

**BELLEVUE COURT,  
CLAYPATH,  
DURHAM CITY,  
COUNTY DURHAM**



**DESK-BASED ASSESSMENT**

**CP. No: 1222/10**

**20/08/2010**

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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

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In July 2010, North Pennines Archaeology Ltd was commissioned by Jane Darbyshire and David Kendal Architects Ltd, on behalf of their clients Mr. and Mrs. Bremner, to undertake an archaeological desk-based assessment of land at Bellevue Bungalow, Bellevue Court, Claypath, Durham City, County Durham (NGR NZ 2764 4262). This work will be used in support of a planning application for a residential development at the site, with associated parking and services.

The site is located close to the heart of the medieval city of Durham. Claypath was one of the principal routes into the city during the medieval period and later, just beyond the city walls. Previous archaeological investigations to the north of the site have shown that tenement plots were present in the area during the 11<sup>th</sup> century that extended off the backs of buildings that fronted onto Claypath. The lines of these boundaries could still be traced in land use into the 20<sup>th</sup> century.

As a result of this archaeological potential, and in accordance with guidance given in Planning Policy Statement 5 (Planning for the Historic Environment), Durham County Council Archaeology Section (DCCAS) has recommended that an archaeological desk-based assessment be undertaken, in accordance with a written scheme of investigation submitted to and approved by DCCAS.

The study involved the examination of all pertinent documents and cartographic sources in the Durham Record Office and the consultation of the County Durham Historic Environment Record (HER) held at Durham. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Registered Battlefield Sites, Conservation Areas and other, non-designated archaeological remains. In addition, the holdings at Durham University Library Archives and Special Collections and Durham Clayport library were also checked. A number of published sources and several relevant web sites were also consulted to provide background information.

The desk-based assessment has shown that Claypath has been in existence since the medieval period as one of the main thoroughfares into the heart of the medieval city. Buildings fronted onto the north and south of Claypath throughout the medieval period. The post-medieval period saw population growth in the area with an increased number of buildings and tenements. Bellevue Bungalow was part of the Belle Vue Estate in the early 20<sup>th</sup> century located to the east of a Friends' Meeting House and Burial Ground. It is recorded within the documentary record that a Friends' Meeting House was located at 80 Claypath in 1679. The location of the burial ground is uncertain. There are gravestones within the western extent of the present site boundary but these are not *in situ*, and rest upon a possible air-raid shelter. Further information on this may be available from the Society of Friends.

Given the potential for the survival of medieval and post-medieval deposits within the proposed development area, it is recommended that an archaeological evaluation be undertaken prior to redevelopment to provide further information on potential sub-surface archaeological features. A definitive decision on the level and extent of archaeological mitigation will be decided by the Durham County Council Archaeology Section.

## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to thank Jane Darbyshire and David Kendal Architects Ltd for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Lee McFarlane, Assistant Archaeology Officer and Nick Boldrini, Historic Environment Record Officer, both with Durham County Council and staff at the Durham Record Office, Durham University Special Collections and Archives at Palace Green and Clayport Library for all their assistance throughout the project.

The desk-based assessment was undertaken by Jocelyn Strickland. The report was written, and the drawings were produced, by Jocelyn Strickland. The project was managed by Martin Railton, Project Manager for NPA Ltd, who also edited the report.



## 1 INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 This archaeological desk-based assessment has been prepared by North Pennines Archaeology Ltd (NPA) in response to an outline brief provided by the Durham County Council Archaeology Service (DCCAS) (McFarlane 2010) and a Project Design approved by DCCAS (Railton 2010). This report will be used in support of a planning application for a residential development at the site with associated parking and services.
- 1.1.2 The desk-based assessment comprised two distinct phases of investigation: a search of both published and unpublished records and a site visit. A search was made of records held by the Sites and Monuments Record (SMR) held at Durham County Council, The Rivergreen Centre in Durham, Durham Record Office, Durham University Library Archives and Special Collections and local libraries in the vicinity, holding local historical information, as well as a search of the archives and library held by North Pennines Archaeology Ltd. The aims of the site visit were to identify any previously unrecorded surface archaeological features and to make an assessment of the condition of individual historic features.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area. This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area.

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## 2 METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake a desk-based assessment, of land at Bellevue Bungalow, Bellevue Court, Claypath, Durham City, County Durham (NGR NZ 2764 4262). All work undertaken was consistent with the relevant standards and procedures of the Institute for Archaeologists, as set out in Standard and Guidance For Archaeological Desk-Based Assessments (IfA 2008) and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

2.2.1 Several sources of information were consulted 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.

2.2.2 The desk-based assessment included the following:

- the collation and assessment of any relevant information held in the County Durham Sites and Monuments Record (SMR) in order to identify important sites and to assess the potential of known sites;
- the consultation of documentary collections including trade directories, miscellaneous records, and histories;
- an assessment of relevant published sources including articles in national, regional and local journals;
- an assessment of relevant unpublished documents including, where appropriate, reports compiled by heritage conservation professionals and student theses;
- collation and assessment of cartographic information relevant to the area in order to identify historical land use, boundaries, trackways and early buildings and to provide an assessment of potential extent of disturbance to the archaeological resource caused by cellars and other intrusive features;
- an assessment of any available geotechnical data (e.g. boreholes and test pits) to assess the condition of buried deposits and to identify any local geological conditions;

- an assessment of the topography of the area through maps and site visit to assess the archaeological potential of areas not identified through the County Historic Environment Record, and to determine any constraints to archaeological site survival,
- the assessment of any available aerial photographs that show the proposed development area.

2.2.3 The study area consisted of a broad overall history of this area of Durham, with an additional detailed 250 metre radius, centred on the proposed development area, which was studied in more depth. This radius is distinct from the site boundary, which only refers to the area of the proposed development. A further one kilometre radius was established in order to identify Scheduled Ancient Monuments, World Heritage Sites and Registered Battlefields. The principal sources of information were the Sites and Monuments Record (SMR), historical maps and secondary sources. The following resources were consulted:

- *Sites and Monuments Record*: the SMR housed at the Rivergreen Centre, Durham County, a database of archaeological sites within the county was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which included monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and are listed in *Appendix 1*. The SMR also contained details of previous archaeological work undertaken in the area. Aerial photographs of the area were studied in order to identify the presence or absence of any archaeological remains in the vicinity of the study area;
- *Durham Record Office (DRO)*: the archives at Durham Record Office were searched for information on the study area. In particular, the First, Second, Third and Fourth Editions of the Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections;
- *County Durham Local History Reference Library*: the collection of historical engravings, plans, local history books, pamphlets and photographs held within the local studies section of Durham Clayport Library was consulted for any relevant information regarding this area of Durham;
- *Durham University Library, Palace Green*: the local studies section of Palace Green library has a good selection of books and documents

on local history. An online search was also carried out of the holdings within the Archives and Special Collections;

- *Online Sources:* several online sources were consulted as part of the desk-based assessment, including English Heritage ([www.english-heritage.org.uk/NMR](http://www.english-heritage.org.uk/NMR) and [viewfinder](http://viewfinder)) as well as [www.pastscape.org.uk](http://www.pastscape.org.uk);
- *North Pennines Archaeology Ltd:* various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any, as yet, undeposited archives of the sites themselves were examined.

