

**THE 'TITHE' BARN,
OLD DURHAM,
Co. DURHAM**



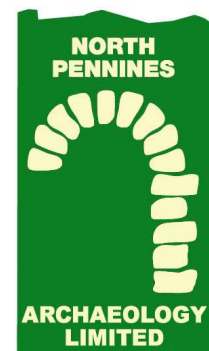
BUILDING RECORDING REPORT

CP. No: 880/09

31/03/2009

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Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by North Pennines Archaeology Ltd on the preparation of reports.

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SUMMARY

In March 2009, North Pennines Archaeology Limited were commissioned by Gabrielle Moore to undertake an archaeological building recording project of The 'Tithe' Barn, Old Durham, Durham (NZ 28825 41918), prior to the proposed conversion of the building to residential usage.

The Grade II listed barn is part of the Old Durham farm complex and lies adjacent to the Old Durham Gardens which are listed as a Grade II Historic Park and Garden. The barn lies within the City of Durham Conservation Area.

A desk-based assessment was undertaken to place the property and site of Old Durham Farm into its historical context. The assessment involved the consultation of historical mapping and published and unpublished material at Durham Record Office, Durham Clayport Library and Palace Green Library, as well as a consultation of the Durham Historic Environment Record (HER) to provide an insight into the history and occupiers of Old Durham Farm.

The desk-based assessment revealed that the site of the earliest known phase of occupation at Old Durham dates to the Roman period, as a bath house was revealed during excavations in the 1940s to the south of Old Durham Farm. Earlier prehistoric activity is known to have taken place in the locality, as shown by the discovery of Mesolithic flints, and the much later construction of Maiden Castle Iron Age fort, situated on the opposite bank of the River Wear. The site of Old Durham is first mentioned in documents in the 13th century when a chapel and private oratory was supposedly established. Documents from the 15th century refer to land at Old Durham being in the possession of Kepier Hospital, later leased to the Booth family. A property at Old Durham is first mentioned in the late 16th century when Robert Booth's will refers to chambers and a hall. During the latter part of the 17th century and the early years of the 18th century, when the Old Durham estate was in the hands of the Heath family, the formal gardens are believed to have been laid out. By 1776, the fully developed gardens were in existence but the mansion house was no longer extant, and it has been suggested that the building was dismantled in the middle of the 18th century. Cartographic sources show that Old Durham Farm, including the linear arrangement of buildings to the north-west (which includes the barn) were in existence in 1776 and may incorporate masonry from the earlier house.

The building recording project revealed that the 'Tithe' Barn is a brick-built structure which originally appears to have formed part of Old Durham Farm. The barn has features characteristic of being used for storage and the threshing of arable crops, with a later apsidal gin-gang having once existed against the east wall as shown on historical mapping. As with many agricultural buildings the barn has been adapted over time to accommodate mechanisation, as shown by the former gin-gang, and possibly later forms of power such as electricity as shown by the metal fan in the north

gable. It is a nice example of a possible late 17th/ 18th century farm building used to house the process of threshing and possibly storage. The barn should not be seen in isolation, it clearly formed part of an organised farmstead and the range originally extended further north (what is now Farm Cottage). There was a relationship between the barn and the other buildings to the north as shown by the blocked doorways in the north gable of the barn. The 'Tithe' Barn is the only building at Old Durham which has not been converted to residential use.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to thank Gabrielle Moore for commissioning the project and for her assistance during the fieldwork, and Wearmouth Architectural Design for providing the drawings.

North Pennines Archaeology Ltd would also like to extend their thanks to Lee White, Assistant Archaeology Officer, Durham County Council and staff at Durham Record Office.

The building survey was undertaken by Fiona Wooler. The report was written by Fiona Wooler. The project was managed by Matthew Town, Project Manager for NPA Ltd. The report was edited by Martin Railton.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In March 2009, North Pennines Archaeology Limited were commissioned by Gabrielle Moore to undertake an archaeological building recording project of The 'Tithe' Barn, Old Durham, Durham (NZ 28825 41918), prior to the proposed conversion of the building to residential usage.
- 1.1.2 The barn forms part of the Old Durham farm complex; the complex is believed to date to the late 17th/early 18th century and is Grade II listed. It is also located adjacent to the Old Durham Gardens which are listed as a Grade II Historic Park and Garden. The barn lies within the City of Durham Conservation Area.
- 1.1.3 In order to inform the client and the planning authority, Durham County Council Archaeology Service issued a brief for the works which requested an archaeological assessment of the site and a Level 2 building survey¹. The aim of the project was to inform the client and the planning authority of the archaeological and historical importance of the site and building.
- 1.1.4 The Level 2 building recording survey as described by English Heritage² was undertaken by Fiona Wooler on the 18th March 2009.

¹ White, L, 2009

² English Heritage, 2006

2 METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design was submitted by North Pennines Archaeology Ltd in response to a request by Gabrielle Moore, for an archaeological building recording of the existing barn, and a desk-based assessment of the study area. Following acceptance of the project design by Lee White, Durham County Council, North Pennines Archaeology Ltd 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 for Archaeologists (IfA), and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

2.2.1 Prior to the commencement of the Level 2 building survey at Old Durham, a desk-based assessment was undertaken in order to establish the buildings historic context and to provide details, where known, on the building's architects, builders, patron and owners.

2.2.2 A 1km search from the boundary of the study area was undertaken in the first instance of the Durham Historic Environment Record (HER) for any relevant archaeological data including previous archaeological work, listed buildings, aerial photographs and known archaeological and historical sites. The results of this search are presented in *Appendix 1* and the site locations are shown on Figure 3.

2.2.3 The desk-based assessment also involved the consultation of historical maps, unpublished material and published sources housed at Durham Record Office, Durham Clayport Library, Durham University Special Collections and Archives (Palace Green) and the National Monuments Record, Swindon. Local historical journals were also consulted, in particular *Durham Archaeological Journal*, as well as on-line sources such as *Google Earth* and *Pictures in Print*³.

2.2.4 The desk-based assessment was undertaken in accordance with the Institute for Archaeologists *Standard and Guidance for Archaeological Desk-Based Assessment*⁴.

³ <http://www.dur.ac.uk/picturesinprint/> - Accessed 17/3/09

⁴ IfA, 2001a

2.3 BUILDING RECORDING

2.3.1 A Level 2 building survey of the 'Tithe' Barn at Old Durham was undertaken, according to the standard and guidance set out by the Institute for Archaeologists (IfA 2001b) and English Heritage (2006). A Level 2 survey is a *descriptive record* of a building which is judged not to require any fuller record, or to gather data for a wider project. This level of survey requires the inspection, description and photography of the exterior and interior of the building. The record will present conclusions regarding the buildings development and use⁵.

2.3.2 The survey includes:

- a written description of the building, including its plan, form, function, age, development sequence and construction material. A description of the building's landscape and historic context will also be considered.
- a photographic record of the building, and its relationship with other structures and the surrounding landscape, using 35mm monochrome film (Ilford HP5). A digital photographic record was also made for illustrative purposes within this report.
- a ground plan of the building noting the location of structural features of historic significance and the direction of photographs included within the report (Figure 11).
- Elevation drawings provided by the architects.

2.4 THE ARCHIVE

2.4.1 A full professional archive has been compiled in accordance with the specification, and in line with current UKIC (1990) and English Heritage Guidelines (1991) and according to the Archaeological Archives Forum recommendations (Brown 2007). The archive will be deposited within an appropriate repository, with copies of the report sent to the County Historic Environment Record at Durham, available upon request. The archive can be accessed under the unique project identifier NPA09 CP 880/09.

2.4.2 North Pennines Archaeology, and Durham County Council, supports the **Online Access to the Index of Archaeological Investigations (OASIS)** project. This project aims to provide an on-line index and access to the extensive and expanding body of grey literature, created as a result of developer-funded archaeological work. As a result, details of the results of

⁵ English Heritage, 2006, Page 14

this project will be made available by North Pennines Archaeology, as a part of this national project under the unique identifier **northpen-57110**.

3 BACKGROUND

3.1 SITE LOCATION

- 3.1.1 Old Durham is a hamlet located approximately 1.5 kilometres to the south-east of the City of Durham on the east side of the River Wear. The hamlet is presently accessed by vehicles via Bent House Lane which joins the A181 to the north-east of the site, or by foot via the picturesque path which runs along the River Wear from the city (Figure 1).
- 3.1.2 The site is located on an elevated position at a height of c.45 metres above mean sea level, and commands fine views towards Maiden Castle and Durham Cathedral (see Plate 6 below).
- 3.1.3 The hamlet of Old Durham presently consists of several dwellings; Old Durham Farmhouse, Old Durham Farmyard Courtyard, The Stables, Farm Cottage, Pear Tree Cottage and Pine Apple House (Figure 2). The 'Tithe' Barn is located between The Stables and Farm Cottage, and is the only building at Old Durham which has not been converted to residential use.

3.2 HISTORICAL CONTEXT

- 3.2.1 *Introduction:* the Historic Environment Record (HER) maintained by Durham County Council was consulted to provide information on known archaeological and historical sites and previous archaeological work within a 1km radius of Old Durham, as well as the location of any Scheduled Ancient Monuments, Listed Buildings, Conservation Areas and Registered Historic Parks and Gardens.
- 3.2.2 *HER Sites:* there are a total of 23 HER sites recorded within a 1km radius of the barn at Old Durham, varying in date from the Mesolithic to the Modern periods. A list of the HER sites is provided as *Table 1* in Appendix 1 and the location of each site is shown on Figure 3. Of particular relevance to the site of Old Durham are the following entries:
- HER 1259 Old Durham Roman 'villa': *'Old Durham was first recognised as a Roman site by Cade, although 'trenches and earthen ramparts' are mentioned for example by Surtees. In 1940, extension of a gravel pit revealed foundations leading to excavation in 1941-43. These revealed a bathhouse of distinctly civilian type, overlying a boundary ditch of non-military type'.*
 - HER 1260 Old Durham possible native farmstead: *'A possible native phase of occupation is recorded at the Old Durham 'villa'.*

- HER 3200 Old Durham mine shaft: *'A disused mine shaft shown on historical mapping'*.
- HER 4349 Old Durham Gardens: *'17th century walled garden. The area of the gardens at Old Durham belonged in medieval times to Kepier Hospital but was sold in 1569 to the Heath family and passed through marriage to the Tempests and later Vane-Tempests. The original construction of the walled gardens at Old Durham is thought to have been begun by John Heath during the period 1630-50'*.
- HER 8234 Old Durham Roman road: *'While Cade's road is generally referred to as a crossing the Tees from Yorkshire at Middleton St George. Cade himself located its crossing at Sockburn. The 18th century writer considered that a number of fortified sites in County Durham were preceded by earlier Roman sites, and his postulated course sought to link these'*.

3.2.3 **Listed Buildings:** due to Old Durham's close proximity to Durham, there are a total of 57 Listed Buildings within a 1km radius of the 'Tithe' barn; a list of these buildings is provided as Table 2 in Appendix 1. The majority of these listed buildings are Grade II; the exceptions are 'The Tithe Barn', Hallgarth Street (Ref: 11915) which is Grade II* and the Church of St Giles, Gilesgate which is Grade I. Of particular relevance to Old Durham are the following listed buildings:

- No.12140 Retaining wall and gazebo on west side of Old Durham: *'Long retaining wall and gazebo attached. Late 17th/early 18th century. Rubble sandstone wall with flat coping, mostly missing; gazebo of coursed rubble with ashlar west front, no roof. Square gazebo, halfway along wall has west basement entrance of wide segmental arch with roll moulding; roll-moulded surround to large window above. Garden side at higher level has north Tudor-arched door with roll-moulded surround. Interior has arched panelled corner cupboard in first floor room with some fielded panelling; bolection-moulded corner chimney-piece under flat brick arch. Basement has some painted plaster. Roof of pantiles on pyramidal structure collapsed at time of survey; interior derelict. South west part of garden wall has doorway with Tudor-arched lintel fallen to ground at time of survey'*.
- No.12431 Barn to north-west of Old Durham farmhouse: *'Barn, late 17th/early 18th century. English garden wall bond brick (5 and one) with stone dressings. Roof of concrete tiles. 6 bays with central threshing doors on each side. Doors have 4-centred arched stone heads; œuil-de-boeuf openings above now blocked. Segmental brick arch to boarded door in east side which has dentilated eaves. West side has brick buttresses added. Ventilator slits. Interior not inspected but said to have brick piers supporting roof trusses with curved*

struts; principals truncated at high pegged collars. Two levels of purlins, the upper on slot in collars, the lower set in principals. No ridge'.

- 3.2.4 **Scheduled Ancient Monuments:** there is one Scheduled Ancient Monument located within a 1km radius of the barn at Old Durham. Maiden Castle is listed as an Iron Age hillfort situated astride a precipitous promontory above the River Wear, protected on all but the western side by steep natural slopes. Orientated east-west, the fort measures a maximum of 180 metres by 75 metres and is protected on the western side, where natural defence is weak, by an earthen rampart with an external ditch. Promontory forts are generally Iron Age in date, most having been constructed and used between the 6th century BC and the mid-1st century AD. They are regarded as settlements of high status, probably occupied on a permanent basis. Maiden Castle is well preserved and retains significant archaeological remains. Defended prehistoric settlements are uncommon in County Durham and this monument will add to our knowledge and understanding of prehistoric settlement and activity in the area (SAM No.25011).
- 3.2.5 **Conservation Areas:** the barn at Old Durham is located within the City of Durham Conservation Area.
- 3.2.6 **Registered Parks and Gardens:** Old Durham Gardens are a Grade II listed Historic Park and Garden.
- 3.2.7 **Aerial Photography:** a search of the HER database revealed only one aerial photograph pertaining to the study area within the collection. This photograph dating to 1940 and listed as 'Shincliffe' was, however, missing from the file and could therefore not be consulted (Ref: NZ 24 SE). The readily available on-line satellite photography, *Google Earth*, was also consulted for any information regarding the site at Old Durham. *Google Earth* photography was not, however, undertaken for archaeological purposes so any cropmarks or slight earthworks are not necessarily shown. The view over Old Durham clearly shows the restored gardens to the west of the barn, as well as the barn itself which forms the south end of a linear arrangement. The line of the former railway line to the south-west of the site is marked by trees. There was no evidence on this aerial photography for the site of the former 'Wood House' known to have been located to the north of Old Durham.

3.3 PREVIOUS WORK

- 3.3.1 The following table lists previous archaeological work undertaken within a 1km radius of the barn at Old Durham, and which has been recorded in the HER:

HER Ref:	Site	Grid Ref:	Description
3585	Durham Prison	NZ 279 421	An archaeological watching brief conducted by ASUD during refurbishments with HP Prison Durham in 1993. No archaeological features were revealed during the excavation of service trenches, however the southern area of the prison was not examined where the potential for archaeological deposits is thought to be greater due to the proximity to the Hallgarth farm buildings
3744	St Giles' Church	NZ 2839 4265	Archaeological assessment undertaken in 1991 by Peter Ryder. The report contains descriptions of the interior and exterior architecture, fittings etc, and an assessment of the archaeological potential of the church
4954	Durham Prison and Elvethall Manor	NZ 279 421	Archaeological watching brief by ASUD during works within the prison in 1997. No archaeological deposits noted within the prison, however deposits were identified at Elvethall Manor dating from the Post Medieval into the 20 th century
5127	Maiden Castle	NZ 2795 4185 and NZ 2845 4150	Archaeological Evaluation undertaken by ASUD on site of a proposed new sewer main in 1999. No archaeological deposits were discovered except a significant quantity of ceramic and glass debris of Post-Medieval date, which may reflect wider scale dumping in the area
5163	Maiden Castle	NZ 2795 4185 and NZ 2845 4150	ASUD undertook archaeological monitoring during the construction of a pipeline at Maiden Castle in November 1999. A quantity of 19 th century artefacts were found in the wooded area at the west end of the sports field, likely to relate to a rubbish dump
9542	78 Gilesgate	NZ 2833 4270	An archaeological evaluation was conducted in advance of a proposed development in 2006 by ASUD. Medieval deposits were shown to have survived at the north part of the site
9576	Whinney Hill	NZ 2791 4163	Archaeological watching brief undertaken by Tyne and Wear Museums 2001-2003. Under two modern road surfaces and older road surface was encountered
9577	Whinney Hill	NZ 2790 4166	Archaeological watching brief undertaken by Tyne and Wear Museums 2001-2003. Layer of cobbles revealed
9582	Old Elvet Road	NZ 2799 4232	Archaeological watching brief undertaken by Tyne and Wear Museums 2001-2003. Early modern surface revealed
9641	Green Lane, Amateur Rowing Club	NZ 2855 4218	Archaeological desk-based assessment undertaken by ASUD in 2006 in advance of a proposed development. Due to the sites close proximity to the river it is unlikely to have been used for occupation due to the risk of flooding. The assessment referred to timbers found in the river in 1827, which were identified at the time as the mill dam for the otherwise unlocated medieval Skaltok Mill
9680	Federation	NZ 2810	An archaeological evaluation was carried out in

HER Ref:	Site	Grid Ref:	Description
	House, Green Lane	4215	2006 by ASUD. Four trenches were excavated, three of which contained rubble, industrial waste and mixed clay suggesting substantial disturbance had occurred during the 19 th and 20 th century
9924	Green Lane	NZ 2854 4216	A programme of archaeological monitoring conducted by ASUD in advance of development. No significant archaeological remains were observed
15874	Durham Johnson School, Whinney Hill	NZ 2807 4189	Archaeological desk-based assessment and building recording undertaken by TWM Archaeology in 2007. The research showed that the land had been open fields prior to the construction of the school in 1930, however known prehistoric sites in the area, which occupy a similar topographical position, suggest the possibility the remains from that period may be found on the site

3.4 CARTOGRAPHIC SOURCES

- 3.4.1 The earliest map consulted during the desk-based assessment was John Speed's Map of *'The Bishopric and Citie of Durham'* 1610. This map shows the city of Durham located with the prominent bend of the River Wear. In close proximity to the city, notable houses are shown at *'Old Duram'* to the east, *'Shinkley'* to the south-east and at *'Kepeyre'* to the north, amongst others. A bridge is shown over the River Wear close to *'Shinkley'* [Shincliffe] (Figure 4).
- 3.4.2 At Durham Record Office there is an Estate Map dating to September 23rd 1776 entitled *'A Plan of Old Durham Estate belonging to John Tempest Esq in the Parish of Elvet and County of Durham'* (Ref: NCB 1/X/214). This map shows the buildings at Old Durham at this date, with the farm of Old Durham shown as a courtyard arrangement with buildings forming four ranges around a central yard. To the north-west of the farm a linear arrangement of buildings is shown, with *'Hall Gardens'* to the west and an orchard immediately to the east. A bridle way is annotated running to the south of the gardens and leading to a ford crossing the River Wear. To the north of the buildings at Old Durham is a property labelled *'Wood House'* with a track linking this building to Old Durham. Bent House Lane, the present road to Old Durham, is not shown to exist at this date; instead the main route to the site is via Wood House. A formal garden appears to be shown to the north of the linear buildings at Old Durham, represented by a 'X' with a central circle, and a small building may be shown in the general location of the former *'Pine Apple Inn'* (Figure 5).
- 3.4.3 Also housed at Durham Record Office is a *'Plan of Old Durham belonging to Sir H V Tempest Bart, surveyed Nov 1802 by J Bell'* (Ref: D/BO/G15). This map

shows the buildings at Old Durham at this date, with the courtyard arrangement of Old Durham Farm clearly visible. A building appears to have been constructed to the south side of the linear buildings, between them and the courtyard farmstead, but not in alignment; this is presumably the former 'stable block' which is now a dwelling (The Stables). To the north side a building appears to have been constructed in the location of what would be known as the 'Pine Apple Inn'. The property marked on earlier mapping as 'Wood House' is clearly drawn to the north of Old Durham. A 'ford' is still annotated over the River Wear to the west of Old Durham, and the ground on the west bank of the river is marked as 'Race Ground' (Figure 6).

