.2 HISTORIC ENVIRONMENT RECORD (HER)

- 4.2.1 **Summary:** a total of 97 sites were lodged within the Durham County Council HER records. 61 of these were listed buildings, all within 500m of the proposed development, showing the high level of architectural and archaeological significance of extant buildings in the vicinity, and reflecting the Conservation Area status of the site. Of the listed buildings, 6 were Grade I, 2 were Grade II* and the remaining 53 Grade II. In addition, a total of 36 HER sites were listed within 500m of the proposed development site. 8 of these were previous archaeological investigation sites, and the results of these are discussed separately in *Section 4.5*. Of the remaining 28 HER sites, 11 date to the post-medieval period, with the remaining 17 being of medieval origin.

4.3 CARTOGRAPHIC SOURCES

- 4.3.1 A search of maps recording the area was carried out as part of the desk-based research. Only those that reveal the development site, and of direct relevance have been included. Many earlier maps show Co. Durham as a whole, but no street layout for Bishop Auckland and so have not been included in this discussion.
- 4.3.2 ***Armstrong's Plan of the County Palatine of Durham, 1768 (Figure 3):*** Armstrong's plan is the earliest to show the street layout of Bishop Auckland. The settlement is densely concentrated on the area between Newton Cap and Auckland Castle along the three major streets, and it seems that a building does exist within the proposed development site by this time. The large scale of the map makes it difficult to assess what type of building this could be.
- 4.3.3 ***First Edition Ordnance Survey Mapping, 1856 (Figure 4):*** the Ordnance Survey series is the earliest to accurately survey the country. The First Edition was only available in the 6 inch to the mile scale for this area of Bishop Auckland (DRO), but it does show the building now known as No. 4 Market Place on the Market Place frontage, in the northern part of the proposed development site. It could be that a rectangular outbuilding is shown in the garden behind, towards the western boundary of the site although the scale is large, and it is not very clear. The angled narrow backplots of land shown behind the buildings fronting the Market Place are survivals of the medieval layout of the town. The annotation to the south-west of the site boundary 'No 4' refers to one of the seven parcels of lands in the town, known as 'Pollards Lands', which were a separate entity until 1919 (Laurie 1996, 1).

- 4.3.4 ***Second Edition Ordnance Survey Mapping, 1896 (Figure 5):*** the Second Edition Ordnance Survey Mapping clearly does show two rectangular outbuildings by the western boundary of the development site. The extant outline of the building is also clearly shown, proof that at least by 1896, the building fronting Market Place had taken its present form. The word ‘Vicarage’ is also annotated to the south of the present development site, showing the occupant’s profession. The garden associated with the building was much larger in 1896, than presently, extending further south.
- 4.3.5 ***Third Edition Ordnance Survey Mapping, 1919 (Figure 6):*** between 1896 and 1919, the proposed development site was unaltered.
- 4.3.6 ***Fourth Edition Ordnance Survey Mapping, 1939 (Figure 7):*** the Fourth Edition of the Ordnance Survey Mapping reveals that little changed in the vicinity of the proposed development site between 1896 and 1939. The eastern half of the northernmost outbuilding had been demolished between 1919 and 1939, but the Ordnance Survey Mapping reveals no other changes.

4.4 AERIAL PHOTOGRAPHY

- 4.4.1 Aerial photographs pertaining to the study area were consulted via the Durham County Council Archaeology Section records. However no photographs showing the study area could be located in the SMR. Aerial photographs were also requested 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, it is unlikely that photographs would reveal any new features within the site.