## 2.3 SITE VISIT

- 2.3.1 A site visit was undertaken on July 28<sup>th</sup>, 2010 in order to assess the nature and extent of any archaeological features within the proposed development area, and to assess any areas of the site where modern development may have had an effect on below ground remains.

## 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). Copies of the report will be sent to the County Durham Archaeological Archive (SMR) at the Rivergreen Centre, Durham, where viewing will be available upon request.
- 2.4.2 North Pennines Archaeology, and the Durham County Council Archaeology Section, 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 this project will be made available by North Pennines Archaeology, as a part of this national project under the unique identifier **northpen3-80478**.

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## 3 BACKGROUND

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### 3.1 LOCATION AND GEOLOGICAL CONTEXT

- 3.1.1 Claypath lies within the predominantly urban and industrial landscape of the Tyne and Wear Lowlands within Durham City and 34 kilometres south of Newcastle upon Tyne. The Tyne and Wear Lowlands lies between the Magnesium Limestone Plateau to the south and east, the Durham Coalfield Fringe to the west, and the South East Northumberland Coastal Plain to the north (Countryside Commission 1998). The proposed development site consists of c. 0.2 hectares (ha) of land located to the north of Leazes Road (A690) and to the south of Claypath. Bellevue Court is situated towards the north side of the property. The southern aspect of the site is a garden and the western aspect of the site consisted of the former Society of Friends' burial ground (Figures 1 and 2).
- 3.1.2 The geology of the Tyne and Wear Lowlands is underlain by Coal Measures rocks of Carboniferous age. The underlying rocks are overlain with mainly boulder clay deposited during the last glacial period (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 *Introduction:* this historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments specific to the study area. The location of known sites within the 250 metre study area is depicted in Figures 3 and 4 and summarised in Appendix 1.
- 3.2.2 *Prehistoric (up to 43 AD):* there is only scattered evidence of prehistoric activity within Durham city including the occasional flint find. The only discernable pattern from these scattered finds is that they were found on higher ground. The only sound prehistoric evidence from within the city comes from excavations at Milburngate where botanical remains were radiocarbon dated to 1740-1528 BC indicative of natural forest cover at this time (Lowther *et.al* 1993).
- 3.2.3 *Romano-British (c. AD 43-400):* Roman roads approached Durham from three directions, however the exact routes of these roads are not known. The route of Cade's Road may have passed near Old Durham, crossing the Wear near Kepier, there has been no archaeological evidence for this line, nor has a link road from Dere Street (Roberts 2003).
- 3.2.4 A Roman bath-house was found with a circular threshing floor during works in the 1940s at Old Durham. There have been a number of stray

finds within Durham City including several pottery vessels and coins that date as early as the third quarter of the 1<sup>st</sup> century suggesting that this area was built for non-military purposes (Lowther *et. al* 1993).

- 3.2.5 *Early Medieval (410 AD-1066 AD)*: no Saxon finds are known to exist in the area prior to the 10<sup>th</sup> century. It is thought that the first documented date for a settlement at Durham comes from the *Anglo-Saxon Chronicle* that records a settlement at *Aelfet Ee* or *Aelfet Island* in 762 AD, thought to be modern day Elvet of Durham, centred around the Church of St. Oswald. However, there has been no archaeological evidence to support this (Lowther *et. al* 1993, Roberts 2003).
- 3.2.6 Around 995 AD, the community of St. Cuthbert arrived at the Durham peninsula bearing the body of their Saint. According to Symeon, when St. Cuthbert's followers arrived on the peninsula they found a heavily wooded area with the exception of a plain that had been cultivated. This may be a reference to the survival of an earlier settlement or may have been the work undertaken to prepare the ground prior to St. Cuthbert's arrival. The community of St. Cuthbert built a temporary shelter for the saint's body while the *Alba Ecclesia*, a timber church, was being constructed. This church remained until a stone church, the *Ecclesia Major*, was constructed in 998 AD (Roberts 2003).
- 3.2.7 Although there is evidence that the Durham area was occupied during the early medieval period, nothing from the documentary record could be found pertaining to the site or study area. Similarly there are no known sites within the site boundary or study area recorded within the SMR from this period.
- 3.2.8 *Medieval (1066 AD-1485 AD)*: during the medieval period the Bishops of Durham were very powerful being both the prelates and lords of the palatinate of Durham. Durham Castle (Figure 1, Site 71) was their main residence. The castle is of Norman origin thought to have been founded by William the Conqueror. In 1072, William the Conqueror gave orders for the construction of the castle at Durham that would serve as a base for the Bishop of Durham (Dodds 1996).
- 3.2.9 The construction of Durham Cathedral (Site 71) commenced in 1093. This occurred a year after St. Calais ordered the demolition of the Saxon church that was located to the south of the site of the new church. Monastic residence ended at the Cathedral in 1539 with the dissolution of the monasteries (*ibid*).
- 3.2.10 In 1183 the *Boldon Book* was written giving a detailed picture of all of the Bishop's lands, listing tenants, their holds and all of their duties. Unfortunately, Durham was not mentioned in great detail. From 12<sup>th</sup>

century documents written by the monk Reginald, it is learned that a cross stood about a mile from the city. This may have been one of the circle crosses placed around the town that marked the boundary of the approach to the Cathedral of which only Neville's Cross and Charley Cross survive in a fragmentary state. Reginald commented on the walled city and described the cathedral and parish churches, lodgings for the pilgrims, market stalls and open-fronted shops (Roberts 2003).