3.4.4 The original Tithe Map for Elvet dating to 1848 is not housed at Durham Record Office; however a reproduction of the original is included within *'Tithe Apportionments and Maps of the City of Durham'*⁶. Tithe Maps and accompanying Awards were produced following the Tithe Commutation Act of 1836. The maps show plot numbers which relate to the Award. The Award records details of land ownership, occupancy, field names, acreage and state of cultivation. The Tithe Map for Old Durham shows the buildings on the site in 1838, along with the fields associated with the farm. It is interesting to note that 'Wood House' is still extant at this date, and referred to in the Award as *'Pellow Wood House'*. The landowner of Old Durham Farm at this date was the Marquis of Londonderry and the occupant was William Grace. The total acreage of the farm in 1838 was 50 acres 11 roods and 0 perches. The following table lists the plot numbers shown on Figure 7 along with a description and acreage:

Landowner	Occupier	Plot Number	Description	Acreage
Marquis of Londonderry	William Grace	255	Old Durham Farm	8a 3r 8p
		241	Pellow Wood	17a 2r 11p
		242	Wood Field	7a 2r 6p
		243	Hill Field	7a 0r 18p
		244	Nine Acres	9a 3r 20p
		245	Twelve Acres	12a 3r 21p
		246	High Pasture	12a 0r 12p
		247	Pellow Wood House	0a 1r 25p
		248	Well Field	6a 3r 27p
		249	Crow Orchard	6a 2r 32p

⁶ Butler, D (Ed), 1988

Landowner	Occupier	Plot Number	Description	Acreage
		250	Garden	0a 2r 38p
		251	The Batts	2a 3r 20p
		252	The Heugh	7a 1r 6p
		253	The Batts	1a 1r 24p
		254	Garden	3a 2r 14p
		256	Side Banks	8a 3r 4p
		257	Low Pasture	13a 0r 16p
		258	Calf Crib	11a 3r 0p
		259	Turnip Field	9a 1r 14p
		260	Low Field	9a 2r 30p
		261	Broom Hill	5a 2r 5p
		262	Shincliffe Bottoms	7a 3r 15p
		263	Stony Banks	12a 1r 15p
		264	Lane	0a 2r 0p
		265	Cross Lane Field	11a 0r 34p
		266	Salt Field	10a 3r 36p
		267	Fourteen Acres	14a 0r 24p
		268	Eighteen Acres	18a 1r 4p
		282	Wallen Field	10a 1r 8p
		283	Road	1a 3r 20p

3.4.5 The First Edition Ordnance Survey map of Old Durham shows that by 1857 an apsidal gin-gang appears to have been constructed against the eastern elevation of the barn, and small buildings are now located to the west of the linear arrangement, orientated east-west. The 'Pine Apple Public House' is clearly annotated to the north and the gardens to the west, and to the north, appear to be shown as orchards. Part of the gardens to the west of the barn has been converted to a bowling green by this date (Figure 8).

3.4.6 The Second Edition Ordnance Survey map published in 1897 no longer shows the bowling green annotated or indeed the large expanse of Old Durham Gardens as orchard. The gazebo appears to be shown as a small square building in the garden area to the west of the linear arrangement of farm buildings. This map shows that Old Durham Farm has been extended to the east with further buildings orientated east-west and a smaller range orientated north-south forming the eastern side of the courtyard. The apsidal gin-gang remains extant against the east wall of the barn, and a small building is shown against the west wall. The 'Pine Apple Public

House' is still labelled. The road from Old Durham Farm to Bent House is on a different alignment than the present-day track. Cutting across the south-western side of Old Durham is a railway track (NER Durham, Elvet and Murton Branch) complete with several bridges, one over a track, one over Old Durham Beck and another over the River Wear. Wood House is no longer shown as a standing building, although the track to the site is still visible (Figure 9).

3.5 PUBLISHED AND UNPUBLISHED SOURCES

- 3.5.1 Writing in 1827, Parson and White refer to Hutchinson suggesting that Old Durham had been '*occupied by the Saxons prior to the foundation of the present city; but Mr Cade considers it to have been a Roman station*'⁷. John Cade writing in 1782 was the first antiquarian to suggest that Old Durham may have had Roman origins, although Stukeley had noted in 1776 that Maiden Castle on the opposite side of the Wear may have dated to the Roman period. Cade, when discussing the possible course of a Roman road from the Tees to Chester-le-Street refers to the discovery of Roman coins at and near Old Durham, although he did not specify the exact locations⁸. Writing in the 19th century, Robert Surtees the Durham historian also speculated about the origins of Old Durham, he noted that '*induced by the easy command of water and rich surrounding pasturage it may be easily conceived that Romans should fix their camp on this green semi-isle*'⁹.
- 3.5.2 Early in 1940 the Durham City Sand and Gravel Company excavated a test pit with a view to extending the existing quarry, which was located approximately one mile south-east of Durham and only a quarter of a mile south of Old Durham. The excavations for the quarry extension revealed masonry which would eventually be identified as being Roman in date. Archaeological excavations in the following three years identified the site as a Roman bath house (Plate 1), which appeared to be detached from other buildings, as is so often the case. The site of these other buildings have, however, as yet been undiscovered and it has been suggested that they may have been located to the north on higher ground where ploughmen had reported masonry revealed during ploughing¹⁰. The excavations revealed two periods of occupation at the bath house site, the first marked by a boundary ditch of non-military type associated with 2nd century pottery, and the second by an actual building which was associated with pottery dating from the 2nd to the 4th century. No evidence for military occupation was

⁷ Parson and White, 1827, Page 193

⁸ Richmond, I,A, *et al*, 1944, Page 2

⁹ Simpson, D, 2006, Page 13

¹⁰ Richmond, I,A, *et al*, 1944, Page 13

discovered, consequently it was concluded that the bath house formed part of a Romano-British farmstead, which at this date was the first to be found in County Durham¹¹.

- 3.5.3 As well as the archaeological evidence for Roman settlement close to Old Durham, historians have also suggested that a Roman bridge over the River Wear may have existed close to the site. Robert Surtees noted that *'During the late dry summer the wooden piers of a bridge over the Wear, leading exactly to the station at Old Durham, were not only visible but those very piers, left high and dry, were taken up, consisting of long trunks of trees, squared and bored and mortised together so as to form a strong foundation on each side of the river. At the same time, from the same site of the river, piers of solid masonry were discovered on the north side of the Wear below Kepyner Hospital, confirming, it would seem, the old tradition that a great road passed this way across the Race-ground, and so by Kepyner northwards'*¹². In the 1940s, there were no visible remains for such a bridge below Kepyner¹³.
- 3.5.4 The presence of a bath house at Old Durham, suggesting non-military Romano-British occupation, is important as so few Roman 'villas' or thoroughly Romanised farms have as yet been discovered in the north of Britain. Higham notes that no examples are known from Northumberland, and that only Old Durham and Holme House near Piercebridge have been identified south of Hadrian's Wall in the north of the country¹⁴.
- 3.5.5 The first known reference to a building at Old Durham dates from 1268 when a chapel and private oratory were established there by grant of a licence from the Prior of Durham to *Golfrid de Helme* of the Rectory of St Nicholas. In another 13th century document a right of way between Old Durham and Maiden Castle was the subject of a dispute most probably arising from a change in the course of the River Wear between these points. In 1443 the St Nicholas glebe land, including the land at Old Durham, was appropriated by Bishop Neville and passed into the possession of Kepyner Hospital. In 1479 Ralph Booth, master of Kepyner, leased Old Durham to his brother Richard for 99 years for £10¹⁵. After the Reformation, in 1569, the Kepyner estate, including Old Durham, was acquired by John Heath. Old Durham was still leased to the Booth family and when Robert Booth died there in 1592 his will and inventory described the chambers and hall of a modest medieval manor¹⁶. It is presumably this 'hall' that Hutchinson

¹¹ Richmond, I,A, *et al*, 1944, Page 16

¹² Surtees quoted in Proud, K, 2003, Page 13

¹³ Richmond, I,A, *et al*, 1944, Page 20

¹⁴ Higham, N, 1986, Page 199

¹⁵ McMillan, J,R, 1990, Page 12

¹⁶ Allen, A and Roberts, M, 1994, Page 71

referred to when he noted in 1823 that *'Old Durham House is gone into decay, nothing now remaining but apartments for a farmer'*¹⁷.

- 3.5.6 John Heath I died in 1591 and was succeeded by his son John Heath II and in 1618 by his grandson, John Heath III. The latter was childless and the estate passed to his brother Thomas and his son John Heath IV. John Heath IV is documented in 1648 as *'of Old Durham'* and he lived there until his death in 1665 when the estate passed to his only daughter Elizabeth and her husband John Tempest¹⁸.
- 3.5.7 During the latter part of the 17th century and the early years of the 18th century the Gardens appear to have developed to their fullest extent with the enclosure of the southern garden and refurbishment of the gazebo. Not long after the Tempests left Old Durham for good to live at Sherburn and later Wynyard. In 1776 John Tempest succeeded to Old Durham but lived at Brancepeth and estate documents of that time show a fully developed garden at Old Durham but no mansion (see Figure 5). McMillan suggests that as the property was surplus to requirements, and that it was dismantled and sold for building material during the middle years of the 18th century¹⁹.
- 3.5.8 The Tempests retained ownership of Old Durham until 1794 when it passed by marriage to the Vane-Tempests, and in the early 19th century to the Vane Tempest-Stewarts, the Marquis of Londonderry. In 1849, the Marquis of Londonderry established a small colliery to the south-east of the Gardens including within it an elementary school²⁰. A consultation of historical mapping available via the *'Keys to the Past'*²¹ website shows that the colliery along with a powder magazine and wagon way which extended northwards past Bent House existed to the south-east of Old Durham Farm, and north-west of Shincliffe Mill in 1856. By the publication of the Third Edition Ordnance Survey in c.1919 the colliery is labelled as *'disused'*. Using the same source it was possible to note that the gin-gang against the east wall of the 'Tithe' barn, the subject of the present survey, had been demolished between c.1938 and the 1950s.
- 3.5.9 Writing in 1823 Hutchinson described the gardens at Old Durham: *'The gardens are formed into terraces of a considerable length. This sweet refinement is become a place of public resort, where concerts of music have frequently been performed in the summer evening, and the company regaled with fruit, tea etc. The gardens are open all summer for rural recreation. The terraces command the elegant*

¹⁷ Hutchinson, W, 1823, Page 390

¹⁸ Allen, A and Roberts, M, 1994, Page 71

¹⁹ McMillan 1990, Page 13

²⁰ *Ibid*

²¹ <http://www.keystothepast.info/k2p/usp/nsf/pws/Keys+to+the+past+-+Home+Page>

*valley prospect before described*²². Hutchinson also noted the former presence of a building in the corner of the gardens: *'At the corner of the garden some few years ago were the remains of a very ancient building, with a circular window, and other appearances of chapel form. When the Scots burnt the hospital of Sherburn it is possible they discovered the camera here'*²³. In 1827, Parson and White described the gardens at Old Durham and noted that: *'the fine views which present themselves from the public gardens adjoining to Old Durham afford the most ample gratification to all visitors which are admirers of beautiful landscape'*²⁴.

- 3.5.10 By the early 19th century the Pine Apple Inn was established as a public house (Simpson suggests that the building already existed as a garden house²⁵) serving the gardens and Robert Surtees noted in his description of the gardens at that time that the old summerhouse (the gazebo) bore the initials J(ohn) H(eath)²⁶. Pevsner suggests that the Pine Apple Inn may originally have been 17th century rather than 19th century, he based this suggestion on an external chimney stack and internal evidence, referring to a weathered coat of arms in the wall to the east²⁷. The pub lost its licence in 1926 due to unruly behavior; however soft drinks continued to be sold and weekend dances in the grounds of the former inn (now the northern garden) were a feature of Durham life between the Wars. After World War II the Old Durham dances ceased and the site grew derelict. Part of the Gardens was acquired by St Hild and St Bede College and both the College and William Hopps, descendant of Richard Hopps, sold land to the City Council in 1985 to enable the restoration of the Gardens to be implemented²⁸.
- 3.5.11 The restoration of the gardens at Old Durham was part of the City of Durham Council's Historic Monuments Scheme, the aim of which was to conserve locally important heritage sites and after repair and consolidation to present them as amenities for public recreation and education²⁹. In relation to designed landscapes, there are no certain 16th century formal gardens in the north-east, although earthworks at Hylton Castle, Sunderland, may relate to an ornamental garden with associated water features. There are a number of gardens in Durham City that date to the 17th century such as Bishop Cosin's gardens on the castle motte, Prebend's Walk

²² Hutchinson, W, 1823, Page 390

²³ *Ibid*, Page 391

²⁴ Parson, W and White, W, 1827, Page 193

²⁵ Simpson, D, 2006, Page 14

²⁶ Allen, A and Roberts, M, 1994, Page 71

²⁷ Pevsner, N, 1983, Page 370

²⁸ McMillan, J.R, 1990, Page 14

²⁹ Allen, A and Roberts, M, 1994, Page 72

and John Heath's Old Durham Gardens, all of which were apparently laid out in the years following the Restoration³⁰.

3.5.12 Several trade directories of the 19th and 20th century were sampled for entries relating to Old Durham. The following is a list of relevant entries:

History, Directory and Gazetteer of Durham, 1827 – Parson and White

Jon Robinson listed as a gardener at Old Durham

Wm Grace, farmer, Old Durham

Kelly's Post Office Directory of Durham and Northumberland 1879

Old Durham listed under Shincliffe:

'Old Durham is a hamlet in the township of Shincliffe situated about one mile from the City of Durham, in a most retired and romantic situation on the banks of the River Wear. The land, with the coal mines, is the property of the Marquis of Londonderry'.

Wm Green, Pine Apple, Old Durham

James Hopps, farmer, Old Durham

Kelly's Directory of Durham and Northumberland 1890

Listed under commercial:

Durham (2nd) Artillery Volunteers, Old Durham

Christopher Heslop, farmer, Old Durham

Richard Hopps, farmer, Old Durham

Rbt Parnaby, Pine Apple Public House, Old Durham

Whelan's History, Topography and Directory of Durham 1894 (as reproduced on the Godfrey Edition of the Second Edition Ordnance Survey Map 1895, Durham City (East))

Richard Hopps, farmer, Old Durham

Rt Parnaby, gardener (market), Old Durham Gardens

Kelly's Directory of Durham 1910

Richard Henry Hopps, junior, farmer, Bent House, Old Durham

Richard Hy Hopps, senior, farmer, Old Durham

³⁰ Petts, D and Gerrard, C, 2006, Page 91

'Shincliffe parish – the Dean and Chapter are lord of the manor and principal landowners. The soil is loam; subsoil gravel and clay. The chief crops are wheat, turnips, barley, oats and pasture land'.

Kelly's Directory of Durham and Northumberland 1925

William Hopps, farmer, Old Durham [listed as a farm over 150 acres]

Thomas Martin, Pine Apple Inn, Old Durham

Richard Henry Hopps, junior, farmer, Bent House

Kelly's Directory of Durham and Northumberland 1938

William Hopps, farmer, Old Durham [listed as a farm over 150 acres]

Richard Hopps, farmer, Bent House

3.5.13 Several historic drawings were revealed during the desk-based assessment and are reproduced as Plates 2 to 4. Plates 2 and 4 shows representations of a building supposedly at Old Durham; one of these may be the small building referred to by Hutchinson in 1823 (see 3.3.9 above) as a possible chapel, and the other (Plate 4) may be the former manor house at Old Durham. Plate 3 appears to show a scene looking north-west towards the Cathedral, with 'entrenchments' visible. The exact location of these 'entrenchments' is unknown but they may have existed to the south-east of Old Durham as a stream is shown to flow to the left which may be Old Durham Beck. It is, of course, necessary to be cautious with engravings and drawings such as these as some tend to include a hint of 'artistic licence'.