4.5 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

- 4.5.1 A search was made of the known previous archaeological investigations held by the Durham County Council Archaeology Section, undertaken within 500m of the proposed development site. Details of these projects are summarised in the table below:

Site No	Site Name	Type	Detail	Bibliographic Ref
29	Cosin’s Chapel	Evaluation	Revealed undisturbed archaeological deposits below 19 th century re-laid floor in chapel	Leyland 1995
30	Silver Street	Assessment	Traces historical sources and records and describes surviving building remains	Ryder and Degnan 1998
31	Auckland Park	Management Plan	Charts the development of Auckland Park	Wilson 1983
32	Bishop Auckland Sports Ground	Magnetic Geophysical Survey	Detail obscured by reinforced concrete and steel structures but some anomalies revealed	Biggins 2004
33	Bishop Auckland Football Ground	Watching Brief and Evaluation	Recorded a natural glacial geological feature and a shallow modern linear feature	Parker 2004

Site No	Site Name	Type	Detail	Bibliographic Ref
34	Bishop Auckland	Historic Town Survey	Provides a broad outline of the history of Bishop Auckland	Gill 1978
35	5 Market Place	Watching Brief	20 th century brick and demolition material were recovered. No significant archaeological deposits or artifacts located	ASDU 2007a
36	Wear Chare	Watching Brief	Located two boundary walls and post-medieval building features including wall foundations a cobbled surface and a cellar. Stone culverts were also found within 2 test pits	ASDU 2007b

4.5.2 Of most significance to the proposed development site is the work that was undertaken in 2007 by Archaeological Services Durham University, which was on the adjacent site (Site 35). All groundworks associated with the alterations to existing properties on that site were undertaken under an archaeological monitoring condition, and this was after test pits were excavated on the site. One test pit produced subsoil and 20th century brick and demolition material, and the other uncovered subsoil and rubble. Although no significant deposits or finds were encountered within the test pits, an archaeological monitoring scheme was imposed. No significant deposits were encountered.

4.6 VISUAL SITE INSPECTION

4.6.1 **Introduction:** the site was visited on 3rd July 2008. It consists of No. 4 Market Place and its garden space behind. No. 4 itself was not accessed, as this report is concerned primarily with the land behind, where three new buildings are proposed after the demolition of the existing outbuildings. Any internal alterations to No. 4 Market Place (Plate 1) may require a separate building recording of the structure as-is, dependent upon Listed Building consent and advice.



Plate 1: Northern elevation of No. 4 Market Place

- 4.6.2 **Description:** the plot was accessed from Kingsway, a route installed sometime after the publication of the Fourth Edition Ordnance Survey Mapping of 1939 (Figure 7). This would explain the difference between the western boundary wall of the site, which is made of stone, and the southern boundary wall of the site, which is of modern red-brick construction (Plate 2). The access from Kingsway provides access into the far south-western corner of the proposed development site.



Plate 2: Entrance to land behind No. 4 Market Place, from the south

- 4.6.3 The majority of the land behind No. 4 Market Place consisted of tarmac surface, used previously for car parking, and gravelled areas, with overgrown shrubbery towards the north. Larger bushes and trees lined the eastern boundary, with a wall behind (Plate 3).



Plate 3: Tarmac and graveled area from the north

- 4.6.4 The back of the buildings fronting the Market Place showed evidence for a series of architectural alterations over the years, presumably relating to the desires of the different inhabitants throughout the building's 250 year lifespan (Plate 4). The eastern part of the building was stone-faced, with an extending two storey red-painted bay window. A diagonal line in the stonework towards the top of the building could indicate an extension of height, and this can be traced in the brickwork of the northern elevation (Plate 1). Listed Building information indicates that the building was raised in the mid 19th century. To the west of this was a series of two and three storey red-brick built structures, adjoining the stone-faced façade, and perhaps of a later date than the earlier mid-18th century construction, although their layout matches the building layouts shown on the First Edition Ordnance Survey Mapping of 1856 (Figure 4), showing that even the extensions are at least 150 years old. A blocked doorway on one of these structures shows the different alterations made in access over time. A roof-line revealed by a cement pattern on the southern elevation of the southernmost red-brick built structure, was evidence for a further structure, once in existence adjoining these structures, and may represent the small square shaped building shown on earlier Ordnance Survey Mapping (Figures 4-7) which show that this existed in 1939, so was demolished within the last 70 years.