- 3.2.11 The town plan of Durham was established by 1250, altering little until the 19<sup>th</sup> century when it was expanded significantly. The medieval town was divided into separate parts that included the peninsula, castle, cathedral and priory and the four boroughs. The four boroughs were: the Old Borough, Bishop's Borough (where present day Claypath would have been located), Elvet Borough and St. Giles Borough. The Boroughs were independent urban communities with their own churches, courts and mills. The ownership of the boroughs originated with the Bishop (Page 1928).
- 3.2.12 Bishop's Borough was the most important one during the medieval period as it was located in the heart of the urban area and contained the market place. The area within the Bishop's Borough was generally the market place and the streets leading out of it. The boundary of Bishop's Borough and St. Giles Borough was marked by a lead cross in the road where Claypath became St. Giles Street. This boundary followed the lanes that would later be called Tinkler's and Bakehouse Lanes (Bonney 1990). It is not known precisely when the Bishop's Borough came into existence but was prominent and wealthy enough to pay a fine of 100s in 1130. It is thought that this borough was founded by Bishop Flambard (Page 1928).
- 3.2.13 The medieval street plan of Durham consisted of three primary routes that converged onto the market place: Clayport, Fleshewergate and Silver Street. It is thought that these streets were in existence from the earliest days of the town. The congestion of plots of land around the market place is an indication that the Bishop's Borough was a popular area for settlement. A street frontage near the market place would have been prestigious. Streets such as Claypath, Crossgate, Fleshewergate, Sadlergate and New Elvet appear to have had a continuous line of housing on both sides of the road during the medieval period. These were the streets where frontages would have been the most valuable for commercial reasons and would have been where merchants and tradesmen wanted to live (Bonney 1990).
- 3.2.14 The only way into the city and market place from the east was on Clay Peth, the present day road of Claypath. The origin of the street name may refer to the soil consistency near this street or the condition of the street

- itself at the time. Claypath formerly joined the Market Place near St. Nicholas Church and the Clayport Gate (Site 20) (Bonney 1990).
- 3.2.15 Another way into the medieval city was through the Old Borough until the erection of Elvet Bridge (Site 16) built by Bishop Pudsey (1153-1195). Two chapels stood on the bridge, St. James' Chapel (Site 17) and St. Andrew's Chapel. A prison was built in 1632 on the site of St. James' Chapel that was demolished in the 18<sup>th</sup> century (Site 18).
- 3.2.16 Most streets of medieval Durham were a combination of residential and commercial. Principle buildings would have lined the street frontage with access to the rear yards via vennels. Many of these properties would have had cellars, although most of these would have been added during the later medieval or post-medieval periods, below street cellars were recorded as early as the 13<sup>th</sup> century (NAA 1995). Most workshops and commercial premises were found within the Bishop's Borough. Metal workers in medieval Durham mostly lived in Claypath and Old Elvet. Also documented to reside in the Claypath area were weavers, carpenters, butchers and people of the textile industry. Kilns were also present in the area (Bonney 1990).
- 3.2.17 Building evidence from the later medieval period especially around Elvet, Hallgarth Street, Claypath, Gilesgate, Crossgate and Allergate shows that the period up to 1675 marked a major expansion of the settled area (Lowther *et. al* 1993).
- 3.2.18 The domestic buildings of medieval Durham would have been constructed predominantly of timber although there is documentary evidence to suggest that the simpler tenements of the city would have been of wattle and daub (Roberts 2003).
- 3.2.19 Clayport was also known to be a tenement area. Reginald Mercator, a merchant, is recorded to have owned several tenements in the area during the late 13<sup>th</sup> century, as well as Richard More in the 15<sup>th</sup> century. Waste tenements in Clayport were frequently repaired and rebuilt, often at great cost unlike areas such as South Street and St. Giles Street where there was little attempt at rebuilding (Bonney 1990).
- 3.2.20 All of the guild halls and houses in medieval Durham were associated with religious rather than craft guilds. There are references to six separate guild properties during this period, one of which was on Clayport. This was the house of St. Cuthbert's Guild. St. Cuthbert's guild house was referred to in a late 13<sup>th</sup> century charter when the fraternity granted the guild house to John Tywe. In turn, Tywe granted a rent from the guild house to St. Cuthbert and the fabric fund of the cathedral (*ibid*).



- 3.2.21 During the 14<sup>th</sup> century, following Scottish raids, a wall was built to enclose the area surrounding the Market Place and connect it to the existing wall that surrounded the Castle and Cathedral. The aforementioned Clayport Gate was built at the same time forming part of the medieval city walls. This was important as it controlled the flow of people into and out of the market from the east. Adjoining the gate were walls that extended south towards Elvet Bridge and north along the back of St. Nicholas church towards the river (Simpson 2009).
- 3.2.22 St. Nicholas Church was built by Bishop Flambard prior to 1128. The first surviving reference to the Church was from an early 12<sup>th</sup> century document that bore the name of Bishop Geoffrey Rufus who granted this church and Old Durham borough to Alverdus, a clerk (Bonney 1990). In 1787 the church was described as *'a very plain and meanly built, being constructed of small and perishable stones, so that from frequent pointing it is now almost covered in mortar'* (Proud 2003).
- 3.2.23 The site of St. Thomas the Martyr (Site 19) was located to the north of the proposed development site in the present day area of Hillcrest Mews. This is thought to be a 13<sup>th</sup> century chapel. Within its grounds was a plague burial ground dating to 1597 (ASUD 2004). It was thought that this chapel was located to the south of Claypath. In 1304 it was recorded that no remains of the chapel were present but it had been in an enclosed chapel-yard (Hutchinson 1823).
- 3.2.24 As opposed to the early medieval period, finds from the 10<sup>th</sup> to the 12<sup>th</sup> centuries are more common, showing that at this time areas around the peninsula and Market Place were occupied. Late 12<sup>th</sup>-14<sup>th</sup> century pottery distribution intensifies during this period especially around the Market Place extending southwards on the Peninsula and into Claypath, Framwellgate and Elvet (Lowther *et.al* 1993).
- 3.2.25 Excavations at the southern end of Claypath, opposite St. Nicholas Church could have potentially included the remains of part of the 14<sup>th</sup> century town wall, the 14<sup>th</sup> century Clayport Gate, tenement plots and vennels. Excavations revealed that four of five tenement plots had been cellared. In the uncellared areas, deposits were less than 30 centimetres deep. The back of the site had been destroyed by foundations for a car park and the bypass. No evidence for the town walls or gate were found (Lakin and Passmore 1990).
- 3.2.26 An evaluation undertaken in 1983 of 13-17 Claypath found three tenement boundaries that had been truncated by cellaring. In the northern aspect of the tenements revealed 12<sup>th</sup>-13<sup>th</sup> century occupational deposits that