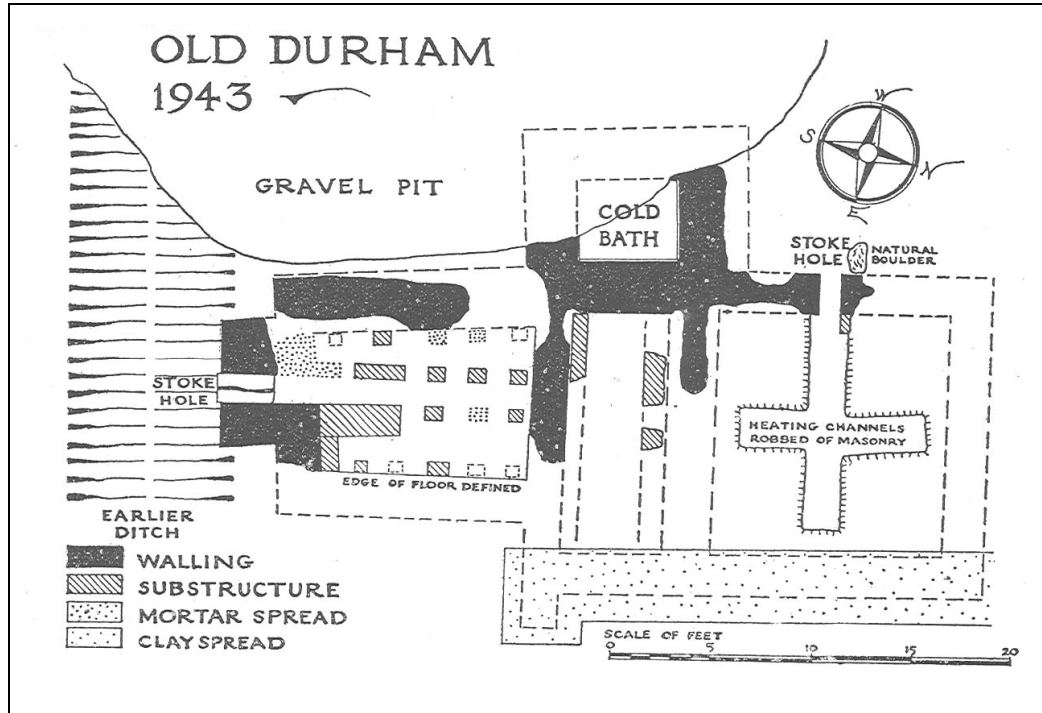


Plate 1 – Plan of the bath house at Old Durham (Source: Richmond et al 1944)

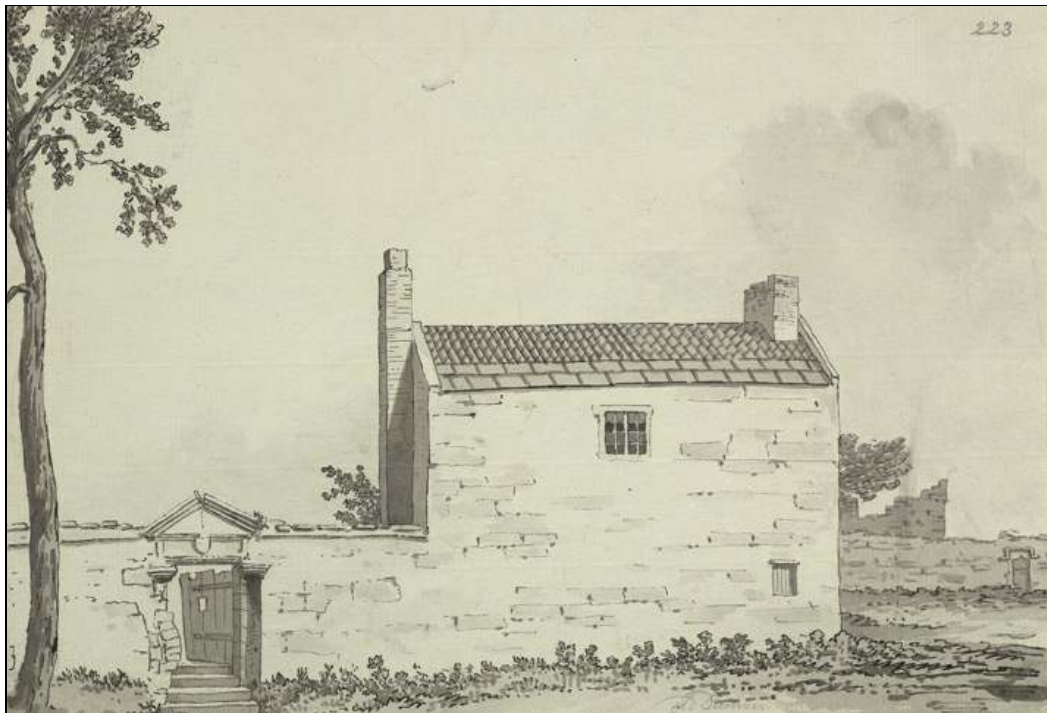


Plate 2 – Undated sketch of a building and walls at Old Durham



Plate 3 – 'Entrenchments at Old Durham', Undated sketch

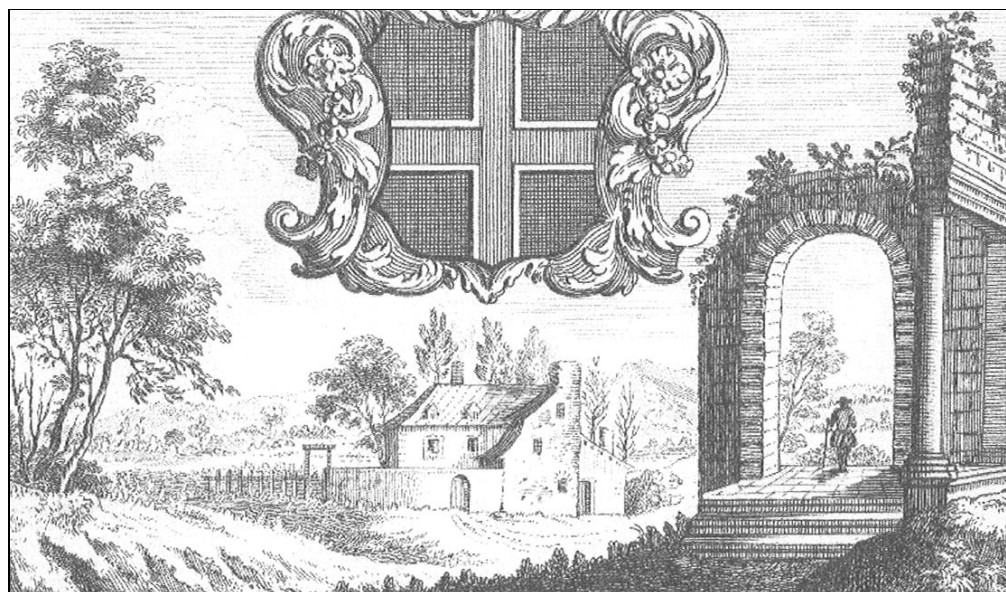


Plate 4 – View of a house at Old Durham? Engraving published in G Bickham's 'The British Monarchy' 1743

4 BUILDING SURVEY RESULTS

4.1 INTRODUCTION

4.1.1 The 'Tithe' Barn is located to the north-west of Old Durham Farm, is orientated north-south and forms the southern end of a linear arrangement of buildings which have been converted to residential the properties being known as 'Farm Cottage', 'Pear Tree Cottage' and 'Pine Apple House' (Figure 2 and Plates 5 and 6). Old Durham Farm itself is no longer a working farmstead, and is now also residential and known as 'Old Durham Farmhouse' and 'Old Durham Farm Courtyard' (Figure 2).

4.1.2 At the time of survey the ground to the east of the barn was grassed over, and partly used for car parking, whilst the land immediately to the south and west is in use as garden. Internally, the barn is presently used for storage.

4.2 THE 'TITHE' BARN - EXTERIOR

4.2.1 The barn is constructed of hand-made bricks which measure approximately 22cm long, 6cm high and 11 cm wide (Plate 7). The bricks are laid in English Garden Wall bond, with five rows of stretchers (the long side of the brick) to one row of headers (the short end of the brick). English Garden Wall bond is the most popular of all brickwork bonds, and is especially prevalent in the north of England. It was cheaper to lay than English bond, which consists of a single row of stretcher to each row of headers³¹. Brunskill notes that in the 17th century, especially after the Restoration of 1660, there was an increase in the use of bricks generally, with a thickness of around 2 3/8 inches and 2 5/8 inches. From the late 18th and into the 19th century, the size of bricks in the North and Midlands, South Wales and Scotland was around 3 inches thick, possibly due to the Brick Tax of 1784 which was levied per 1000 bricks irrespective of size³². From this information it is perhaps possible to suggest that the bricks which were used in the construction of the 'Tithe' Barn date to before the late 18th century.

4.2.2 The roof of the barn is laid in modern profiled tiles, with modern ridge tiles. At eaves level, on the east and west elevations, there is a row of dentilated brickwork consisting of projecting headers; this provides architectural detail to the building (Plate 9). It was noticeable on the east elevation that the dentilated brickwork extending slightly into the wall of the property next

³¹ Brunskill, R.W, 1990, Page 88

³² *Ibid*, Page 38

door, Farm Cottage. The east elevation of this property shows evidence for being agricultural in nature originally, as shown by the arched cart shed door, and that part of the wall has been rebuilt (Plate 8).

- 4.2.3 The east elevation of the barn has along its length, starting from the south end, a doorway with arched head of brick. The frame remains *in-situ*, however this doorway has been blocked with modern concrete blocks (Plate 10 and Figure 12). To the right of this doorway is a blocked aperture located just above halfway up the elevation (Plate 11); the location of this aperture may suggest that this hole was used to house the axle from the gin-gang formerly located against the east elevation, to drive the threshing machine housed in the barn. Gin-gangs (or horse engine houses) were introduced onto the farm following the invention of the threshing machine at the end of the 18th century. Prior to this cereals had been threshed by hand within the barn; a laborious and unpleasant process. The gin-gang at Old Durham may have been of the 'overhead' type as described by Brunskill, and shown on Figure 10, which would have required an axle to pierce the wall of the barn and drive the threshing machine inside. Improvements in the design of a horse-engine from the middle of the 19th century, with cast-iron 'sweep' type machines which were portable, and the advent of steam power gradually reduced the need for a permanent building to house the horse-engine, and as an agricultural structure they became redundant. Many have been demolished, as is the case at Old Durham. As there is no evidence of scarring from the removal of the gin-gang from the east wall of the barn, this suggests that the barn was present prior to the gin-gang being constructed and the walls were not bonded together. It is likely that the roof of the gin-gang was bonded into the roof of the barn, however as the roof of the barn has clearly been re-laid there is no evidence for this now.
- 4.2.4 In the centre of the east elevation is a doorway with a masonry surround with the head of this surround having a four-centred arch (Plate 12). The doorway is now blocked-up with bricks, and some of the masonry surround has been removed. The stone work is quite weathered and there is a slight chamfer to the internal edges of the lintel providing architectural detail, possibly suggesting that this surround has been removed from an earlier building, potentially the now lost manor house. In the left-hand jamb of this doorway there are two holes filled with lead, these may be the points where the hinges for the door were located, indicating that the door opened outwards, as is often the case with an agricultural building (Plate 13). No such holes were noted in the right-hand jamb (although part of this jamb is missing) suggesting that there was only one door, rather than double doors commonly seen in threshing barns. Above this doorway is a square piece of stonework with an oval aperture, commonly known as an *œil-de-boeuf* (bulls

eye), named after the oval windows in the *Salon de l'Œil de Bœuf* at Versailles³³ (Plate 14). Brunskill notes that these were a popular architectural feature in the late 17th and early 18th century³⁴ (although if these have been reused they do not necessarily date the barn to this period). This now blocked aperture would have allowed air and light into the building, although it is possible that it was inserted as a purely architectural feature, and potentially reused from elsewhere.

- 4.2.5 To the north of the doorway is a small opening set below eaves level complete with a wooden door, wooden lintel and concrete sill (Plate 15). This opening appears to have been a later insertion as the lintel cuts through the dentilated brickwork. It is possible that this opening was used as a pitching door, to transfer hay into the barn from a loaded cart, although this would have only been necessary presumably when the barn was half full, to allow the hay to be stacked at a greater height. To the north of this aperture is a larger opening which has been blocked with modern concrete blocks; this also appears to be a relatively recent insertion as shown by the removal of a section of the dentilated brickwork (Plate 7).
- 4.2.6 At the north end of the east elevation there is some evidence for a structure or feature having been located against this wall, as some mortar is adhered to the wall and there is a single projecting stone. It is possible this was a buttress which has since been removed, examples of which remain against the west elevation (see Plate 20).
- 4.2.7 All along the length of the east elevation there are vertical ventilation slits situated randomly at three heights, all of which have either been bricked up externally or boarded over. Brunskill notes that ventilation to the storage bays of a barn was only necessary to a limited extent. Cereals were stored dry and needed much less ventilation than hay³⁵, however it is possible that hay was stored within this building at a later date as shown by the possible pitching door in the east elevation. It is interesting to note that the decision was not taken when constructing this building to use the need for ventilation as a form of decorative architectural feature; many brick-built agricultural buildings have diaper, butterfly or honeycomb patterns, created by missing bricks, or vertical ventilation slits placed symmetrically.
- 4.2.8 The south elevation of the barn faces into the present garden of the property known as 'The Stables'. This elevation has an inserted large doorway, now complete with double doors, although a sliding door was at one time in existence as shown by the redundant metal rail over the head (Plate 17 and

³³ The Penguin Dictionary of Architecture, 1999

³⁴ Brunskill, R.W, 1990, Page 94

³⁵ Brunskill, R.W, 1999, Page 43

Figure 13). This elevation has clearly been partly rebuilt at some stage as shown by the difference in brickwork; some of the original brick survives to the western side, however the majority of the wall is of thicker bricks, also laid in English Garden Wall bond. It is possible that this later brickwork has caused the wall to bow out, hence the need for buttresses against the west elevation (Plate 18). The gable is defined by brick headers, rather than stone coping, and the profile of the dentilated brickwork along the west and east elevations provides architectural detail to this wall. In the eastern side of this elevation there is an arched head made from a two rows of brick headers, which betrays the former existence of a doorway (Plate 19). It is possible originally this gable may have had an owl hole or even bird nesting boxes located close to the apex, however there is no evidence for these (if they existed) due to the rebuilding. It was mentioned by the present owner that this wall is structurally unsound and will need to be rebuilt for the proposed dwelling.

- 4.2.9 The west elevation also faces into the garden, although it was not possible to photograph parallel to the wall due to the line of a modern fence which separates the building from the enclosure to the west, and the Gardens (Figure 14 and Plate 20). It was also not possible to appreciate the view from the west elevation of the barn towards the Gardens and the Cathedral beyond due to the fence, however the wall surrounding the Gardens, as shown on historical mapping, may have originally restricted such a view.
- 4.2.10 In the centre of the west elevation there is a doorway with masonry surround, similar to that already noted on the east elevation, complete with a further *œil-de-boeuf* above (Plate 21). The masonry surround is in better condition than that in the east elevation, it is more complete, less weathered and the four-centred arch with inner edge chamfer is in better condition. The chamfer appears to continue down in the inner edge of the masonry blocks which make up the jambs, although weathering and later brick infill means that this chamfer is not as obvious. Cunnington suggests that four centred arched heads, such as these at Old Durham, are typical of houses of the late 15th to the 17th century³⁶, therefore there is the possibility that these two door surrounds have been removed from the former manor house.
- 4.2.11 To the left of the doorway and *œil-de-boeuf* is another aperture characteristic of a pitching hole, now blocked with modern concrete blocks (Plate 21). It is likely that this is a later insertion as suggested by the presence of modern cement mortar around the aperture.
- 4.2.12 Along the length of this elevation there are three brick-built buttresses which have presumably been constructed to counteract movement in this wall

³⁶ Cunnington, P, 1999, Page 151

(Plates 22 and 23). The brickwork of these buttresses does not appear to be original; indeed it is similar to that noted in the rebuilding of the south elevation. Between two of these diagonal buttresses are two modern brick-built 'piers' which are not bonded to the wall; these appear to have been used to possibly support or house an oil tank, or some form of container as a metal pipe remains *in-situ* through the wall at this point (Plate 24). Vertical ventilation slits are clearly visible along this elevation, although as with the east elevation, they are not positioned symmetrically. There are, however, more of these slits visible in the west elevation, compared to the east, with a total of 22 in the west and only 16 in the east (some could be missing due to inserted windows). These ventilation slits measure c.13cm wide and c.62 cm high, and unlike similar slits in masonry buildings they are not splayed internally.

- 4.2.13 At the north end of the west elevation it was possible to note that the building originally extended further northwards, and at least part of what is now Farm Cottage next door was contemporary with the barn (Plate 25). The difference in roof pitch between the two buildings is due to the walls of Farm Cottage having been heightened. There appears to have been some form of rebuilding of the west wall of Farm Cottage, as shown by a change in the brickwork although it was not possible to fully observe this at the time of survey. Some masonry (possibly reused) in the brickwork appears to suggest the location of a former window (Plate 26). To the north of this masonry in the west wall of Farm Cottage, is a diamond pattern created by blackened headers, bricks which have been vitrified (Plate 27). It is possible that this is a builder's mark.