Plate 4: Southern elevation of No. 4 Market Place

- 4.6.5 Beside the western boundary wall of the site, and close to the access into the adjacent property to the west, were outbuildings, due to be demolished by the proposed scheme. The stone-faced rectangular building on the west, with a south-facing sloping roof of red tiles is of an earlier construction, and its back wall matches that of the boundary wall in this part of the site (Plate 5). An extending section of stone wall, southwards to the same length as the western outbuilding is further suggestion, that the outbuilding was once twice the length as it is currently, and that the eastern half of the building has previously been demolished. Red-brick repair work on the outbuilding further evidences this potential, as does early Ordnance Survey Mapping, which indicates a change from a rectangular building at this location from at least 1856 (Figure 4) and 1919 (Figure 6), shortened into a square outbuilding by 1939 (Figure 7). The adjoining smaller red-brick outhouse on the east is of more recent construction. The fact that the western outbuilding matches the height of the boundary wall, and is of the same fabric, which also appears to be of matching fabric to the eastern part of the southern elevation of No. 4 Market Place, might be indicative of a similar date, which could mean it is of mid-18th century construction.



Plate 5: Outbuildings at western boundary of site

4.7 POTENTIAL IMPACT OF PROPOSED DEVELOPMENT

- 4.7.1 Figure 8 shows the proposed site plan, in comparison to the existing site plan. The majority of the eastern and southern part of the site is due to remain open, and not planned for building upon. However, a new draining system will be required, which will require a scheme of excavation across the centre of the eastern part of the site, to tie in the outflow of the proposed new dwellings with existing services. The line of lime trees across the eastern boundary are to be retained, and much of the eastern and southern edges of the site used for car parking, which should not affect these parts of the site significantly, although indirect affects on the surrounding Listed Buildings in the area, and the visual affects on the Conservation Area are of some significance. The cherry tree at the centre of the backplot of No.4 is due for removal. Any landscaping and plans to insert new trackways and paths may require some small-scale soil movement.
- 4.7.2 The existing outbuildings, described in *Paragraph 4.6.5* and shown in Plate 5 are due to be demolished. In their place, and extending eastwards and northwards to meet the brick-built structures of No. 4 three new dwellings are proposed. This would require the excavation of foundation trenches, which have the potential to impact upon sub-surface features within this part of the site. It is known from early Ordnance Survey Mapping (Figures 5-7) that a further rectangular outbuilding once existed within the proposed development site, in the area due to be affected by the new dwellings, on a roughly north-south alignment, so traces of this building may still survive sub-surface. In addition, other, as-yet unknown, features may survive in the area.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 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.
- 5.1.2 The desk-based assessment has indicated that the study area was located within the medieval core of the town, and the post-medieval town, with structures of the post-medieval era extant within the proposed development site. 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).
- 5.1.3 A post-medieval boundary wall and outbuildings survive within the site boundary, the latter due to be demolished, and perhaps the boundary wall also. It may be necessary for an archaeological building recording to be undertaken, corresponding to an English Heritage Level 2 survey, prior to the demolition of these features, to further inform of their construction and date, to assess whether these were part of the mid 18th century No. 4 Market Place build.
- 5.1.4 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 be directly affected by the construction of new buildings.
- 5.1.5 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).

5.2 RECOMMENDATIONS

- 5.2.1 A building recording may be required for the outbuilding and boundary wall, due to be adversely affected by the development. Further recording of this type may show that these structures relate to the Grade II mid 18th century No. 4 Market Place house.
- 5.2.2 As foundation trenches and services are due to be excavated within the site as part of the proposed development, it is further recommended that a scheme of trial trenching is undertaken, in the areas due to be affected, to test the potential for medieval deposits relating to the early history of Bishop Auckland, and also to

record any post-medieval deposits in the area, which are likely to be destroyed by the groundworks.

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APPENDIX 1: GAZETTEER OF SITES

This Appendix summarises the sites within 500m of the proposed development site, located by the research. The sites are shown in Figure 2. The Listed Buildings (second table) 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.