- included cobbled surfaces, a boundary fence, rubbish pits and timber structures (Lowther *et.al* 1993).
- 3.2.27 A large group of pottery dating from the 12<sup>th</sup>-18<sup>th</sup> centuries was found during development to the east of the Market Place where the through road and a multi-storey carpark were being constructed. The bulk of finds dated to the 13<sup>th</sup>-14<sup>th</sup> century (*ibid*).
- 3.2.28 In 1983 trial trenching occurred at the southern end of Claypath (Site 8). Three trenches were excavated, all of which contained evidence of cellaring. However where there was no cellaring there were stratified medieval deposits (Nicholson 1983).
- 3.2.29 Two excavations took place prior to the construction of the Millennium Hall on Claypath. The first one was undertaken in 1983-1984 by P.A.G. Clack where deposits dating from the later 12<sup>th</sup> century were identified. These medieval deposits had been partially removed by later 18<sup>th</sup> century construction activity (Youngs, Clark and Berry 1985). The later excavation (Site 4) revealed occupational evidence in tenements that dated to the 11<sup>th</sup> century and extended into the post-medieval and modern times (ASUD 1999).
- 3.2.30 *Post-medieval to Modern (1485-present)*: in 1780 the view of the church was obstructed by a nine-arched piazza built in front of the south face of the church. In 1841 the east end of the church was shortened so that Claypath could be widened. Clayport Gate was also destroyed in 1791 for the same reason (Proud 2003).
- 3.2.31 The city walls behind St. Nicholas Church ran adjacent to a 16<sup>th</sup> century house called New Place or New Palace. This house was built during the Middle Ages for the Nevilles of Raby and Brancepeth, the Earls of Westmorland. At its prime the property extended up Claypath with the gardens extending down to the river. After Neville's involvement in the Rising of the North (1569) the earl forfeited this property with others to the Crown. In 1612 the property was bought from King James I by Henry Smith's Charity where it was used as a woolen factory, a workhouse, and a charity school before it was demolished in 1853. The charity school was the Blue Coat School, originally established in 1708 (*ibid*). The Blue Coat School started as part of the charitable funds of the city. Six boys started at the school with six girls being added in 1736. In 1753 seven more boys were included. In 1812 the Blue Coat School moved to a new site on Claypath (Walker 1857).
- 3.2.32 George Fox, founder of the Society of Friends, came to Durham in 1657. An entry in St. Nicholas' parish books record the presence of a meeting house in Durham city by 1700 (Fordyce 1855). It is thought that the meeting house

at 80 Claypath was established in 1679 (Roberts 2003). A 1679 copy of indenture documented four chambers, or rooms, and a garth that adjoined the chambers was bounded by a close called Tenter Close, owned by Ralph Nicholson, on the south, a house and garth belonging to Margaret Whitfold on the east, a house and garth owned by Mr. Pemberton on the west and a small curtilage on the north. The premises were granted to John Hetherington and Thomas Haswell for a monthly rent of four shillings (DRO Ref. No. Sf/Su 67). To the south of the meeting house chapel was a burial ground, still present in the western extent of the site boundary. In 1851 the first two graves were interred (Fordyce 1855). The meeting house was demolished some time during the 19<sup>th</sup> century with only the grave yard remaining (Roberts 2003).

- 3.2.33 In 1808 a cow market was held on Claypath in the early 19<sup>th</sup> century. At that time Claypath was described as one of the principal routes into the city and the '*great thoroughfare for all travellers passing to and from the town and neighborhood of Sunderland.*' A complaint was filed by the residents and merchants of Claypath that on the days the cattle were brought to the market the streets were impassable, unsafe and accidents had repeatedly occurred. It was also reported that the amount of dung left from the cattle was a nuisance and a problem to remove. The residents of the houses had to close their lower rooms that fronted onto the street. Windows and window shutters were frequently broken by the cows. The home owners thought that House values had depreciated, tenants were hard to find and the 'best' houses as well as others had been untenanted for years (DRO Ref. Du 1/29/12). In 1813 John Dixon, Esq., the mayor of Durham decreed that the cattle fair would now be held at the nearby Sands and that the hiring of servants was to be at Claypath (DRO Ref. No. Du 1/29/66).
- 3.2.34 Slater's Trade Directory of 1848 describes the trade of Durham as 'purely local.' There were a number of breweries and tanneries, wool combing and worsted spinning carried out on a small scale. Claypath reflected the nature of the local trade. Between 1840 and 1920 there was an increase in the number of people living and working in this area. In order to accommodate the burgeoning numbers more houses were built to the rear of the main street (Pounder 1991). An example of the large number of people living in the area can be demonstrated by the 1851 census that recorded the number of people living at Nos 1-33 Claypath, a distance of 220 yards, was 561 (Cheesman 2001).
- 3.2.35 Board of Health reports on the conditions of the Gilesgate and Claypath areas gives an idea of the congested and unsanitary conditions during the post-medieval period. There was no main sewer between Gilesgate Tollbar and Claypath drains and therefore no private house drains. However, there

were four cross drains, one of which served house numbers 23-196 Claypath that ran down the gardens to a bad lane that led to a cottage. This drain was said to be very offensive in the summer. There was a large drain on the northern side of Claypath into which the nearby house drains would empty. The southern side of Claypath was not given much attention although it was noted that numbers 79-86 Claypath were in a '*very filthy condition.*' The report noted that cholera was endemic in areas near drains. Washing water came from the rain and the rivers, but when that was not enough, water was brought to Claypath by the butts at a cost of 6d (Report on the Sanitary Conditions of Durham City 1847).

- 3.2.36 In 1898 a large house known as Bellevue on Ordnance Survey maps was to become the vicarage for the parish of St. Nicholas. Belle Vue house was owned by the late Robert Robson at this time. An 1895 plan of the Belle Vue estate shows Bellevue house with an area to the west of the original house that would be the location of a new house, Bellevue Bungalow. To the south of this was an orchard. To the north was a two-storey structure that consisted of sheds with offices and joiners sheds above, stables, storehouses and a byre. To the east was the Friends' Burial Ground. It was proposed that a new road would be constructed that would call for the probable demolition of No. 74 Claypath (DRO Ref. No. EP/Du.SN 4/399) (Plate 1). In 1898 the house and grounds were appraised at £1895.8s.6d (DRO Ref. No. EP/Du.SN 2/191-192). Plans dated to 1903 showed the proposed layout for the new Belle Vue Bungalow (DRO Ref. EP/Du.SN 4/399) (Plate 2). The present bungalow has a different southern elevation when compared to that of the earlier plan.