Plate 5 – View looking west from Bent House Lane showing Old Durham Farm (left of photograph) and the 'Tithe' Barn to right of photograph



Plate 6 – View looking west from Bent House Lane showing the 'Tithe' Barn to left of photograph and the adjoining buildings to the right, with Durham Cathedral in the distance



Plate 7 – View looking north-west of the east elevation of the barn, with Farm Cottage to right of photograph (Scale = 2m)



Plate 8 – View looking south-west showing the east elevation of the barn as well as part of Farm Cottage with shows evidence for being partly rebuilt and the arched doorway of a former cart shed



Plate 9 – Detail of the dentilated brickwork at eaves level, note that it extends to the property next door indicating that Farm Cottage (or at least part of it) was once a continuation of the barn



Plate 10 – Blocked doorway, south end of east elevation (Scale = 2m)



Plate 11 – Blocked aperture, east elevation (Scale = 2m)



Plate 12 – Blocked doorway with dressed stone surround and œil-de-boeuf window above (Scale = 2m)



Plate 13 – Detail of lead remaining in-situ, left-hand jamb of door, east elevation



Plate 14 – Detail of ceil-de-boeuf window over doorway in east elevation



Plate 15 – Opening complete with door, east elevation



Plate 16 – North end of east elevation showing some evidence for a possible buttress formerly located against this wall (Scale = 2m)



Plate 17 – South elevation of barn (Scale = 2m)



Plate 18 – West side of south elevation showing three phases of brickwork (Scale = 2m)



Plate 19 – East side of south elevation showing former doorway (Scale = 2m)



Plate 20 – West elevation as seen from the south-west (Scale= 2m)



Plate 21 – Doorway and œil-de-boeuf, with later pitching window to left, west elevation (Scale = 2m)



Plate 22 – North end of the west elevation showing two of the diagonal buttresses (Scale = 2m)



Plate 23 – Detail of one of the buttresses, west elevation (Scale = 2m)



Plate 24 – Two modern brick-built 'piers', west elevation (Scale = 2m)



Plate 25 – North end of west elevation showing boarded ventilation slits and continuation of brickwork into Farm Cottage. Note the heightening of the wall of Farm Cottage which creates a different pitch roof (Scale = 2m)



Plate 26 – Part of the west elevation of Farm Cottage showing heightened wall and reused masonry

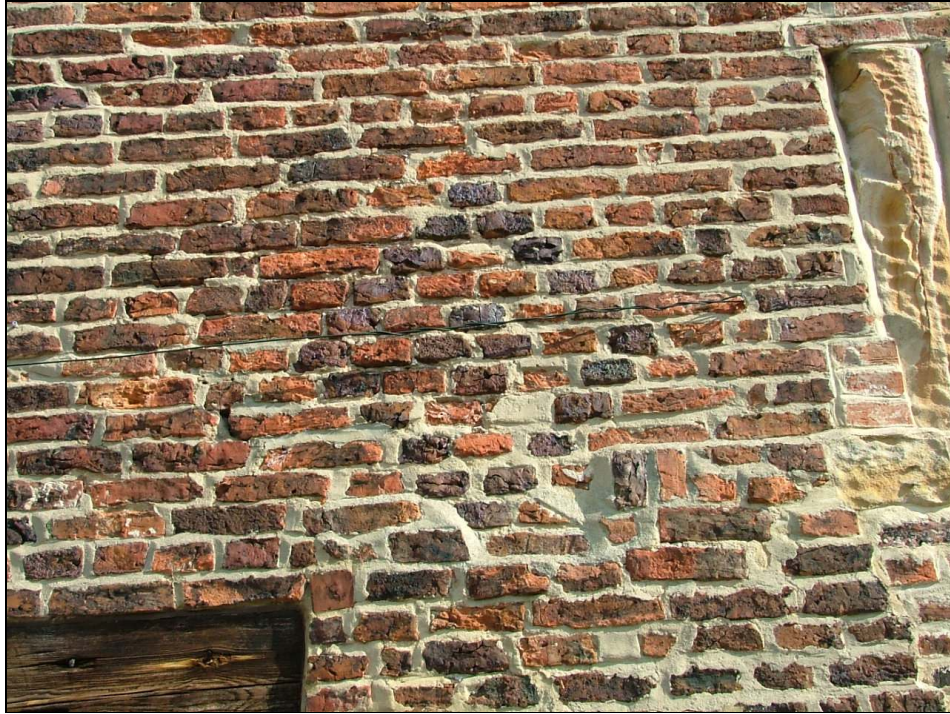


Plate 27 – Diaper work in the form of a diamond, west elevation of Farm Cottage

4.3 THE 'TITHE' BARN - INTERIOR

- 4.3.1 The interior of the barn could only be accessed via the inserted door in the south elevation (Plate 17). Internally, the barn is open to the roof and has no divisions. The floor is of concrete.
- 4.3.2 The barn is divided into six bays by five tie-beam roof trusses with struts and collars, and two rows of trenched purlins (Plates 28 and 29). Although the tie beams appear to be hand-cut, a majority of the struts and collars are machine-sawn; however wooden pegs have been used to fix some of the collars to the principal rafters (Plate 29). All of the roof trusses are supported by internal brick piers, although one pier is missing on the west elevation, however this may never have existed as in line with one of the blocked doorways. Two of the brick piers on the eastern elevation are clearly modern, as shown by the brickwork, and at least one is located where there could not have been one originally as it is in line with the blocked doorway and *œil-de-boeuf* (Plate 30). One of the tie-beams has chamfered edges which terminate close to the end, providing a hint of architectural detail to the structure internally (Plate 31). The northernmost roof truss displays evidence of having been reused as shown by redundant notches along the tie-beam (Plate 32). It has been mentioned by the present owner of the

property that this beam has been dated to c.1550, and is believed to have been reused from the former manor house. This dating does not appear to be noted in the listed building description.

- 4.3.3 The south end of the east internal wall of the barn has the blocked doorway already noted above and visible on Plate 10, and to the right some of the ventilation slits also already noted externally, but which are more easily observed from the interior (Plate 33). To the right of the now blocked doorway in the east elevation, there are areas of the wall where the brickwork has been removed internally (Plate 34); this may relate to when the threshing machine was situated within the interior of the barn, connected to the apsidal gin-gang on the external side of the wall.
- 4.3.4 The north internal elevation of the barn contains two blocked doorways, one at ground floor level and the other at first floor level (Plate 35). This is an interesting feature as it shows that at some point there was a connection between the barn and the building to the north (now Farm Cottage). The presence of some paintwork on the brick at the upper level, and the scarring of former vertical posts of some form, suggests that there was a first floor at this end of the building at one time although there was no evidence for joist holes in the north wall, or in the east or west walls, which would have held the joists to support a floor. The only part of the interior where there is some evidence for former beams to hold a floor is above the blocked doorway in the west elevation (Plate 36), and possibly in the corresponding section of the east wall. At the apex of the north internal gable there is a metal fan remaining *in-situ*, this presumably provided air extraction for some form of mechanical process which has been undertaken in the barn (Plate 37). A small section of the concrete floor has been removed and the sub-soil excavated against the north wall presumably to locate the depth of the foundations; the bottom of the brickwork is located at c.0.70m below the present floor surface (Plate 38).



Plate 28 – View looking north of roof trusses



Plate 29 – Detail of one of the roof collars with wooden pegs



Plate 30 – Modern brick pier, east internal elevation (Scale = 2m)



Plate 31 – Detail of end of one of the tie-beams showing chamfered edges



Plate 32 – West end of northernmost tie-beam showing wooden pegs and redundant notches



Plate 33 – Blocked doorway and ventilation slits, south end of east internal elevation (Scale = 2m)



Plate 34 – Area of brickwork removed, east internal elevation (Scale = 2m)



Plate 35 – North internal gable wall of barn (Scale = 2m)



*Plate 36 – Blocked doorway with possible holes for floor beams above, west elevation
(Scale = 2m)*

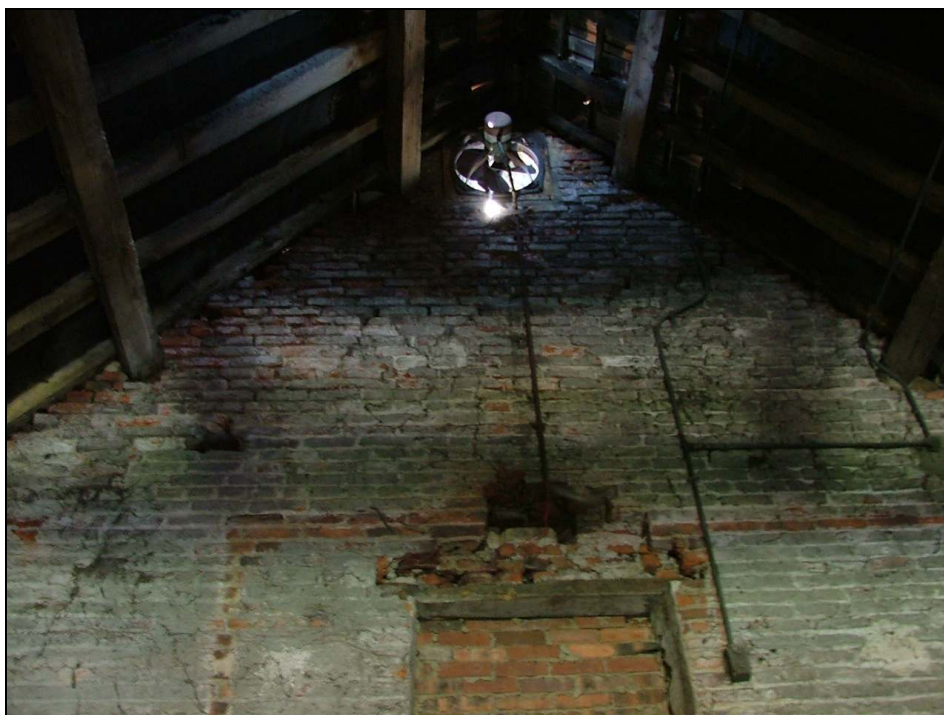


Plate 37 – Metal fan, apex of north elevation



Plate 38 – Excavated area against north internal wall showing base of brickwork (each red and white section of scale = 20cm)

4.4 THE STABLES, OLD DURHAM FARMHOUSE AND OTHER FEATURES

- 4.4.1 Although it does not form part of the present survey, the single-storey range to the south of the barn is noted here as it formed part of the farmstead historically (Figure 2). The Stables are orientated north-south and is now in use as a dwelling. It is constructed of roughly coursed masonry with modern brick dressings (Plates 39 and 40). It is presumed from its name that this building formerly provided accommodation for horses, and possibly carts as shown by the large openings in the west elevation (Plate 40).
- 4.4.2 To the west of The Stables, and to the south of the barn, there are the remains of a brick wall which is orientated north-south and terminates against the wall which encloses the south part of the garden (Plate 41). This wall may have formed part of the small building shown on the Second Edition Ordnance Survey Map of 1895 (Figure 9).
- 4.4.3 The former farmstead known as Old Durham is located to the south-east of the barn (Figure 2). The farmhouse is orientated north-south, with its main elevation providing fine views towards Durham Cathedral (Plate 42). The farm buildings to the east of the farmhouse consist of ranges of single-storey buildings, all of which are now converted to dwellings (Plate 43).

- 4.4.4 Old Durham Gardens are located to the west of the buildings as already noted (Plates 44 and 45). Also located to the west of the barn, and orientated west-east, is a single-storey brick-built building which now forms part of Farm Cottage. This may have been a cart shed as shown by the large openings in the south elevation (Plate 46); this building appears to be shown on the Second Edition Ordnance Survey map of 1895 (Figure 9).
- 4.4.5 To the west of Old Durham is the line of the former North Eastern Railway (Durham, Elvet and Murton Branch), with a bridge over Old Durham Beck still surviving (Plates 47 and 48).



Plate 39 – View looking south-west of the east elevation of The Stables



Plate 40 – View looking north-east of the west elevation of The Stables



Plate 41 – View looking south of demolished brick wall to south of barn (Scale = 2m)



Plate 42 – West elevation of Old Durham Farmhouse



Plate 43 – View looking south-west showing single storey ranges of the former Old Durham farmstead, now converted to dwellings



Plate 44 – View looking north of Old Durham Gardens showing the Gazebo with pyramidal roof and the former Pine Apple Inn in the background



Plate 45 – View looking east of the restored Gardens and Gazebo at Old Durham



Plate 46 – View looking north-west showing the former cart shed to the west of the barn



Plate 47 – The raised former track bed of the NER line to the left of the road



Plate 48 – Railway bridge over Old Durham Beck

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

- 5.1.1 The desk-based assessment revealed that the site of the earliest known phase of occupation at Old Durham dates to the Roman period, as a bath house was revealed during excavations in the 1940s to the south of Old Durham Farm. Earlier prehistoric activity is known to have taken place in the locality, as shown by the discovery of Mesolithic flints, and the much later construction of Maiden Castle Iron Age fort, situated on the opposite bank of the River Wear.
- 5.1.2 The site of Old Durham is first mentioned in documents in the 13th century when a chapel and private oratory was supposedly established. Documents from the 15th century refer to land at Old Durham being in the possession of Kepier Hospital, later leased to the Booth family. A property at Old Durham is first mentioned in the late 16th century when Robert Booth's will refers to chambers and a hall. During the latter part of the 17th century and the early years of the 18th century, when the Old Durham estate was in the hands of the Heath family, the formal gardens are believed to have been laid out. By 1776, the fully developed gardens were in existence but the mansion house was no longer extant, and it has been suggested that the building was dismantled in the middle of the 18th century.
- 5.1.3 Cartographic sources show that Old Durham Farm, including the linear arrangement of buildings to the north-west (which includes the barn) were in existence in 1776 and may incorporate masonry from the earlier house. Historical mapping also indicates that there was an apsidal gin-gang located against the east wall of the barn from the second half of the 19th century to the early part of the 20th century.
- 5.1.4 The building recording project revealed that the 'Tithe' Barn is a brick-built structure which originally appears to have formed part of Old Durham Farm. Originally, the barn formed part of a linear arrangement of buildings located separate from the main farmstead. There was evidence observed during the building survey that the building to the north of the barn (Farm Cottage) was also agricultural in nature and two (now blocked) doorways in the north gable of the barn show there was clearly a relationship between the two. The original function of, what now forms part of Farm Cottage, was difficult to assess as it has been converted to residential use.
- 5.1.5 The barn contains opposing doorways in the east and west elevations, which have surrounds constructed from what may be reused masonry, possibly obtained from the now demolished manor house. The opposing doorways

are characteristic of a threshing barn where cereal crops would have been threshed by hand-flail to separate the grain from the stalk. What is interesting, however, is that these doorways are not as tall or as large as what would be expected for a threshing barn. Hand threshing was a monotonous and unpleasant task which required adequate space, light, height and controlled ventilation³⁷, hence the need for large doorways. It is therefore possible that this barn was originally constructed for storage, and that the name 'Tithe' Barn may relate to a period when the barn was used to contain the produce of glebe land worked by the rector. It has already been noted above that in the 15th century land at Old Durham formed part of St Nicholas' glebe land, although this is a period which pre-dates the barn by a couple of centuries. The process of threshing cereals certainly became one of the main functions of the barn in the 19th and early 20th century when the gin-gang was constructed against the east wall, although there was very little archaeological evidence for this building apart from a possible aperture for a horizontal axle.

- 5.1.6 As with many agricultural buildings the barn has undergone a degree of rebuilding, and structural repair, for example the south gable which has been largely rebuilt, and the addition of external buttresses and internal piers, to carry some of the weight of the roof.
- 5.1.7 The barn should not be seen in isolation, it clearly formed part of an organised farmstead and the range originally extended further north (what is now Farm Cottage). There was a relationship between the barn and the other buildings to the north as shown by the blocked doorways in the north gable of the barn. The 'Tithe' Barn is the only building at Old Durham which has not been converted to residential use. It is interesting to note that the barn is the only listed building at Old Durham, as at least part of Farm Cottage is clearly contemporary, as may be Old Durham Farm itself.
- 5.1.8 Traditional farm buildings are notoriously difficult to date generally due to the lack of documentary evidence and architectural features. The 'Tithe' Barn at Old Durham does, however, some architectural elements in the form of two masonry door surrounds with four-centred arched heads. These are similar to examples popular in the late 17th and early 18th centuries, as already noted above, however it is necessary to consider the reuse of materials, and this date range does not necessarily provide a date for the barn. Similarly, the supposed date of c.1550 for one of the beams in the barn also does not necessarily provide a construction date for the barn, and it is perhaps more likely that this beam has been reused, possibly from the former manor house.

³⁷ Brunskill, R.W, 1999, Page 38

5.1.9 From the historical evidence there is the possibility that Roman remains may be located below ground in the vicinity of the 'Tithe' Barn at Old Durham, as the settlement site associated with the bath house has, as yet, not been identified. There is also the possibility that the remains of buildings or features associated with the former manor house, which is believed to have been located to the north of the gardens, may also survive. There was no information in the HER regarding any previous archaeological work which may have been undertaken during the renovation and conversion of what is now Farm Cottage, or the buildings which make up Old Durham Farm, consequently it is now known if archaeological features were encountered during these works.

5.2 RECOMMENDATIONS

5.2.1 As this building recording project was conducted as a condition of the proposed conversion associated with the development of the barn, no further archaeological work is deemed necessary, though due attention to the architectural features noted in this report should be maintained during the conversion works. Given the site's location in relation to sites of prehistoric, Roman and medieval date, it is recommended that any intrusive ground work conducted as part of the development, such as underpinning of foundations and service trench excavation, be subject to an archaeological watching brief during the course of the works.