Known Sites within 500m of proposed development site

SMR No.	Site Name	Period	Brief Description	Easting	Northing	Site No (Figure 2)
1386	Auckland Castle	Medieval	C11-C17 Bishop's Palace.	421300	530200	1
1387	Auckland Castle	Post-medieval	site of C17 mansion house.	421300	530200	2
1388	Auckland Castle	Medieval	course of curtain wall.	421350	530190	3
1389	Auckland Castle Lodge	Medieval	tower-house (Medieval).	421310	530110	4
1390	Auckland Castle	Post-medieval	site of C16 gateway.	421290	530130	5
1391	Auckland Castle	Medieval	C14 gate.	421220	530200	6
1392	Auckland Castle	Medieval	site of tower.	421210	530230	7
1393	Auckland Castle	Medieval	site of tower.	421290	530250	8
1394	Auckland Castle	Medieval	site of tower.	421340	530260	9
1395	Auckland Castle	Medieval	site of tower.	421480	530310	10
1396	Auckland Castle	Medieval	site of tower.	421510	530240	11
1397	Auckland Castle	Medieval	site of tower.	421520	530170	12
1398	Auckland Castle	Medieval	site of tower.	421400	530140	13
1400	Auckland College	Medieval	remains of C15-C16 secular college.	421200	530100	14
1402	11-12 King Street	Post-medieval	former C17 inn.	421210	530140	15
1403	St. Anne's, Auckland	Medieval	Medieval church, rebuilt.	421160	530110	16
1404	St. Anne's	Post-medieval	site of stocks.	421160	530110	17
1405	St. Anne's	Post-medieval	site of lock-up.	421160	530110	18
1406	Bishop Auckland	Medieval	extant market-house (1672).	421120	530100	19
1407	Queen's Head	Post-medieval	C16 Inn.	421090	530150	20
1408	Bead Houses	Post-medieval	almshouses, est. 1669	421180	530140	21
1411	Auckland Grammar School	Medieval	site of C17 school.	421200	530100	22
1417	Jock's Row	Medieval	site of C14 hermitage.	421300	530500	23
1444	Bishop Auckland	Post-medieval	town hall.	421170	530120	24
1472	Bishop Auckland	Post-medieval	Friends' Meeting House, est. 1665	421040	529800	25
2523	Auckland Castle Park	Post-medieval	landscape park.	421000	530000	26
5738	Bishop Auckland Castle Park	Medieval	Water Management Features	421400	530400	27
5740	Gothick Temple	Post-medieval	Temple, demolished 1960	421650	530000	28
4818	Cosin's Chapel	Works undertaken 2005	Archaeological Evaluation	421300	530200	29

SMR No.	Site Name	Period	Brief Description	Easting	Northing	Site No (Figure 2)
5026	Silver Street Gateway & Tower	Works undertaken 1998	Archaeological Assessment	421220	530210	30
5467	Auckland Park	Works undertaken 1983	Management Plan	421000	530000	31
7705	Sports Ground	Survey undertaken 2004	Magnetic Geophysical Survey.	421174	529750	32
7838	Football Ground	Works undertaken 2004	Archaeological Watching Brief and Evaluation	421150	529770	33
9570	Bishop Auckland	Survey undertaken 1978	Archaeological Survey	421107	530084	34
9684	Bishop Auckland, 5 Market Place	Works undertaken 2006	Archaeological Monitoring	421192	530062	35
15880	Bishop Auckland, Wear Chare	Works undertaken 2007	Archaeological monitoring	421137	530266	36