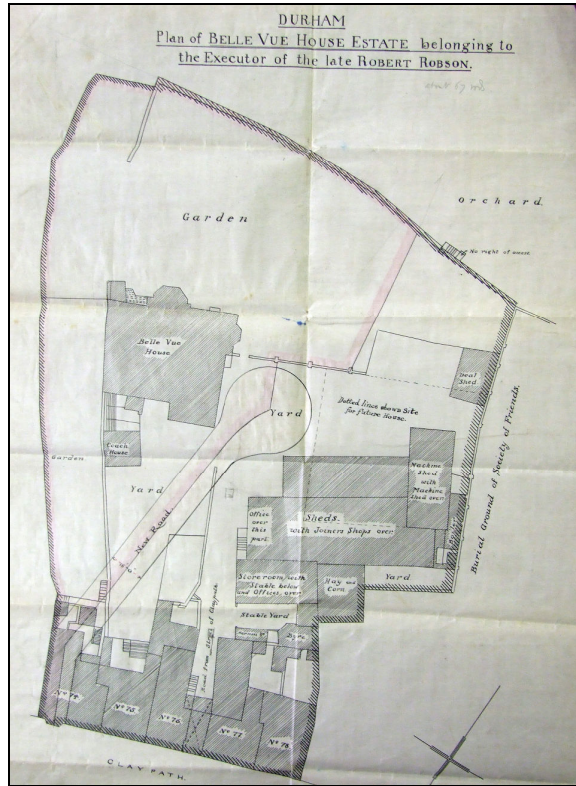


Plate 1: Plan of Belle Vue Estate, c. 1895

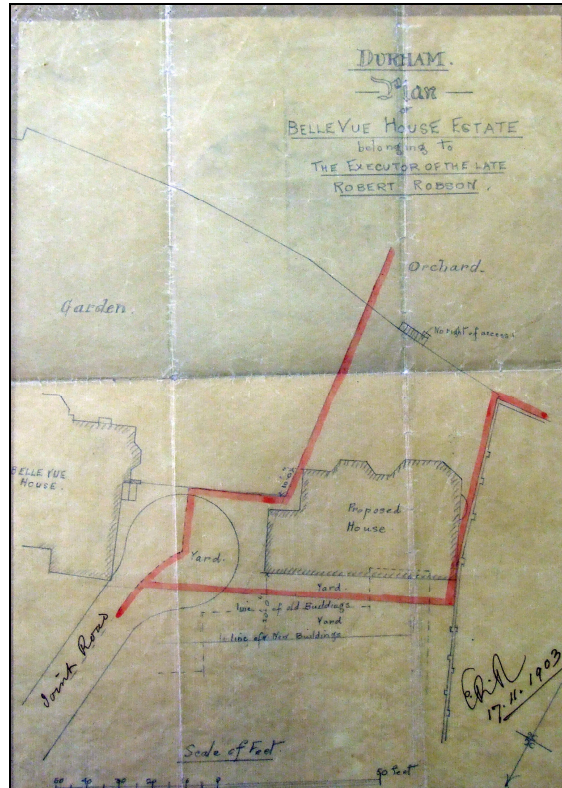


Plate 2: Plan of Belle View Estate, showing proposed outline for new house, c. 1903

3.2.37 In 1953 Claypath was described as a 'broad street lined with tightly packed houses, climbing up out of the town' (Pounder 1991). In the 1960s and 70s the area of Claypath by Market Place was widened in order to make room for slip roads for the new A690 through road that ran through Durham. Vacant and derelict land at Claypath was also used to house the new library, cinema and tourist information centre (Roberts 2003).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably historical maps, and on the secondary sources that are referred to in Section 3.2 above. The results are presented according to the archive from which they were consulted. There were six SMR records and 39 Listed Buildings for the study area defined as a 250 metre radius, centred on the proposed development area. A further one kilometre radius was established in order to identify Scheduled Ancient Monuments, Registered Battlefields and World Heritage Sites within the vicinity of the site. A list of the SMR sites identified by the assessment is given in Appendix 1 and illustrated in Figure 3.

### 4.2 SITES AND MONUMENTS RECORD (SMR)

- 4.2.1 *SMR*: there were a total of six HER records within the study area that has been defined as a 250 metre radius around the site. All of these dated to the medieval period with the exception of the 20<sup>th</sup> century Durham Baths (Site.
- 4.2.2 *Listed Buildings*: there were 39 Listed Buildings located within the 250 metre radius of the proposed development area. All of these were Grade II Listed Buildings with the exception of the Grade I Listed Elvet Bridge (Site 34) and 18 Elvet Bridge (Site 52). The majority of the buildings were houses built during the post-medieval period along Gilesgate and Claypath.
- 4.2.3 *Conservation Areas*: the site boundary is located within the Durham City Conservation Area.
- 4.2.4 *Scheduled Ancient Monuments (SAM)*: there were six Scheduled Ancient Monuments located within the one kilometre search radius around the site boundary.
- 4.2.5 *World Heritage Sites*: there was one World Heritage Site within the one kilometre radius around the site boundary. This was Durham Castle and Cathedral as mentioned in 3.2.8 and 3.2.9 above.
- 4.2.6 *Registered Battlefield Sites*: there is one registered battlefield site listed within the HER but this was not located within the broader search radius around the site boundary. This was the Battle of Neville's Cross located to the southwest of Belle Vue Bungalow.
- 4.2.7 *Aerial Photography*: an aerial photograph of Durham Market Place and Claypath was held at the Durham Record Office (Ref. No. D/CL 18/20) that

dates to the late 1960s/70s during the construction of the A690 through road. Bellevue bungalow was present but it appeared as if the small add-on to the north of the building, noted at the time of the site visit, was not present at this time. It also appeared as if the present day houses to the north of the bungalow were also non-existent at this time; however the view to the west of the house was obstructed by the Blue Coat School building. The bungalow had steep, open land to the rear sloping down toward the new through road. Interestingly tenement buildings appear to have still been present at the southern end of Claypath at this time.

4.2.8 *Archaeological Investigations:* a search was made of the records at the Durham County SMR for known archaeological works that have previously been undertaken within a 250 metre radius of Bellevue Bungalow, the results of which are provided in the table below:

Table 1: List of Previous Archaeological Work within 250m of the site boundary

ID	PRN #	Archaeology Firm and Year	Site Name	Description	NGR (N)	NGR (Z)
1	H4902	Archaeological Services University of Durham (ASUD)	Leazes Bowl, Durham	Archaeological Recording undertaken at Leazes Bowl. Excavations revealed that the area had been substantially cellared and rebuilt during the post-medieval period.	427500	542500
2	H5129	ASUD 1999	Saddler Street	Archaeological Evaluation that found remains dated to the medieval and post-medieval periods. Cellars from the North Gate also survive beneath the street.	427480	542500
3	H5159	University of Durham 1999	50 Saddler Street	An archaeological assessment prior to the redevelopment of 50 Saddler Street. The results indicated that the potential for archaeological deposits under 50 Saddler Street could be very deep. It was known that five medieval cellars, originating from North Gate survive beneath the modern street level. The following excavation of the area revealed an intact roof to a stone cellar under the road outside 50 Saddler Street. This may mean that the medieval gaol may still be <i>in situ</i> beneath and in front of the building.	427480	542500