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6.2 CARTOGRAPHIC SOURCES

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'A Plan of Old Durham Estate belonging to John Tempest Esq in the Parish of Elvet and County of Durham' 1776 (Durham Record Office Ref: NCB 1/X/214)

'Plan of Old Durham belonging to Sir H V Tempest Bart, surveyed Nov 1802 by J Bell' (Durham Record Office Ref: D/BO/G15)

Elvet Tithe Map and Award 1838

First Edition Ordnance Survey Map 1857 (25" to 1 mile scale)

Second Edition Ordnance Survey Map 1897

APPENDIX 1: HER RECORDS

Table 1 - List of HER entries within a 1km radius of the 'Tithe' Barn, Old Durham:

Site No	HER No.	Site Name	Grid Ref	Brief Description	General Period
01	100	Old Durham Mesolithic Flints	NZ 288 416	34 x cores, c.450 x unretouched blades and flakes, 6 x scrapers. They are in Sunderland Museum. An important and productive site	Mesolithic
02	101	Old Durham Mesolithic Flints	NZ 288 416	Cores, blades and flakes, scrapers, microliths, micro-burins and other material in the Museum of Antiquities, Newcastle	Mesolithic
03	1181	Maiden Castle Iron Age Promontory Fort	NZ 283 417	Maiden Castle is usually supposed to have been an Iron Age defensive site of hillfort or promontory fort type	Prehistoric – until 70AD
04	1182	Maiden Castle	NZ 283 417	Maiden Castle, classified as an Iron Age promontory fort (see 1181), covering two acres and protected on all but the west side by steep natural slopes. Limited excavation on the west rampart revealed three phases of construction (A). The original clay rampart was revetted with cobbles, externally and at the top where a wooden palisade was also provided (B). The inside of the rampart was cut away and a stone revetting wall built, at least one of the stones bearing a medieval mason's mark (C). Wooden stakes were added to the retaining wall for strengthening. When the rampart was finally abandoned these stakes were burnt. 'Clearly the last two of the three phases must belong to the Middle Ages	Medieval (1066-1540AD)
05	1258	Site of Medieval Bridge, Shincliffe	NZ 2868 4098	The present Shincliffe Bridge is built on or near the site of other bridges dating back to the end of the C12.	Medieval (1066-1540AD)
06	1259	Old Durham Roman 'villa'	NZ 2892 4151	In 1940, extension to a gravel pit revealed foundations leading to excavation in 1941-43. These revealed a bath house of civilian type, overlying a boundary ditch of non-military type	Roman (from AD70 to 5 th century)
07	1260	Old Durham, possible native	NZ 2892 4151	A possible native phase of occupation is recorded at the Old Durham 'villa' (see 1259)	Prehistoric – until 70AD

Site No	HER No.	Site Name	Grid Ref	Brief Description	General Period
		farmstead			
08	1261	Houghall, site of cross	NZ 2863 4117	'The site of an ancient stone cross'	Medieval (1066-1540AD)
09	1265	St Giles, site of medieval hospital	NZ 2838 4265	Hospital of St Giles, founded by Bishop Flambard in 1112, stood on the hill near St Giles Church which originally served as the Hospital chapel and still incorporates early 12 th century architecture	Medieval (1066-1540AD)
10	1267	Maiden's Bower, cross site	NZ 2876 4276	The site of a wayside cross, the base of which was extant c.1800	Medieval (1066-1540AD)
11	1276	Bent House, cropmark enclosure	NZ 293 418	'U' crop mark. A long trapezoidal ditched enclosure, now removed by gravel digging	Unknown
12	2571	St Giles Medieval Church	NZ 2839 4265	Church reconstructed and enlarged in the 19 th century	Medieval (1066-1540AD)
13	2572	St Giles Medieval Effigy	NZ 2838 4265	In St Giles Church, the wooden (in every sense) effigy of John Heath, 1591	Post Medieval (1541-1899AD)
14	2880	Shincliffe, aerial photograph site	NZ 290 412	Aerial photograph of site [not found at Durham HER]	Unknown
15	3200	Old Durham mine shaft	NZ 2922 4152	A disused mine shaft	Post Medieval (1541-1899AD)
16	3337	Cades Road, Roman Road	NZ 29 41	Route of the road from Great Stainton to Chester-le-Street as suggested by the presumed bath house at grid ref NZ 291414	Roman (from AD70 to 5 th century)
17	3339	Cades Road, Roman Road	NZ 28 42	Route of road from Great Stainton to Chester-le-Street as proposed by R Walton. An 'agger' located at grid ref NZ 284 425 is suggested evidence	Roman (from AD70 to 5 th century)
18	4349	Old Durham Gardens	NZ 287 419	The area of the gardens at Old Durham belonged in medieval times to Kepier Hospital, but was sold in 1569 to the Heath family. The original construction of the walled gardens is thought to have been begun by John Heath during the period 1630-50	Post Medieval (1541-1899AD)
19	5805	Gilesgate Roman Road	NZ 28710 42777	Rescue excavation on site of road described by Cade. Result was negative	Roman (from AD70 to 5 th century)
20	5945	New Durham Mill, site of	NZ 2940 4262	Windmill (corn) shown on First Edition OS map, now demolished	Post Medieval (1541-1899AD)

Site No	HER No.	Site Name	Grid Ref	Brief Description	General Period
		windmill		and under housing	
21	6497	Junction of Sherburn Road and Dragon Lane	NZ 29673 42417	Site of Methodist Chapel and School	Modern (from 1900 to present)
22	8216	Shincliffe river crossing, possible Roman remains	NZ 28758 41054	Possible remains of Roman bridge observed during underwater exploration	Unknown
23	8234	Old Durham Roman road	NZ 2892 4151	Cade considered that a number of fortified sites in County Durham were preceded by earlier Roman sites and his postulated course sought to link these. One of them was Old Durham together with Sockburn, Sadberge, Stainton le Street, Mainsforth and Old Durham	Roman (from AD70 to 5 th century)

Table 2 - List of Listed Buildings within a 1km radius of the 'Tithe' Barn, Old Durham:

HER No.	Site	Grid Ref	Brief Description	General Period
11915	'The Tithe Barn', Hallgarth St	NZ 27838 41974	Barn, now part of club. Part of Durham Priory farm. Medieval	Medieval (1066 to 1540AD)
11917	27 Hallgarth St	NZ 27829 41827	House, late 18 th century	Post Medieval (1541 to 1899AD)
11922	2-12 Magdalene St	NZ 28437 42832	Terrace of houses, early 19 th century	Post Medieval (1541 to 1899AD)
11937	66-68 Gilesgate	NZ 28254 42720	Two houses and linking yard wall, circa 1840	Post Medieval (1541 to 1899AD)
11938	74-75 Gilesgate	NZ 28319 42727	Pair of houses, late 18 th century	Post Medieval (1541 to 1899AD)
11939	95-95A Gilesgate	NZ 28493 42778	Two houses, circa 1840	Post Medieval (1541 to 1899AD)
11940	106-107 Gilesgate	NZ 28611 42791	Two houses and shops, circa 1820	Post Medieval (1541 to 1899AD)
11941	Stable block behind Vane Tempest Hall	NZ 28692 42678	Stables, circa 1863 for 2 nd Durham Militia	Post Medieval (1541 to 1899AD)
11942	128 Gilesgate	NZ 28555 42733	House, early 19 th century	Post Medieval (1541 to 1899AD)
11943	136 Gilesgate	NZ 28503 42715	House, early 19 th century	Post Medieval (1541 to 1899AD)
11944	142 Gilesgate	NZ 28468 42711	House, circa 1820	Post Medieval (1541 to 1899AD)
11945	144-145	NZ 28460 42711	Pair of houses, early 19 th century	Post Medieval

HER No.	Site	Grid Ref	Brief Description	General Period
	Gilesgate			(1541 to 1899AD)
11946	146 Gilesgate	NZ 28442 42703	House, late 18 th century	Post Medieval (1541 to 1899AD)
11947	167 Gilesgate	NZ 28301 42690	House, later 2 houses, now student residences, early 18 th century	Post Medieval (1541 to 1899AD)
12106	Water Board Cottages, Shincliffe Rd	NZ 28591 40978	Mid 19 th century for Durham Water Company	Post Medieval (1541 to 1899AD)
12140	Retaining wall and gazebo on west side of Old Durham	NZ 28748 41920	Late 17 th /early 18 th century	Post Medieval (1541 to 1899AD)
12145	Prison Governor's House, Old Elvet	NZ 27888 42215	House, later 19 th century and link to Court	Post Medieval (1541 to 1899AD)
12147	Durham Prison (D and A Wings)	NZ 27910 42094	Prison accommodation blocks. Before 1852	Post Medieval (1541 to 1899AD)
12148	Durham Prison Chapel	NZ 27840 42159	Probably circa 1840	Post Medieval (1541 to 1899AD)
12149	22 Old Elvet	NZ 27944 42213	House, mid-late 18 th century with 19 th century alterations	Post Medieval (1541 to 1899AD)
12150	25 Old Elvet	NZ 27959 42240	House, mid-late 18 th century with alterations	Post Medieval (1541 to 1899AD)
12151	26 Old Elvet	NZ 27959 42240	House, late 18 th century	Post Medieval (1541 to 1899AD)
12152	28 Old Elvet	NZ 27920 42270	House, late 18 th century with alterations	Post Medieval (1541 to 1899AD)
12153	30 Old Elvet	NZ 27905 42279	House, early-mid 19 th century	Post Medieval (1541 to 1899AD)
12254	94c-94d Gilesgate	NZ 28470 42769	Two houses, late 18 th /early 19 th century	Post Medieval (1541 to 1899AD)
12256	126 Gilesgate	NZ 28554 42745	Incorporating former No.125, house, early 19 th century	Post Medieval (1541 to 1899AD)
12257	129-130 Gilesgate	NZ 28555 42727	Two houses, early 19 th century	Post Medieval (1541 to 1899AD)
12258	135 Gilesgate	NZ 28515 42714	House, circa 1800	Post Medieval (1541 to 1899AD)
12259	143 Gilesgate	NZ 28463 42708	House, circa 1830	Post Medieval (1541 to 1899AD)
12260	Church of St Giles, Gilesgate	NZ 28387 42654	Parish church, part of the hospital of St Giles founded 1112AD with later additions	Medieval (1066 to 1540AD)
12262	173 and wall and	NZ 28175 42687	House, circa 1760	Post Medieval (1541 to 1899AD)

HER No.	Site	Grid Ref	Brief Description	General Period
	outbuilding, Gilesgate			
12267	Wall to east of Durham Prison Officers Club	NZ 27893 41986	Wall, part of priory farm building now demolished, medieval farm	Medieval (1066 to 1540AD)
12268	54-56 Hallgarth St	NZ 27834 41761	Three houses 17th century with alterations and extensions	Post Medieval (1541 to 1899AD)
12272	16-27 Magdalene St	NZ 28462 42784	Terrace of houses, early 19 th century	Post Medieval (1541 to 1899AD)
12295	20 Old Elvet	NZ 27916 42216	House, early 19 th century	Post Medieval (1541 to 1899AD)
12296	21 Old Elvet	NZ 27925 42216	House, early 19 th century	Post Medieval (1541 to 1899AD)
12297	26a and 27 Old Elvet	NZ 27924 42265	House and cottage, late 18 th century	Post Medieval (1541 to 1899AD)
12298	29 Old Elvet	NZ 27912 42275	House, early-mid 19 th century	Post Medieval (1541 to 1899AD)
12299	31 Old Elvet	NZ 27901 42282	House, early-mid 19 th century	Post Medieval (1541 to 1899AD)
12318	Boundary stone, Shincliffe Rd	NZ 28326 41416	Boundary stone, mid 19 th century	Post Medieval (1541 to 1899AD)
12320	Shincliffe Bridge	NZ 28740 41049	Bridge, circa 1826	Post Medieval (1541 to 1899AD)
12334	St Cuthbert's Society Boat House	NZ 27937 42412	Built for St Cuthbert's Society Boat Club, 1894	Post Medieval (1541 to 1899AD)
12361	23-24 Old Elvet	NZ 27959 42240	Houses, mid 19 th century	Post Medieval (1541 to 1899AD)
12378	Vane Tempest Hall	NZ 28661 42667	Militia headquarters building now community centre, dated 1863	Post Medieval (1541 to 1899AD)
12379	140-141 Gilesgate	NZ 28480 42711	Pair of houses, early 19 th century	Post Medieval (1541 to 1899AD)
12380	59 Gilesgate	NZ 28211 42718	House, circa 1840	Post Medieval (1541 to 1899AD)
12381	70a Gilesgate	NZ 28298 42726	Two houses, circa 1840	Post Medieval (1541 to 1899AD)
12382	78 Gilesgate	NZ 28339 42736	House, early 18 th century	Post Medieval (1541 to 1899AD)
12383	103-105 Gilesgate	NZ 28587 42796	Three houses circa 1700 to late 18 th /early 19 th century	Post Medieval (1541 to 1899AD)
12431	Barn to north- west of Old Durham farmhouse	NZ 28825 41922	Barn, late 17 th /early 18 th century	Post Medieval (1541 to 1899AD)
12435	32 Old Elvet	NZ 27891 42290	House, early-mid 19 th century	Post Medieval

HER No.	Site	Grid Ref	Brief Description	General Period
				(1541 to 1899AD)
12486	Shincliffe Bridge	NZ 28742 41046	Bridge, circa 1826	Post Medieval (1541 to 1899AD)
12529	90 Gilesgate	NZ 28406 42756	House, circa 1760	Post Medieval (1541 to 1899AD)
12530	94-94A Gilesgate	NZ 28441 42769	Two houses, now bank, office and post office, early 19 th century	Post Medieval (1541 to 1899AD)
12531	127 Gilesgate	NZ 28444 42739	House, early 19 th century	Post Medieval (1541 to 1899AD)
12532	133-134 Gilesgate	NZ 28531 42714	Pair of houses, early 19 th century	Post Medieval (1541 to 1899AD)
12542	Durham Prison Officer's Club, Hallgarth St	NZ 27870 41991	Two barns, part of Durham Priory Farm, now part of club. Late Medieval	Medieval (1066 to 1540AD)

APPENDIX 2: PROJECT DESIGN

1 INTRODUCTION AND LOCATION

- 1.1 North Pennines Archaeology Ltd has been invited by Ms Gabrielle Moore to undertake an archaeological building recording project at the Tithe Barn, Bent House Lane, Old Durham, Co. Durham (NZ 28825 41918). The work is being undertaken in order to support a planning application for a proposed development to make changes to the existing building in order to convert it to a house. This will also involve excavation work to provide foundations and to create a semi basement. The client has also indicated that a ground source heating system may be put into the garden, as well as the provision of water and sewerage services to the site.
- 1.2 The proposed development site is a Grade II Listed building, known as the Old Tithe Barn, and is part of the Old Durham Farm complex, adjacent to the Old Durham Gardens, which are listed as a Grade II Historic Park and Garden. The Tithe Barn is believed to be a late 17th century or early 18th century building. However, apart from the Listing description, no other information is recorded about the site within the Durham County Council Historic Environment Record (HER). Lee White, Assistant Archaeology Officer, Durham County Council Historic Environment Service (DCCHES), has therefore requested a programme of archaeological recording, in order to provide information on the archaeological and historical importance of the site. The work required comprises an archaeological desk-based assessment and building recording, corresponding to an English Heritage Level 2 survey (English Heritage 2006), as specified in a DCCHES brief, dated 23rd February 2009 (White 2008).
- 1.3 This Project Design addresses the brief, and has been prepared in accordance with the recommendations of English Heritage in The Management of Archaeological Projects, 2nd edition (1991).

2 AIMS AND METHODOLOGY

2.1 ARCHAEOLOGICAL DESK-BASED ASSESSMENT

- 2.1.1 The desk-based assessment will be undertaken in accordance with the Institute of Field Archaeologists Standards and Guidance for Archaeological Desk-Based Assessments (IFA 1994). The assessment will involve the consultation of the Durham County Council Historic Environment Record in the first instance. This will include the collection of all available information held within the HER database within a 1km radius of the site, in order to achieve a full understanding of the nature of the existing resource regarding

the geographical, topographical, archaeological and historical context of the site.

- 2.1.2 A further search of online resources will be undertaken to identify registered archaeological sites, including Scheduled Ancient Monuments, Registered Battlefields, World Heritage Sites, and English Heritage Registered Parks and Gardens, within a 1km radius of the site, in order to help assess the possible impact of the proposed development on archaeologically sensitive areas.
- 2.1.3 Following this the County Records Office in Durham will be consulted in order to study maps and documents relevant to the study area. This will include the collection of historic maps, including Tithe or Enclosure maps, and early Ordnance Survey maps. Early cartographic evidence, such as surveys and terriers, will be consulted in order to achieve an understanding of the medieval and early post medieval landscape. Various collections will be searched for pertinent references included Directories, Business Records, Miscellaneous Records and Diocesan Records. A number of secondary sources will also be consulted, including local and national journals, relevant publications and websites.
- 2.1.4 The following record offices and libraries will be visited in order to consult primary and secondary sources relevant to the study area:
- County Record Office, County Hall Durham
 - County Durham Local History Reference Library, Clayport Library
 - Durham University Special Collections and Archives, Palace Green
 - Records held by the Universities of Durham and Newcastle
- 2.1.5 Air photographs of the local area will be examined to identify the presence/absence of archaeological remains in the vicinity of the study area. Pertinent collections to be consulted include those held by Durham County Council, The National Monuments Record, Durham University, The Cambridge Committee on Aerial Photography and Tees Archaeology. Copies of air photographs and transcriptions of any archaeological features identified within the proposed development area will be included in the report.
- 2.1.6 The aim of this work is to collate and assess existing information about the archaeology of the site and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains within the development area. The study will also assess the archaeological potential and potential state of preservation of archaeological remains within the study area based on the above research, and assess the potential for use of particular investigative techniques. The

site visit will assess the potential state of preservation of and disturbance to any archaeological deposits that may exist on the site, and identify and record the location of any significant archaeological remains that survive above ground within the proposed development area.

2.2 BUILDING RECORDING

2.2.1 A Level 2 building survey will be undertaken of the Tithe Barn. This recording will be undertaken according to the recommendations of the Institute of Field Archaeologists (IFA 2001), and the standards and guidance set out by English Heritage (English Heritage 2006).

2.2.2 This survey will include:

- a written description of the structure, including a consideration of its plan, form, function, age, development sequence and construction materials. A description of the building's landscape and historic context will also be included. The heritage significance and value of the building will be assessed according to criteria published in English Heritage 2008 Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment.
- photographs to show the building's appearance, and also to record the evidence on which the analysis of its historic development is based. An experienced archaeological photographer will produce a record of the existing building in black & white (which is preferable for permanent archival purposes), with scale and a record number of the structural component clearly visible. An additional digital photographic record will also be maintained. The photographic record will include:
 - General view of all exterior elevations
 - Detailed coverage of the buildings appearance (interior and exterior), highlighting significant phasing, function, and architectural detail etc
 - The building's relationship to its setting
 - annotation of architects plans and elevations of the building to show the location and detail of each feature of architectural or archaeological interest. Scaled plots will be produced from the drawings provided by the client, will be annotated with features and elements of architectural and historic interest. These will include structural phasing, changes in building material, and evidence of fixtures or fittings. This process will aim to demonstrate phasing, proportion and location of historic features, such as existing windows with doors and blocked openings. A combination of hand annotation, sketches and measured survey will be used to accurately locate such details on plans and elevations.

2.2.3 The fieldwork programme will be followed by an assessment of the data, the process being adopted as set out in the Management of Archaeological Projects (2nd Edition, 1991).

3 REPORT

3.1 Three copies of the report will be submitted to the client. One copy will be submitted to the Durham County Council HER (with an additional digital copy on CD), within four weeks of completion of the study. It will present, summarise, and interpret the results of the programme detailed above. The report will also include a complete bibliography of sources from which data has been derived. The report will take into account the themes of the North East Regional Research Framework, where applicable (Petts and Gerrard 2006).

3.2 The report will identify areas of defined archaeology, and an assessment and statement of the actual and potential significance of the building will be made within the broader context of regional and national archaeological priorities. Illustrative material will include a location map, elevation drawings, and plans.