Listed Buildings within 500m of proposed development site

SMR No.	Site Name	Date of Origin	Status	Easting	Northing
14006	Auckland castle	12 th century	Grade I	421364	530201
14007	West mural tower and west walls	14 th century	Grade I	421299	530218
14008	Chapel of St Peter	12 th century	Grade I	421384	530248
14009	Six pillars, probably for a hay barn	17 th century	Grade II	421238	530173
14010	Screen and garden walls	18 th century	Grade I	421406	530168
14027	22 Market Place	17 th century	Grade II	421214	530145
14028	23 Market Place	17 th century	Grade II	421207	530156
14029	24 and 25 Market Place	17 th century	Grade II	421204	530165
14030	27 Market Place	18 th century	Grade II	421184	530197
14031	Wall in front of No. 27	18 th century	Grade II	421193	530173
14032	29 Market Place	18 th century	Grade II	421176	530171
14033	Post chaise hotel	18 th century	Grade II	421107	530156
14034	Old bank chambers	19 th century	Grade II	421185	530124
14035	46 and 47 Market Place	18 th century	Grade II	421196	530123
14036	The almshouses	19 th century	Grade II	421184	530144
14038	25 Newgate Street	18 th century	Grade II	421094	529954
14048	13-23 Victoria Avenue	19 th century	Grade II	421192	529833
14049	Coopers public house	18 th century	Grade II	421052	530092
14060	Bridge over River Gaunless	19 th century	Grade II	421334	529959
14061	Gazebo to north of number 6	18 th century	Grade II	420816	530133
14062	Stone horse trough	19 th century	Grade II	420705	529984
14065	1 Market Place	19 th century	Grade II	421103	530054
14066	5 Market Place	18 th century	Grade II	421189	530071
14067	9 Market Place	19 th century	Grade II	421240	530088
14068	11 Market Place	18 th century	Grade II*	421281	530098
14069	15 and 16 Market Place	18 th century	Grade II	421288	530136
14085	Bay Horse public house	19 th century	Grade II	420922	530075
14091	Drinking fountain	19 th century	Grade II	421302	529964
14092	8 High Bondgate	19 th century	Grade II	420826	530066
14093	46-8 High Bondgate	19 th century	Grade II	420710	530017
14096	1a and 1b Market Place	19 th century	Grade II	421119	530060
14097	4 Market Place	18 th century	Grade II	421175	530068

SMR No.	Site Name	Date of Origin	Status	Easting	Northing
14098	8 Market Place	18 th century	Grade II	421210	530080
14099	10 Market Place	18 th century	Grade II	421253	530090
14100	12 Market Place	18 th century	Grade II	421300	530108
14101	Westcott lodge	18 th century	Grade II	421298	530154
14103	48 Market Place	17 th century	Grade II	421203	530126
14104	1 Newgate Street	18 th century	Grade II	421102	530057
14105	Midland bank	20 th century	Grade II	421094	529977
14109	Railings and piers to King James I school	19 th century	Grade II	421185	529588
14113	Victoria Avenue	19 th century	Grade II	421194	529860
14398	28 High Bondgate	18 th century	Grade II	420763	530048
14536	No. 80 Newgate Street	19 th century	Grade II	421021	529775
14542	Church of St Anne	19 th century	Grade II	421166	530116
14543	9 Market Place	18 th century	Grade II	421233	530084
14547	6 Market Place	19 th century	Grade II	421197	530076
14548	4 and 6 High Bondgate	18 th century	Grade II	420837	530068
14557	7 Market Place	19 th century	Grade II	421204	530078
14558	13 Market Place	17 th century	Grade I	421310	530111
14559	War memorial in front of No. 45 market place	20 th century	Grade II	421200	530114
14560	Town hall	19 th century	Grade II*	421157	530135
14562	17 North Bondgate	18 th century	Grade II	420986	530093
14569	55, 56 and 57 Fore Bondgate	18 th century	Grade II	421010	530087
14573	3 Great Gates	18 th century	Grade II	421013	529816
14574	27-29 High Bondgate	18 th century	Grade II	420773	529995
14575	Library	19 th century	Grade II	421152	529800
14577	Barclays bank	19 th century	Grade II	421138	530060
14585	Auckland castle entrance gateway	18 th century	Grade I	421300	530124
14586	Potting shed and garages west of Auckland castle	14 th and 16 th centuries	Grade II	421271	530164
14587	Garden and drive walls and railings	18 th century	Grade II	421412	530147

APPENDIX 2: FIGURES