ID	PRN #	Archaeology Firm and Year	Site Name	Description	NGR (N)	NGR (Z)
4	H5445	ASUD 1999	Claypath	Archaeological Evaluation prior to the development of the Durham City Millennium Hall site at the bottom of Claypath. The excavations took place over parts of seven tenements some of which had been occupied since the 11 <sup>th</sup> century. During the medieval period housing and trading structures would have existed along the street frontage, however little evidence of this was recovered. Tenement plot boundaries with evidence of continuous renewal over several hundred years were found. The majority of the area remained open ground until the post-medieval period and buildings were constructed over the area during that time.	427450	542650
5	H5770	The Archaeological Practice 1992	Proposed City Centre Development, Durham City	A desk-based assessment of two areas of town centre with view to development. This assessment suggested that archaeological mitigation would be required.	427503	542514
6	H6503	The Archaeological Practice 1989	Clayport Gate Evaluation	Archaeological Evaluation on the remains of Clayport Gate. Trial excavation revealed the location of five tenements and three vennels that were established during the medieval period. Four of the tenements had been cellared. No traces of the 14 <sup>th</sup> century town wall were evident in any of the trenches. Natural deposits were found at a depth of 0.75m below pavement level.	427443	542568
7	H7847	ASUD 2004	Finney Terrace/ Providence Row	Archaeological assessment undertaken of Finney Terrace/Providence Row that found that the area was occupied during the medieval and post-medieval periods. The area consisted of a series of tenement plots that stretched back from the street frontage.	427613	542753

ID	PRN #	Archaeology Firm and Year	Site Name	Description	NGR (N)	NGR (Z)
8	H7887	A.J. Nicholson 1983	Claypath Car Park, Millburngate	Trial trenching conducted in 1983 at the southern end of Claypath. Evidence for cellaring was found in each of the trenches. Where there was no cellaring there were stratified deposits of medieval date.	427444	542632
9	H8040	ASUD	Providence Row/Finney Terrace	Archaeological evaluation that found evidence of medieval deposits and features as well as possible property boundaries.	427610	542750
10	H8511	North Pennines Archaeology Ltd (NPAL) 2005	Finney Terrace/ Providence Row	Watching brief that revealed little archaeological evidence that had not already been observed during an earlier evaluation. Severe truncation was observed across the whole site leaving very little evidence for medieval archaeology remaining.	427610	542750
11	H9366	Northern Archaeological Associates (NAA) 1995	Leazes Bridge Area, Durham City	An archaeological summary of four areas proposed for redevelopment within Durham City: Bishops Mill, Claypath North and Leazes Bridge. It was found that archaeological deposits were likely in most of the site.	427450	542588
12	H1570 9	Durham County Council Archaeology Section (DCCAS) 1998	Claypath, Durham	An archaeological evaluation prior to the construction of a proposed car park at No. 84 Claypath. The site was considered to be one of archaeological interest due to its proximity to the medieval street of Claypath and the historic core of Durham City. However, no significant archaeological finds or features were uncovered.	427559	542654
13	H1574 3	The Archaeological Practice 1992	Boots Development, Durham City	An archaeological assessment was conducted that represented Phase 1 of the Boots Development. A number of sites were looked at and the assessment concluded that there was the potential for archaeological deposits to remain <i>in situ</i> and further work was recommended.	427438	542544

ID	PRN #	Archaeology Firm and Year	Site Name	Description	NGR (N)	NGR (Z)
14	H1574 4	The Archaeological Practice 1995	Boots Development, Durham City	A further archaeological assessment was conducted that represented Phase 1 of the Boots Development. A number of sites were looked at and the assessment concluded that there was the potential for archaeological deposits to remain in situ and further work was recommended.	427439	542544
15	H1580 1	ASUD 2007	Elvet Waterside, Durham	An archaeological assessment was undertaken of buildings and structures at Elvet Waterside. The work included a review of an existing desk-based assessment and examination of photographic recording of the Baths Building. The assessment concluded that the medieval and post-medieval development along Old Elvet remains evidence in the layout of burgage plots to the rear of properties on the north side of the street and therefore there may be archaeological evidence of land divisions. Currently on the site is the Baths Building that opened in 1932 and provided facilities for swimming, private bathing and laundry. Further work was recommended.	427803	542448

### 4.3 CARTOGRAPHIC SOURCES

- 4.3.1 A search of maps recording Claypath was carried out at Durham Clayport Library, Palace Green Library and at Durham County Record Office. Only those that reveal the area around the development site and of direct relevance have been included (Appendix 2).
- 4.3.2 *Saxton's Map of Durham, 1576 (Figure 5)*: this early map of Durham city depicted the cathedral and the smaller churches and chapels, including the Church of St. Nicholas, surrounding the city. The bridges leading into and out of the city were also depicted. However, no roads leading into the city were illustrated and therefore Claypath was not shown on this map.
- 4.3.3 *Speed's Map of Durham, 1611 (Figure 6)*: this map was a more detailed view of Durham City illustrating the River Wear, Cathedral, Castle, City Walls as well as the points of ingress and egress of the city. None of the streets were labeled but Claypath was illustrated that lead to the City through

Clayport Gate that was attached to St. Nicholas Church. Buildings were shown fronting onto both sides of Claypath with open land to the back of the building. There was a cross in the road, presumably the one that demarcated the boundary between the Bishop's Borough and St. Giles Borough; where Claypath became Gilesgate.

- 4.3.4 *Forster's Map of Durham City, 1754 (Figure 7)*: Forster's Map shows the outskirts of Durham City in greater detail. On this map present day Providence Row was depicted, however it was not labelled. Buildings were present on the north and south sides of Claypath with boundary properties clearly defined toward the rear of these properties. The land on the south side of Claypath stretched toward the river located further south. At this time the site boundary consisted of a street frontage on Claypath with gardens to the rear.
- 4.3.5 *Cole's Map of Durham, 1804 (Figure 8)*: Cole's map annotated the street names in and around Durham City. Claypath is also shown turning into St. Giles Gate further east. Providence Row was Windless Lane at this time. Buildings were still shown fronting on both the north and south sides of Claypath, with land stretching back to the rear of these properties. On the south side of Claypath there was a darkened area on the map possibly depicting an embankment. At this time the site boundary consisted of a building fronting onto Claypath with open land to the rear some of which was going down the embankment.
- 4.3.6 *Wood's Map of Durham City, 1820 (Figure 9)*: Wood's map showed the buildings that fronted onto the north and south sides of Claypath in more detail. Wood even listed the names of the property owners to the rear of the buildings. This map showed that at this time not only were there buildings fronting onto Claypath, there were buildings attached to these and extending further away from the main road, in what used to be open gardens. On the south side of Claypath the Bluecoat School and the Friend's Meeting House were labeled. The burial ground was not instated until 1851. To the east of the Friend's Meeting House was a small square-shaped building that appears to have been owned by a Mr. Gray. This could have been the original Belle Vue House. To the rear of this property was an embankment that led down to the River Wear. The present day site boundary would have included the land to the rear of the Meeting House as well as the land around Mr. Gray's property.
- 4.3.7 *First Edition Ordnance Survey Map, 1886 (Figure 10)*: at the time of the First Edition Ordnance Survey mapping the site boundary consisted of the back end of two buildings that fronted onto Claypath. The proposed development site also consisted of buildings and lands associated with the larger Bellevue House . These buildings could have been the ones noted on