3.3 The building recording report will include:

- a site location plan at 1:10,000, related to the national grid
- planning reference and OASIS reference numbers
- sitec
- the dates on which the project was undertaken
- a concise, non-technical summary of the results
- nature and extent of development, and client details
- methodology employed, work undertaken and a discussion of the results, correlated to photographs and drawings
- maps, plans and other illustrations at an appropriate scale, including selected digital photographs of architectural features
- a keyed plan of the site
- annotated plans and elevations at an appropriate scale showing the position of features and height AOD
- a discussion of the archaeological implications of the proposed development, identifying areas of greatest archaeological potential
- recommendations regarding the need for, and scope of, any further archaeological or detailed building recording work at the site.

4 HEALTH AND SAFETY

4.1 North Pennines Archaeology Ltd is fully compliant with HSE guidance and legislation. It is the duty of all personnel, under the Health and Safety at Work Act etc 1974, to take reasonable care for the health and safety of him/herself and other persons who may be affected by his/her acts or omissions at work. He/she must also co-operate with the Technical Director regarding any duty or requirement imposed on the Technical Director or any other person by or under any of the relevant statutory provisions so far as it is necessary to enable that duty or requirement to be performed or complied with. Any personnel contravening relevant statutory provision may be prosecuted in a Sheriff Court (Scotland) or Magistrates' Court. All personnel taking part in field work have a responsibility to adhere to sensible standards of behaviour. Personnel are made aware that fieldwork activities have inherent hazards which staff members minimise with appropriate safety precautions. However, the potential dangers make it imperative that personnel co-operate by behaving responsibly in order to reduce the risk of accidents.

4.2 North Pennines Archaeology Ltd Health and Safety Statement conform to the provisions of the Standing Conference of Archaeological Unit Managers (SCAUM) Health and Safety Manual. Field projects are undertaken according to the SCAUM Health and Safety in Field Archaeology (SCAUM 1986) and according to the North Pennines Heritage Trust Standard Safety Procedure. Risk assessments are undertaken prior to any fieldwork taking place, and staff are fully briefed regarding on-site hazards and safe working procedure. Full consideration will be given to health and safety issues during all fieldwork for this project.

5. STAFFING AND COMPANY SUMMARY

5.1 North Pennines Archaeology Ltd is the archaeological contracting division of North Pennines Heritage Trust, a registered charity. The company has a fully staffed professional field team and is highly experienced in the assessment and recording of archaeological sites and monuments throughout the north of England and south-west Scotland. Based in Nenthead, Cumbria, the company has considerable experience extending over more than twelve years of archaeological investigation.

5.2 The North Pennines Heritage Trust (NPHT) has been actively engaged in conservation and interpretation works at sites throughout the North Pennines since its formation in 1987. The Trust maintains an active role in the care and conservation of the historic buildings and industrial remains within the Scheduled Ancient Monument of the Nenthead Mines lead

mining complex; NPA is actively involved in the Trust's numerous other projects.

- 5.3 The archaeological work will be undertaken under the overall direction of Martin Railton, BA (Hons) MA AIFA, NPA Project Manager. Martin has undertaken numerous similar projects in northern England, both for North Pennines Archaeology, and his previous employer, Archaeological Services Durham University.
- 5.4 The building recording project will be undertaken by Fiona Wooler, NPA Buildings Archaeologist. Fiona has been working in archaeology since 1999, originally working for Carlisle Archaeology Ltd, where she undertook post-excavation work on large-scale excavations such as the Millennium Project and Botchergate. In 2003 she graduated with a Joint Honours degree in Archaeology and History from Cumbria Institute of the Arts (associated with the University of Central Lancashire). During her studies her particular interests included Victorian and Edwardian Britain, and Industrial Archaeology. In 2005 she gained an MA in the Archaeology of Buildings with the University of York. The topic of her MA dissertation was the archaeological evidence of threshing in agricultural buildings of the 18th and 19th century in north Cumbria, a topic which still interests her.
- 5.5 Fiona has been involved with North Pennines Archaeology Ltd since 2003, primarily undertaking historic building surveys and desk-based assessments. She is now responsible for undertaking historic building surveys for the company throughout Cumbria, Northumberland, Lancashire and County Durham, as well as undertaking several projects in Norfolk. She also undertakes desk-based assessments for projects throughout the north of England, as well as archaeological watching briefs. She has extensive experience in the photography of historic buildings, analysis and interpretation of the fabric and landscape of historic buildings, and is proficient in producing detailed reports and drawings using AutoCAD. She also has experience in recording buildings through measured survey using a Total Station, and rectified photography.
- 5.6 Fiona has recently been awarded a University Certificate in Geographical Information Systems (GIS) and a post-graduate certificate in Architectural Conservation from the University of Central Lancashire (2008). She is an Associate of the Institute for Archaeologists (AIFA) and a member of the Industrial Archaeology Committee for the Cumberland and Westmorland Antiquarian and Archaeological Society.

6 WORK TIMETABLE

- 6.1 The project can be implemented after the acceptance of this project design by Durham County Council. The on-site building recording programme will

require 1 working day. The desk-based assessment and reporting will require ten working days in total.

7 PUBLICATION

7.1 A summary of the works will be prepared for Archaeology In County Durham and submitted to DCC, by December of the year in which the work is completed.

7.2 North Pennines Archaeology Ltd and Durham County Council support the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology Ltd, as a part of this national project.

8 ARCHIVE

8.1 An archive will be prepared in accordance with UKIC (1990) Guidelines and according to the recommendations in Brown, DH, 2007, Archaeological Archives A Guide To Best Practice In Creation, Compilation, Transfer and Curation, Archaeological Archives Forum.

8.2 Arrangements will be made for its long term storage and deposition with an appropriate repository, in this case Bowes Museum in Barnard Castle. A copy of the report shall also be offered to the National Monuments Record.

9 BIBLIOGRAPHY

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White, L (2008) Specification for archaeological works at the Tithe Barn, Old Durham, Durham, unpublished Durham County Council brief

UKIC (1990) Guidelines for the Preparation of Excavation Archives for Long-Term Storage

APPENDIX 3: FIGURES






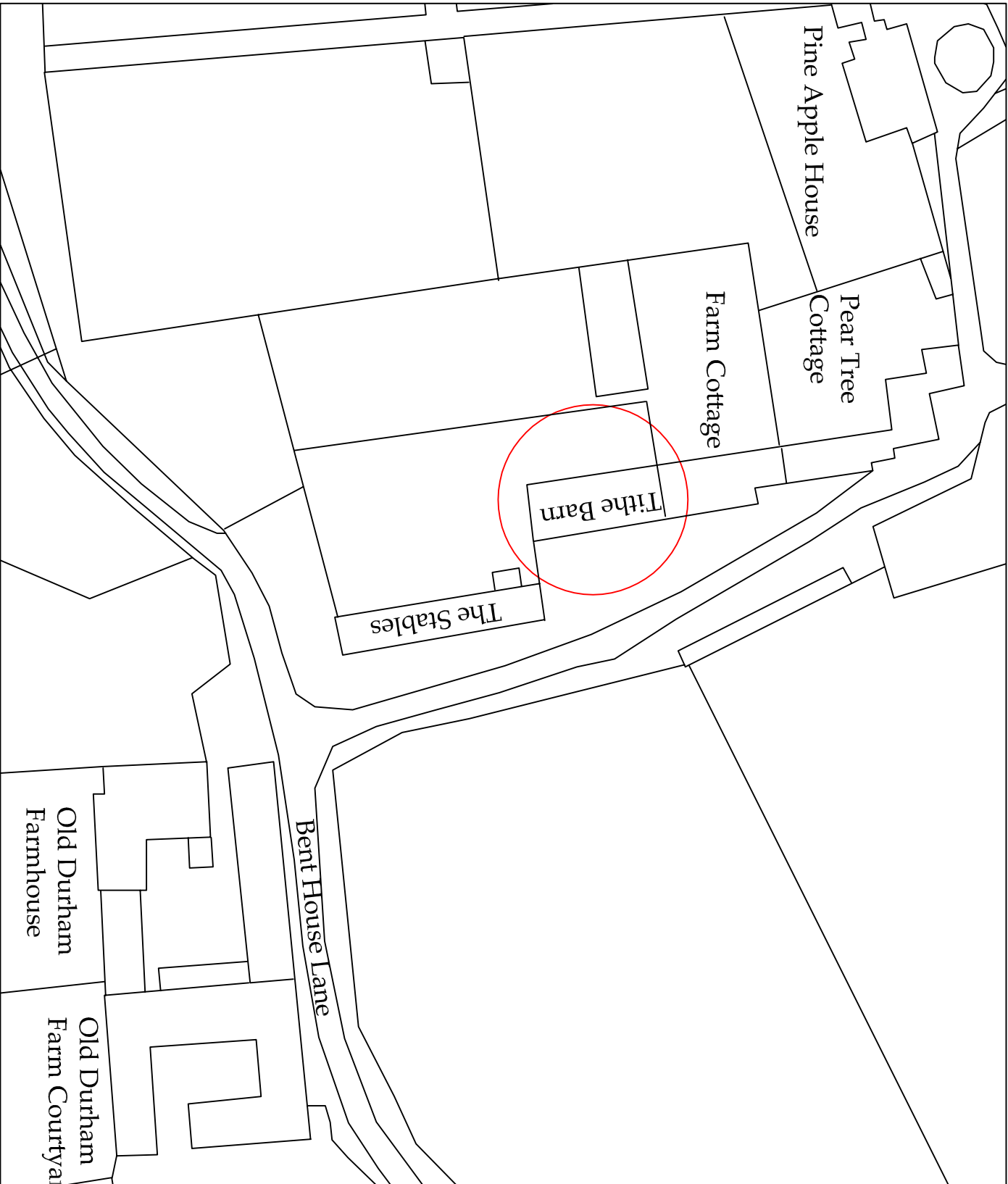
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: The 'Tithe' Barn, Old Durham</p> <p>SCALE: 1:50 000 at A4</p> <p>REPORT No: CP880/09</p> <p>CLIENT Gabrielle Moore</p> <p>DRAWN BY: FW</p> <p>DATE: March 2009</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site of Old Durham</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 1 : Site Location



North Pennines Archaeology Ltd
2009

The 'Tithe' Barn, Old Durham

CLIENT:


Gabrielle Moore

SCALE: 1:750 at A4

DRAWN BY: FW

DATE: March 2009

KEY:

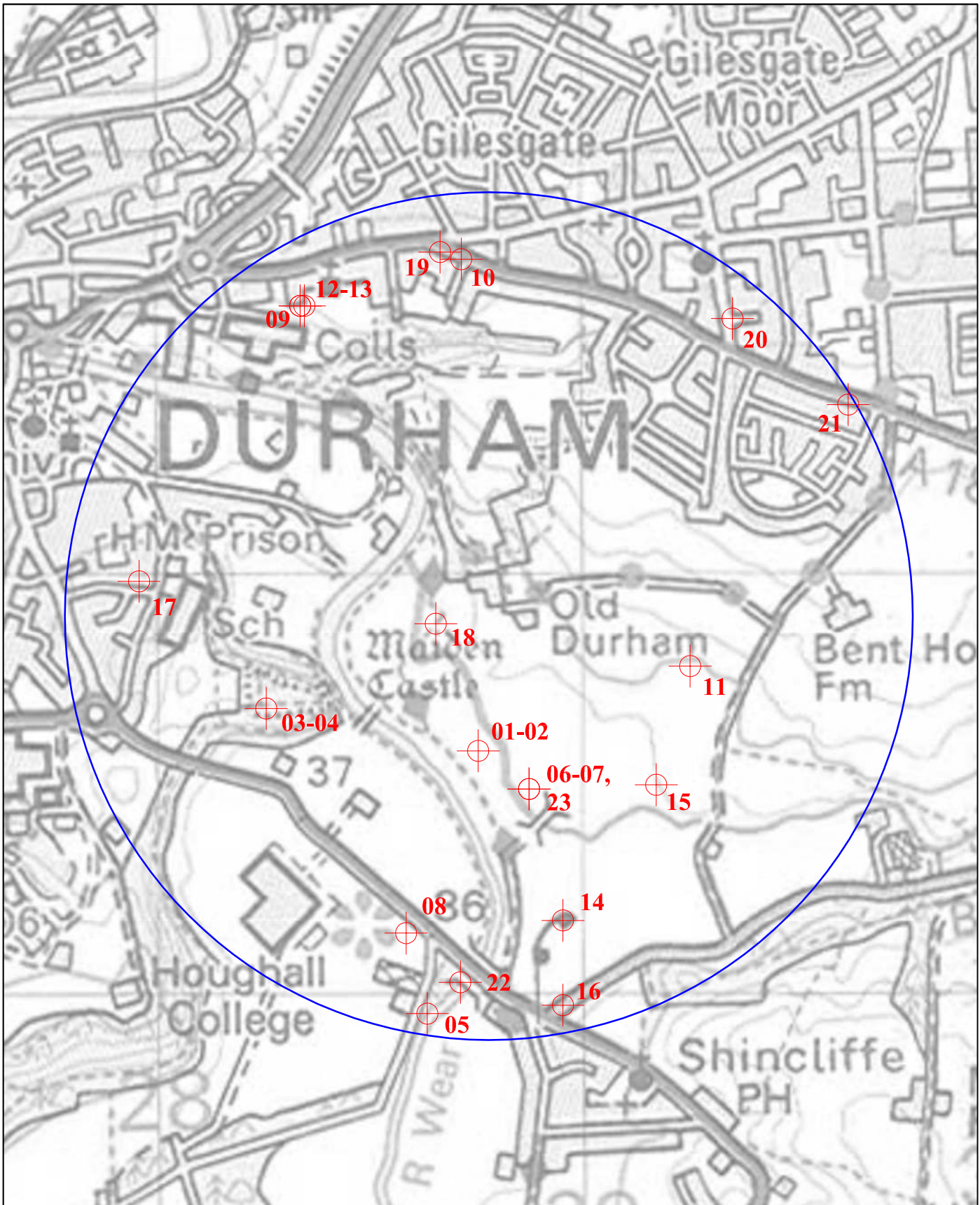
 Location of The 'Tithe' Barn



REPORT No:
CP880/09

FIGURE:
2

Figure 2 : Site Plan (drawing based on the original by Wearmouth Architectural Design)







 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: The 'Tithe' Barn, Old Durham</p> <p>SCALE: 1:12500 at A4</p> <p>REPORT No: CP880/09</p> <p>CLIENT Gabrielle Moore</p> <p>DRAWN BY: TL</p> <p>DATE: March 2009</p> <p>FIGURE: 3</p>	<p>KEY:</p> <p> ¹⁴ Gazetteer Entry</p> <p> Study Boundary</p>	 <p>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</p>
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Figure 3: The Study Area showing HER Gazetteer Entries.



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Not to Scale

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FIGURE:

Figure No

Figure 4 : Extract from Speed's map of Durham 1610





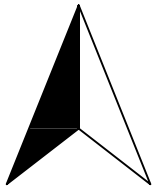
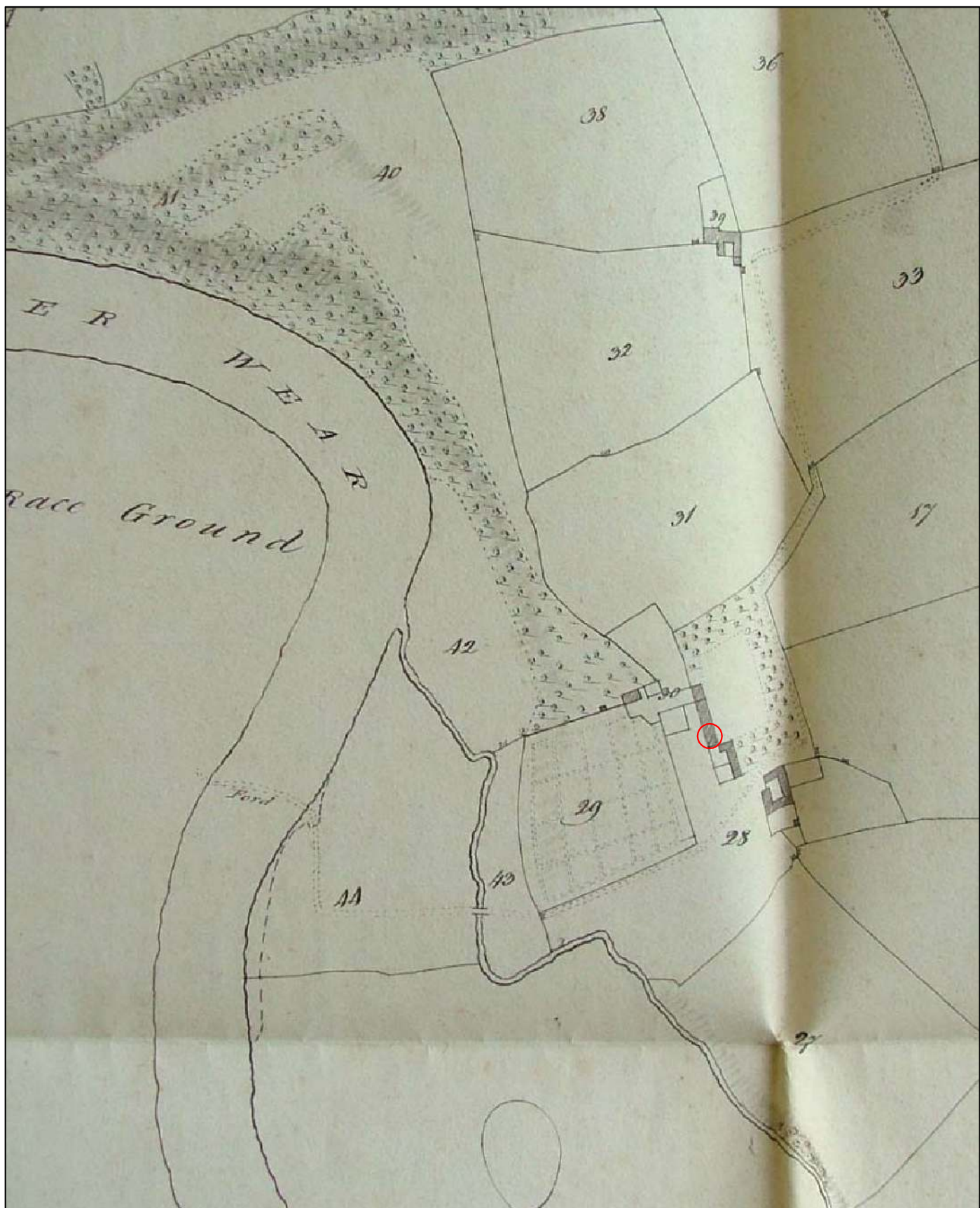
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: The 'Tithe' Barn, Old Durham</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP880/09</p> <p>CLIENT: Gabrielle Moore</p> <p>DRAWN BY: FW</p> <p>DATE: March 2009</p> <p>FIGURE: 5</p>	<p>KEY:</p> <p> Approximate location of the 'Tithe' Barn</p>	
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Figure 5 : Extract from 1776 Estate Map