the Bellevue Estate plan of 1895 and consisted of a deal shed, a machine shed with another machine shed on top of this, another shed with a joiner's shop on top, a store room for hay and corn, a boiler room, a store room with a stable below and offices above, a stable yard and byre (Plate 1). The Friend's Meeting House is marked on the north side of the proposed development area. It is likely that the burial ground was to the rear of this building, and may well have been located within the present site boundary. To the south of the Belle Vue estate was an orchard. To the west of the site boundary was the Blue Coat School.

- 4.3.8 *Second Edition Ordnance Survey Map, 1894 (Figure 11)*: the Second Edition Ordnance Survey mapping retained the same shape as the First Edition. The Friends' Meeting House was no longer present at this time; however, the linear strip of land to the rear of the Meeting House remained undeveloped.
- 4.3.9 *Third Edition Ordnance Survey Map, 1919 (Figure 12)*: by the time of the 1919 map the two buildings that fronted onto Claypath road had been demolished to make way for the new road that was proposed on the earlier Belle View Estate Plan. It also appears as if all of the aforementioned sheds, stables and store rooms had been demolished.
- 4.3.10 *1939 Ordnance Survey map of Durham City (Figure 13)*: by 1939 Bellevue House had become the new vicarage for St. Nicholas' Church. Bellevue Bungalow had been built to the west of this. All of the earlier buildings from the First and Second Editions of the Ordnance Survey were not present at this time. The land to the south of the bungalow was open. The land to the west was still undeveloped. Buildings were present to the north of the bungalow but not within the proposed development site.

#### **4.4 SITE VISIT**

- 4.4.1 The site was visited on July 28<sup>th</sup>, 2010 in an attempt to identify any features or structures surviving in the site that would be of archaeological interest, and to determine any constraints to archaeological site survival.
- 4.4.2 The site was accessed through a private drive that also lead to Bellevue Bungalow, St. Antony's Priory, the former St. Nicholas Vicarage, as well as a few other residences (Plate 3).



*Plate 3: Private access road leading to Bellevue Bungalow*

- 4.4.3 Bellevue Bungalow was a single-storey red-bricked bungalow built around the early 20<sup>th</sup> century that has had a more modern extension added to the northern elevation (Plates 4-5). To the north of the property was an area of hardstanding and other residences. To the east of the property was a garage. The area to the back of the property was open and sloped down a steep embankment toward the A690, however this road could not be seen due to the thick vegetation (Plate 6). The Castle and Cathedral could be seen from the rear of the house (Plate 7).



*Plate 4: Northern elevation of Bellevue Bungalow, note the more modern extension*



*Plate 5: Southern elevation of Bellevue Bungalow*





*Plate 6: Embankment to the rear of Bellevue Bungalow, looking southwest*



*Plate 7: View of the Castle and cathedral from the rear of the bungalow*

- 4.4.4 To the south and west of the house was a small walkway that led to a small strip of land to the west of the property marked off by a drystone wall and hedge. A series of grave markers were present, presumably from the former Friends' Meeting Society burial ground. The base of one of the grave markers was still standing with the name 'William Henry Marshall, Born February 27, 1849, Died June 27, 1849.' Stone rectangular grave markers marked with other names of the deceased surrounded this; however, these had weathered with time and were mostly illegible (Plates



8-9). The grave markers lay on top of a large concrete slab, which the client states was an air-raid shelter. To the north of the grave markers was a raised potential earthwork that may or may not be related (Plate 10). The area was bounded on the west by a hedge and on the east by a brick wall topped with a hedge. This brick wall was a mixture of older and more modern bricks (Plate 11).



*Plate 8: Displaced gravestones from the Friends' Burial Ground to the west of Bellevue Bungalow, and site of a possible air-raid shelter, looking northwest.*



*Plate 9: Grave Markers from the burial ground, with possible air-raid shelter beneath, looking north*



*Plate 10: Earthwork to the north of the grave markers*



*Plate 11: Brick boundary wall between the grave markers and Bellevue Bungalow, note the older brickwork*

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 LEGISLATIVE AND PLANNING BACKGROUND

5.1.1 Planning Policy Statement 5 (PPS5): Planning for the Historic Environment states that *'local planning authorities should require an applicant to provide a description of the significance of heritage assets affected and the contribution of their setting to that significance.'*

5.1.2 The North-East Regional Research Framework (NERRF) for the Historic Environment states that *'the region's urban areas are of crucial importance to the archaeological, architectural and historical study of the North East.'* Although many areas in the North East are lacking in urban deposits from the Roman and Anglo-Saxon periods, the medieval and post-medieval architecture and archaeological fabric of these towns is of considerable value. It is recommended that the *'monitoring of the quality of buried urban archaeological deposits should be on-going.'* The NERRF further states that while it is assumed that Durham has pre-conquest origins, there is little archaeological evidence to support this. During the late medieval period the urban archaeology of the period is limited. NERRF states that *'it is essential that any development within the historic cores of early villages should have archaeological conditions imposed as a matter of course'* (Petts and Gerrard 2006).

5.1.3 The rise of non-Conformity in the post-medieval period was a major trend of religious life. Evidence of non-conformity includes major surveys of chapels in the North Pennines and Darlington however there is no real appreciation of the extent of survival of chapels in many urban areas. The NERRF states that the study of post-medieval burial rites are less understood as there is a lack of excavation on cemeteries due to the continued use. Much basic research on human populations from the region is still required, including an improved understanding of patterns of stature, diet, pathology and demography. All opportunities should be taken to ensure that when skeletal populations are uncovered there is provision of adequate funds and time for detailed analysis (*ibid*).