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PROJECT: The 'Tithe' Barn, Old Durham
 SCALE: Not to Scale
 REPORT No: CP880/09
 CLIENT: Gabrielle Moore
 DRAWN BY: FW
 DATE: March 2009
 FIGURE: 6

KEY:

 Location of the 'Tithe' Barn

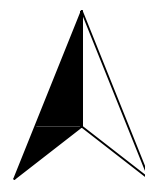
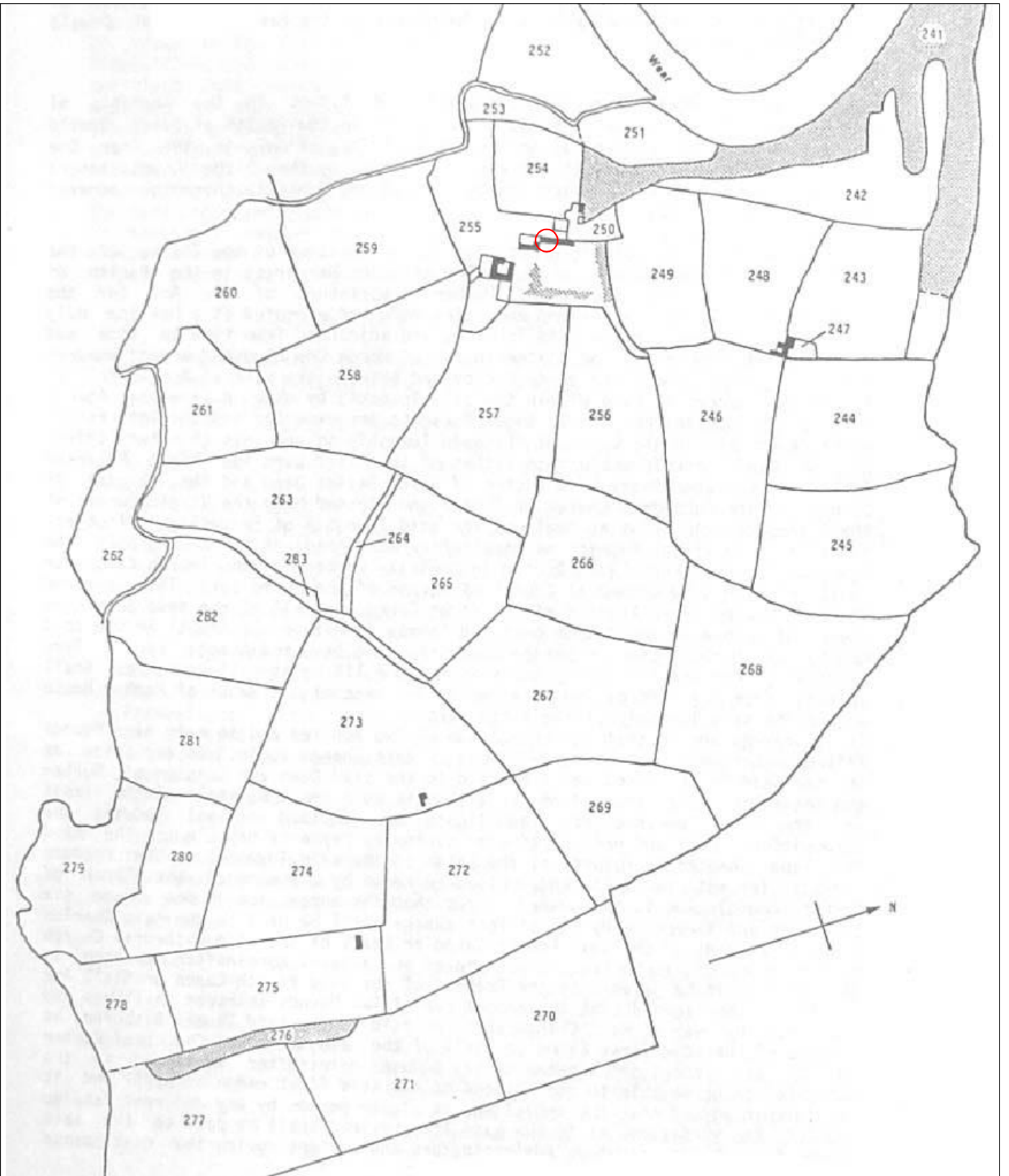


Figure 6 : Extract from Plan of Old Durham 1802



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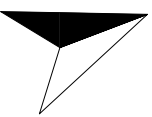
SCALE: Not to Scale

DRAWN BY: FW

DATE: March 2009

KEY:

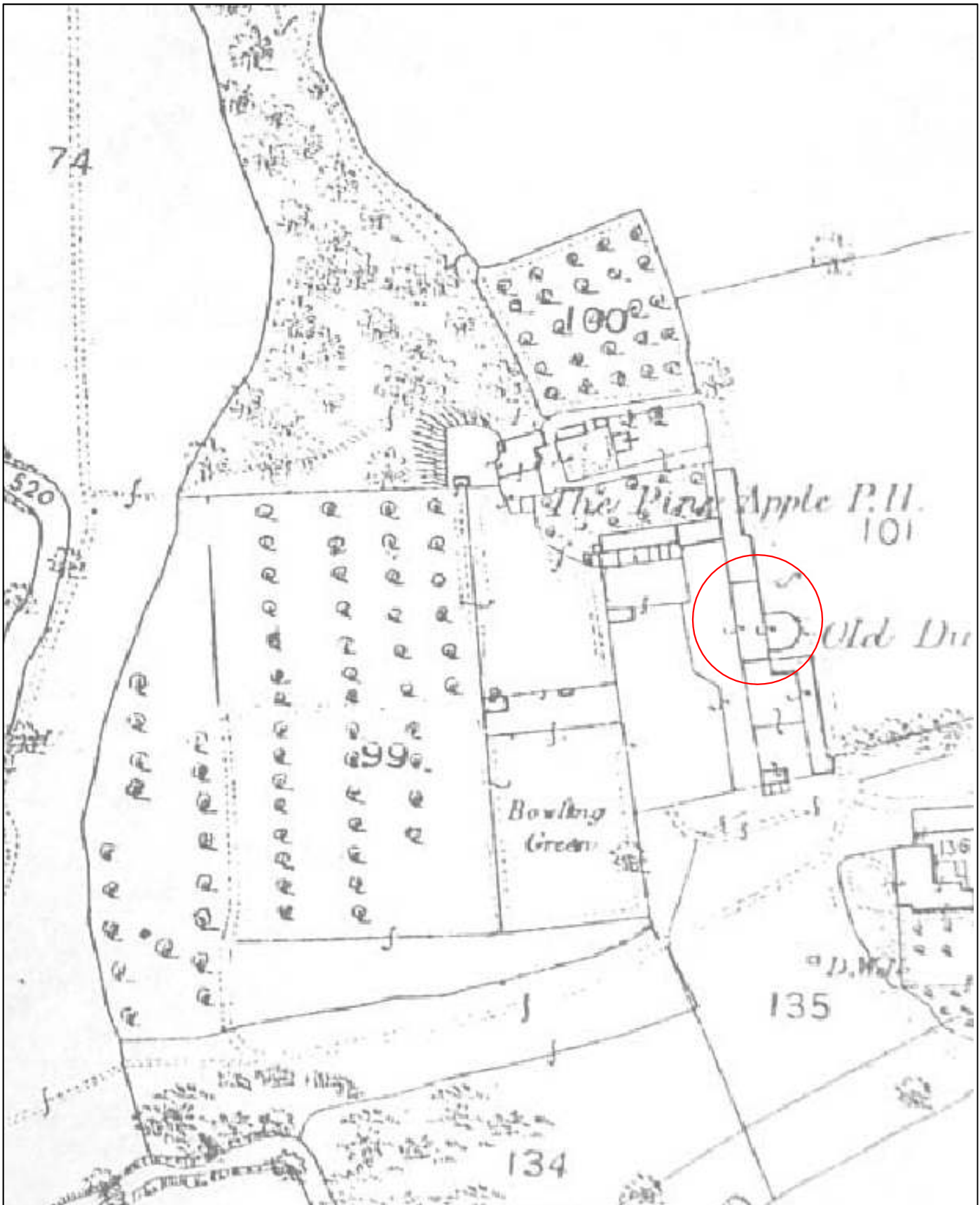
○ Site of The 'Tithe'
Barn



REPORT No:
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FIGURE:
7

Figure 7 : Extract from Elvet Tithe Map 1838






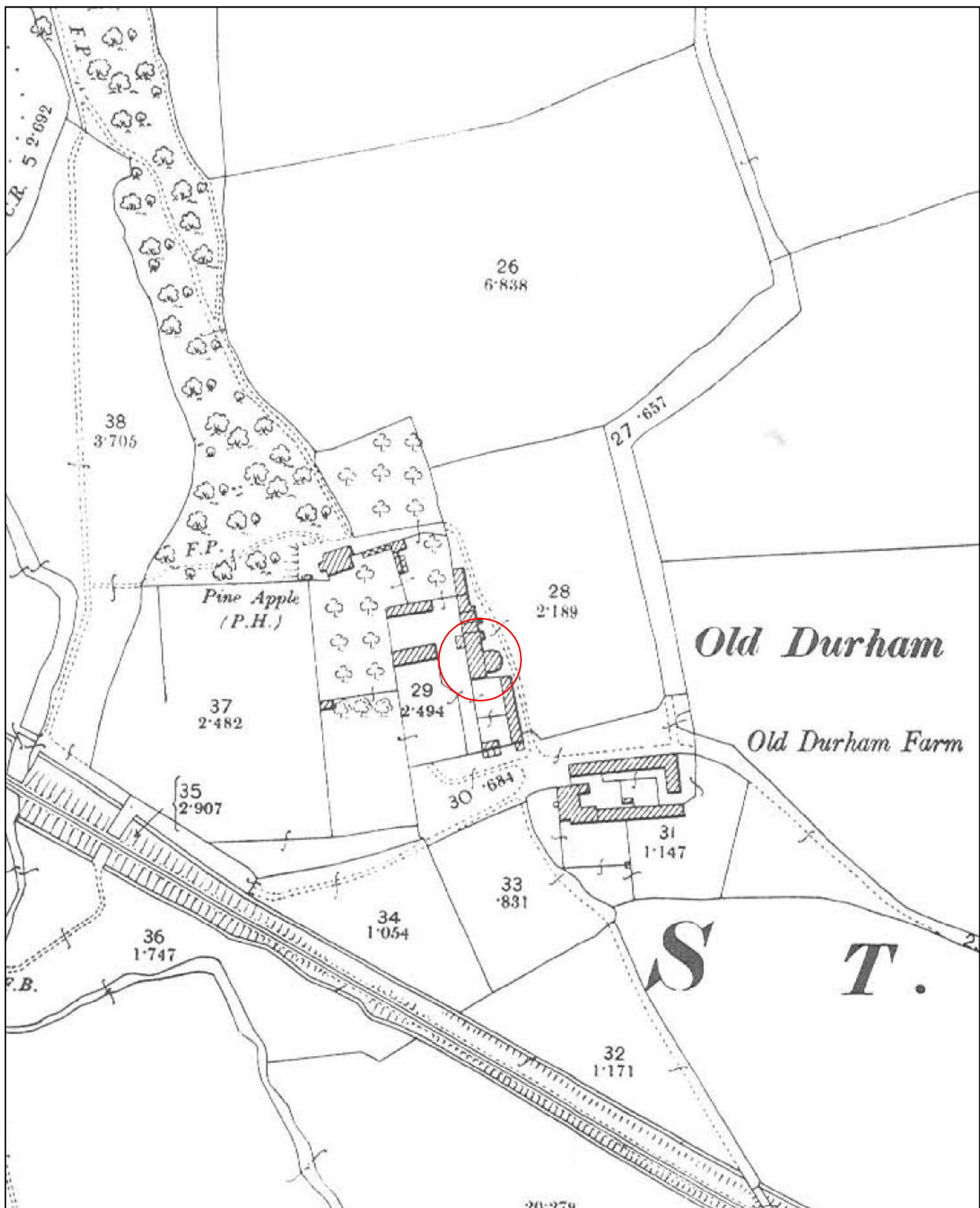
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: The 'Tithe' Barn, Old Durham</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP880/09</p> <p>CLIENT: Gabrielle Moore</p> <p>DRAWN BY: FW</p> <p>DATE: March 2009</p> <p>FIGURE: 8</p>	<p>KEY:</p> <p> Site of Barn with apsidal gin-gang against east wall</p>	 <p>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</p>
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Figure 8 : Extract from the First Edition Ordnance Survey Map 1857






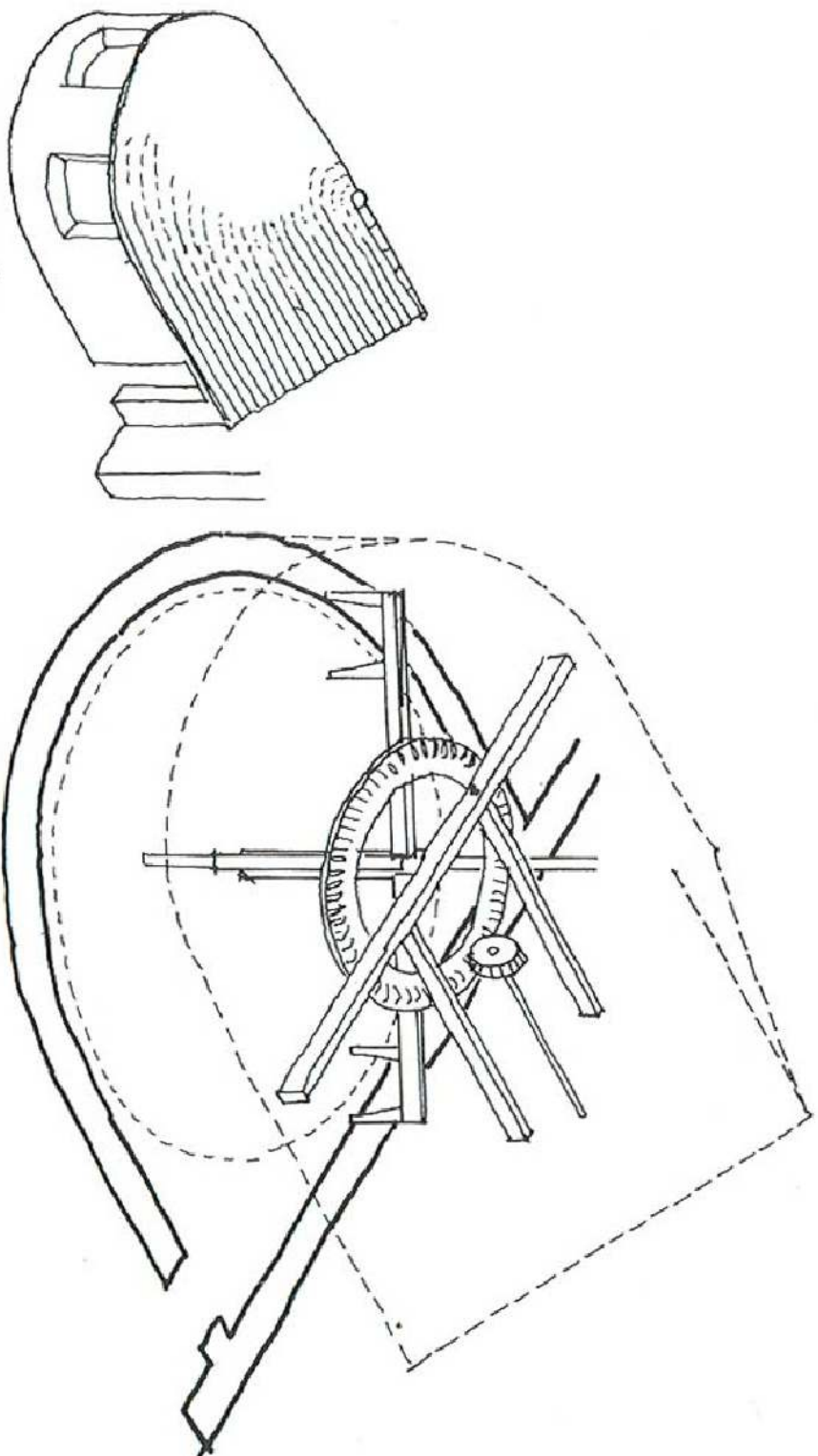
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: The 'Tithe' Barn, Old Durham</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP880/09</p> <p>CLIENT: Gabrielle Moore</p> <p>DRAWN BY: FW</p> <p>DATE: March 2009</p> <p>FIGURE: 9</p>	<p>KEY:</p>  Site of barn	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 9 : Extract from the Second Edition Ordnance Survey Map 1897



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FIGURE:
10

Figure 10 : Schematic Sketch of an Apsidal Gin-Gang (After Brunskill)

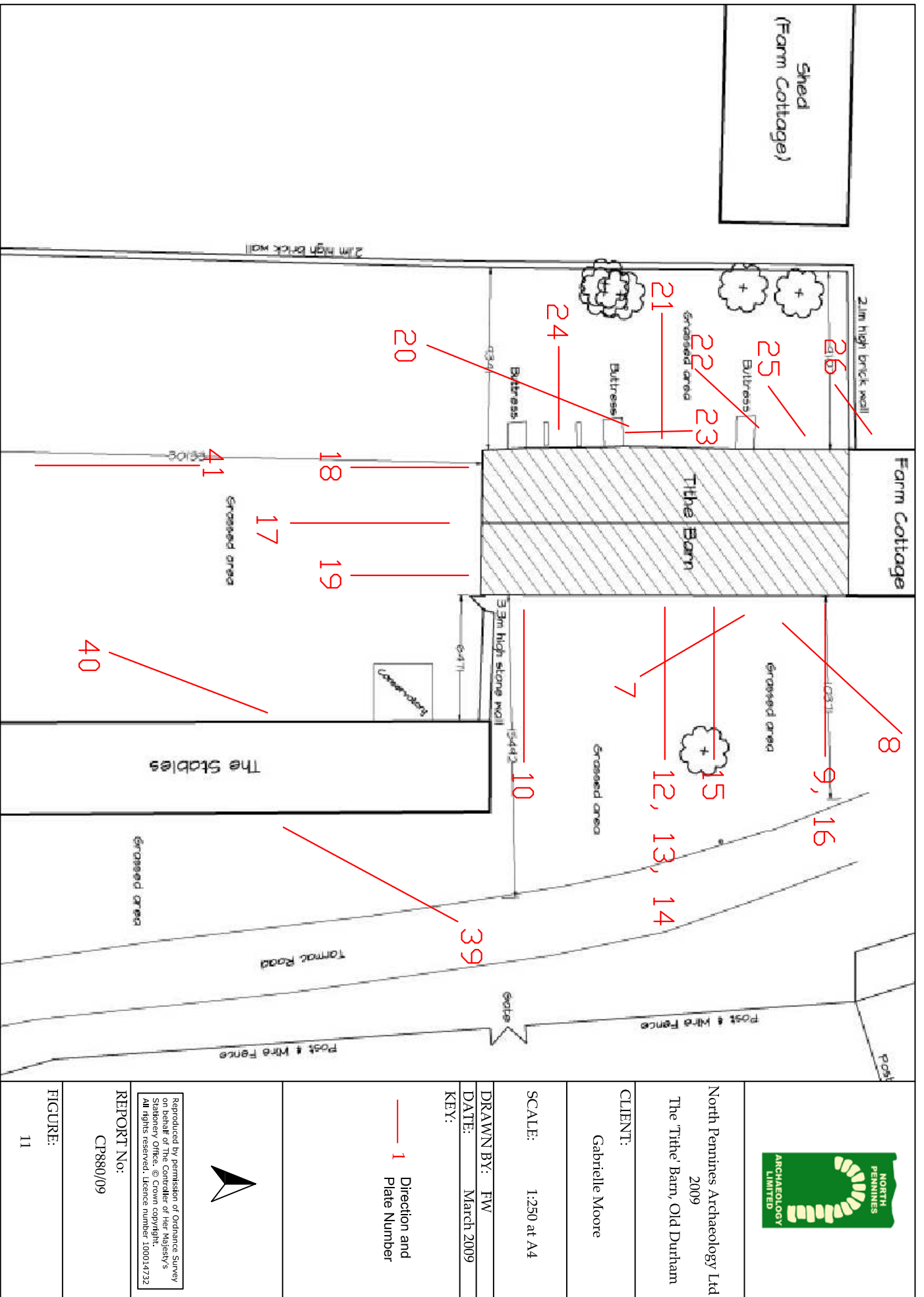


Figure 11 : Plan showing directions of photographs (ground plan courtesy of Wearmouth Architectural Design)

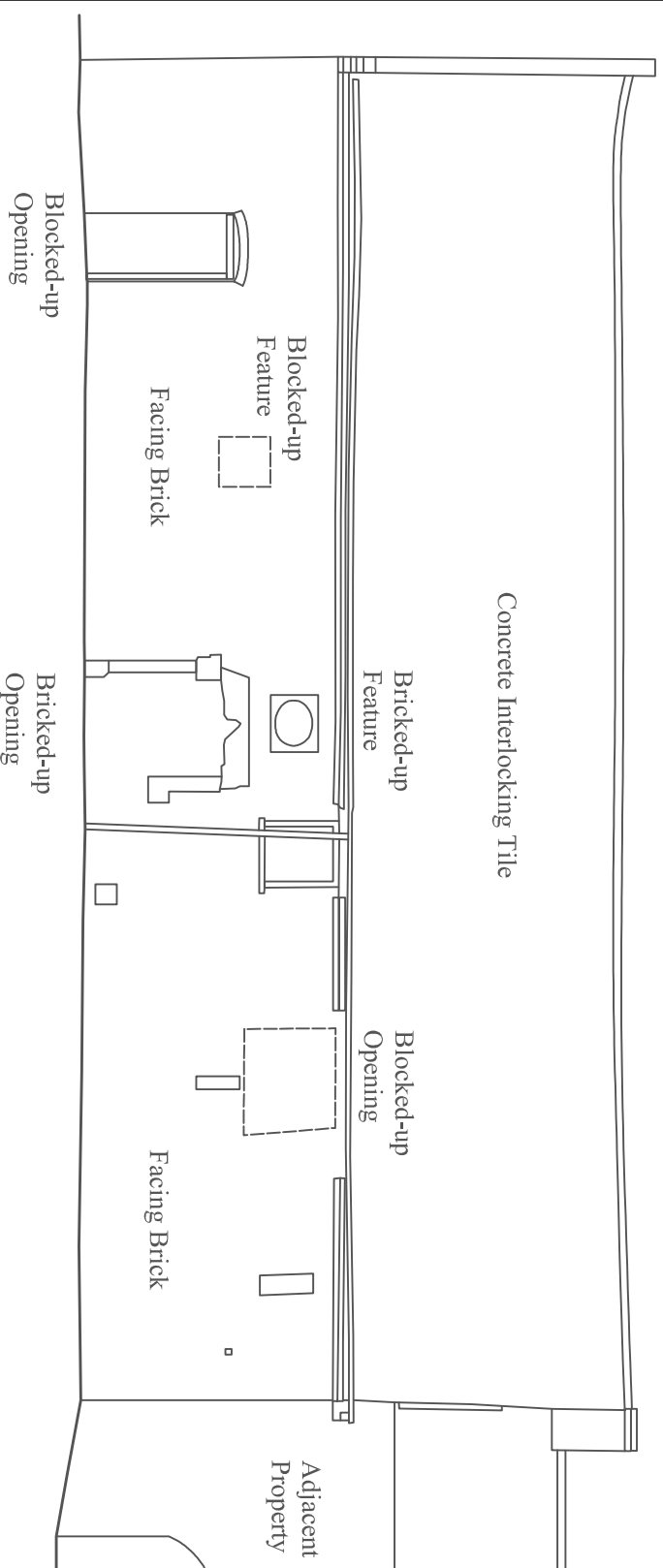


North Pennines Archaeology Ltd
2009
The 'Tithe' Barr, Old Durham

CLIENT:
Gabrielle Moore

SCALE: 1:100 at A4

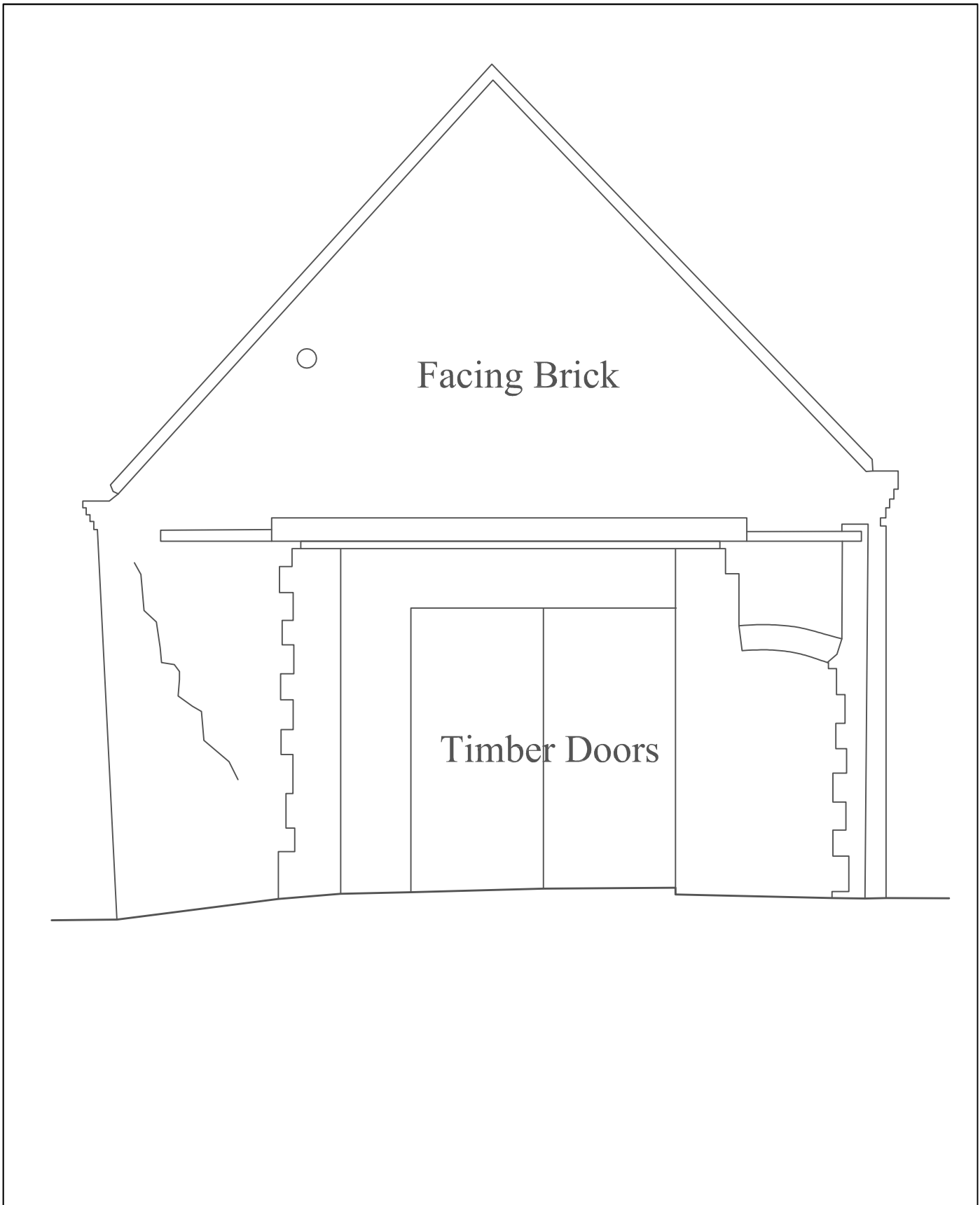
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DATE: March 2009



REPORT No:
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FIGURE:
12

Figure 12 : East Elevation (courtesy of Wearmouth Architectural Design)



North Pennines Archaeology Ltd
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PROJECT:	The 'Tithe' Barn, Old Durham
SCALE:	1:50 at A4
REPORT No:	CP880/09
CLIENT	Gabrielle Moore
DRAWN BY:	FW
DATE:	March 2009
FIGURE:	13

Figure 13 : South Elevation (courtesy of Wearmouth Architectural Design)

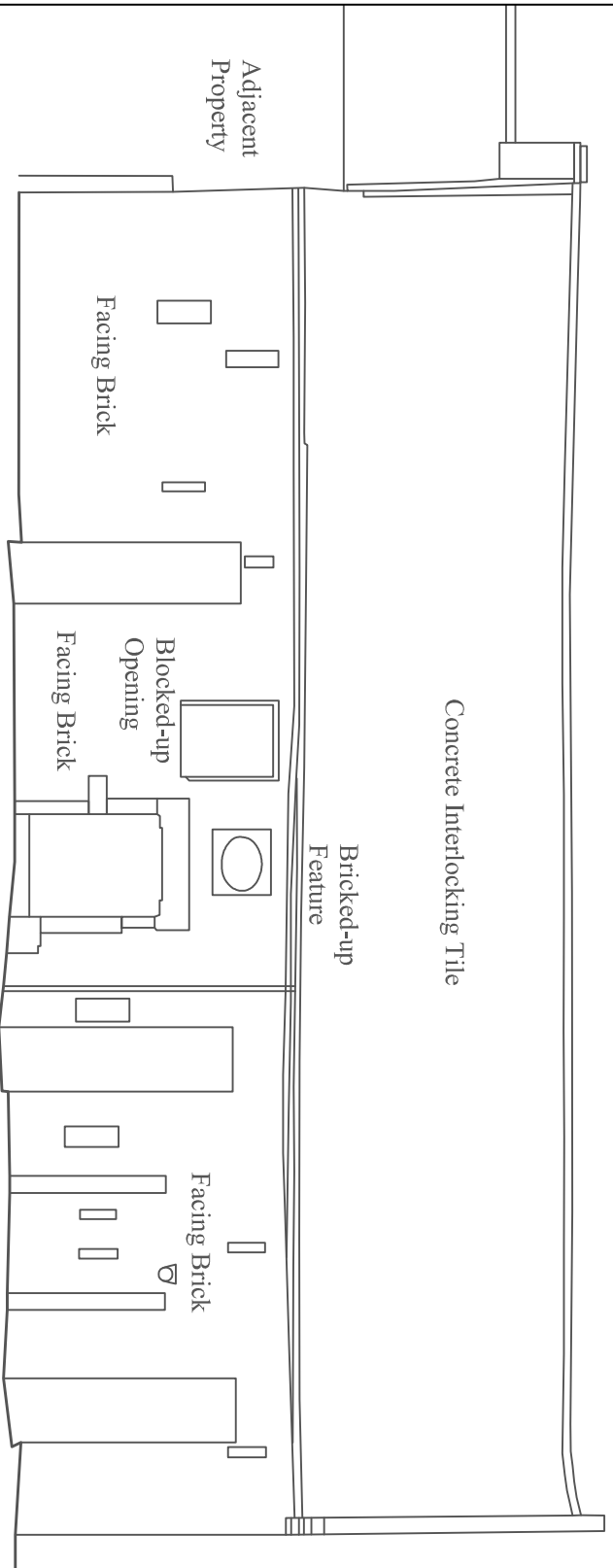


North Pennines Archaeology Ltd
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The 'Tithe' Barr, Old Durham

CLIENT:
Gabrielle Moore

SCALE: 1:100 at A4

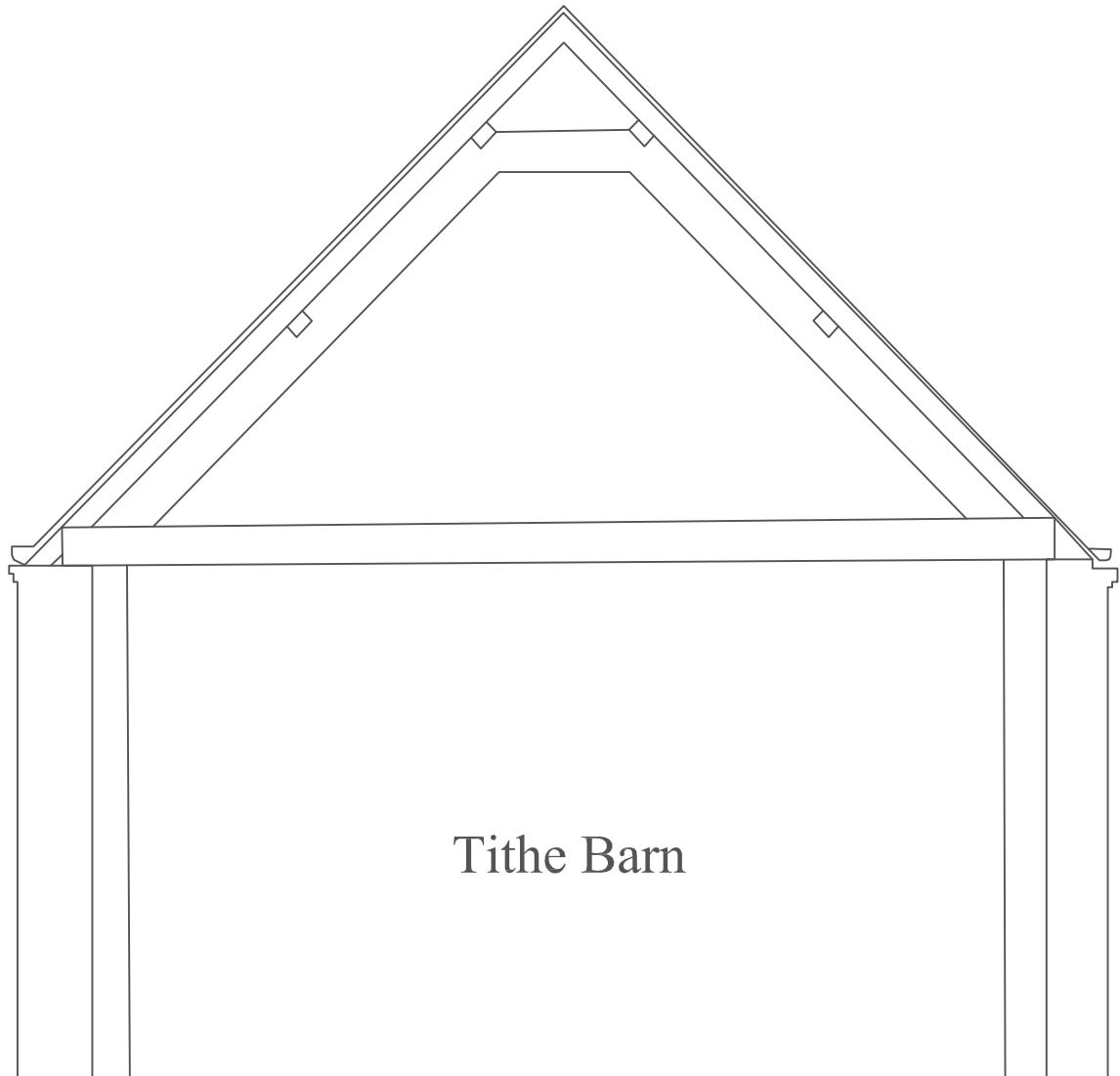
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DATE: March 2009



REPORT No:
CP880/09

FIGURE:
14

Figure 14 : West Elevation (drawing courtesy of Wearmouth Architectural Design)



Tithe Barn



North Pennines Archaeology Ltd
2009

PROJECT: The 'Tithe' Barn, Old Durham
SCALE: 1:50 at A4
REPORT No: CP880/09
CLIENT Gabrielle Moore
DRAWN BY: FW
DATE: March 2009
FIGURE: 15

Figure 15 : Section Through (courtesy of Wearmouth Architectural Design)