### 5.2 ARCHAEOLOGICAL POTENTIAL

5.2.1 There is no direct evidence of prehistoric or Roman activity within the site boundary or the wider search radius. Therefore the potential for prehistoric or Romano-British archaeological remains surviving subsurface on the proposed development site is low.



- 5.2.2 Claypath was one of the main routes into Durham during the medieval period and the street is thought to have been in existence since the city's earliest days. Claypath was located within the medieval Bishop's Borough, the most important area during this time as it was the location of the market place and the centre of the urban area. Street frontages in this area would have been some of the most valuable. It is thought that the north and south sides of Claypath were inhabited throughout the medieval period with residential and commercial properties some of which would have included cellars. It is thought that the potential for archaeological deposits dated to the medieval period surviving sub-surface is high.
- 5.2.3 During the post-medieval period the area around Claypath was more congested with buildings not only fronting the street but more buildings and tenements were present behind these street frontages. It is thought that a Friends' Meeting House was established at 80 Claypath in 1679. A burial ground was instated in 1851, although the exact location of this is uncertain. There are grave markers within the western extent of the present site boundary but these are not *in situ*, and rest upon a possible air-raid shelter. The meeting house was demolished some time during the 19<sup>th</sup> century. Bellevue Bungalow was located within the Bellevue Estate. The present day house was built on land to the west of the larger Bellevue House that became St. Nicholas Vicarage in the 1900s. To the north of the bungalow were stables and sheds associated with Bellevue, to the south was an orchard, to the east was the larger Bellevue House. Therefore, it is thought that the potential for remains dating to the post-medieval and modern periods surviving subsurface within the proposed development site is high.

### 5.3 RECOMMENDATIONS

- 5.3.1 Published sources identify that the Claypath area is likely to have been built upon and developed since the 12<sup>th</sup> century. The North-East Regional Framework for the Historic Environment states that any development within the historic core of early villages should be imposed by archaeological conditions (Petts and Gerrard 2006).
- 5.3.2 There is also the possibility that the burial ground of the Society of Friends' lies within the proposed development area. Further information on the location of this may be available from the Society of Friends.
- 5.3.3 It is therefore recommended an archaeological evaluation take place prior to the commencement of groundworks. A definitive decision on the level and extent of archaeological mitigation will be decided by the Durham County Council Archaeology Section.

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## APPENDIX 1: GAZETTEER OF SITES

*Table 2: Sites and Monuments Record (SMR) Events within a 250 metre radius of the proposed development site*

ID	PRN #	Site Name	Description	NGR (N)	NGR (Z)	Period
16	H1188	Elvet Bridge	Bridge built by Bishop Pudsey (1153-1195), referred to as the Old Bridge. Repairs were mentioned in 1345 and 1495. By 1565 the bridge was in a state of decay. There were once two chapels on the bridge. Also a Scheduled Ancient Monument and Grade I Listed Building.	427550	542420	Medieval
17	H1189	St. James' Chapel	One of the two chapels that once stood on Elvet Bridge. The date of the foundation is not known but it was mentioned in 1314. The site was later used as a house of correction (SMR 1191).	427520	542430	Medieval
18	H1191	Elvet Bridge House of Correction	Prison that was built in 1632 on the site of St. James' Chapel. Was demolished in the 18 <sup>th</sup> century.	427520	542430	Medieval
19	H1200	St. Thomas the Martyr	Mentioned in 13th century charters but no account is known to exist. The chapel may have been dependent on St. Nicholas. The churchyard was used as a place of burial during the plague of 1597 and was perhaps abandoned for that reason.	427710	542790	Medieval
20	H1217	Clayport Gatehouse	In 1315, in consequence of Scottish raids, a wall was built around the Market Place. On the north line of the wall was a gate opening onto Claygate, present day Claypath. The gatehouse was removed in 1791 with no trace remaining.	427430	542580	Medieval
21	H1580 2	Durham Baths	Site of a swimming pool built in the 1930s. By the 1920s the previous Baths building was dilapidated, old-fashioned and inconvenient. The City Council then built this facility that provided public swimming pools, slipper baths and washhouses.	427805	542449	Modern



Table 3: Listed Buildings within a 250 metre radius of the proposed development site

ID	Listed Building PRN #	Building Name	Description	Grade	NGR (N)	NGR (Z)	Period
22	H11910	211 Gilesgate, Durham City	A house of mid-18 <sup>th</sup> century date.	II	427862	542709	Post-medieval
23	H11911	212 Gilesgate, Durham City	A house of late 18 <sup>th</sup> century date.	II	427852	542706	Post-medieval
24	H11912	216-217 Gilesgate, Durham City	A house of mid-18 <sup>th</sup> century date with a possible 17 <sup>th</sup> century structure incorporated into the rear wing.	II	427820	542705	Post-medieval
25	H11913	220 Gilesgate, Durham City	A house of mid-18 <sup>th</sup> century date.	II	427779	542694	Post-medieval
26	H11921	1-6 Leazes Place, Durham City	A terrace of houses dated to c. 1840.	II	427718	542701	Post-medieval
27	H11971	17 Elvet Bridge, Durham	A house, now a shop, of early 19 <sup>th</sup> century date.	II	427488	542457	Post-medieval
28	H11980	United Reform church hall and offices	Presbyterian Church, later successively Independent and Congregational. Built in 1751.	II	427567	542703	Post-medieval
29	H11981	42 Claypath, Durham	A house of late 18 <sup>th</sup> century date.	II	427650	542713	Post-medieval
30	H11982	51 Claypath, Durham	Three houses, now flats. No. 49 is of late 18 <sup>th</sup> century in date, No. 51 is mid-18 <sup>th</sup> century.	II	427698	542736	Post-medieval
31	H11983	64 Claypath, Durham	A house of late 18 <sup>th</sup> century date.	II	427760	542699	Post-medieval
32	H11984	66 Claypath, Durham	A house of late 18 <sup>th</sup> century date.	II	427735	542703	Post-medieval
33	H11985	The Traveler's Rest Public House	House and public house, now a public house. Two builds that incorporate earlier buildings.	II	427661	542686	Post-medieval
34	H12096	Elvet Bridge over the River Wear, Durham	Bridge. Early 13 <sup>th</sup> century incorporating one arch of late 12 <sup>th</sup> century work. The central three arches were renewed after a 1771 flood. Scheduled Ancient Monument and a Grade I Listed Building.	I	427536	542424	Medieval

ID	Listed Building PRN #	Building Name	Description	Grade	NGR (N)	NGR (Z)	Period
35	H12117	55,56,57&59 (Royal County Hotel) Old Elvet	Hotel of late 17 <sup>th</sup> century date with alterations.	II	427665	542440	Post-medieval
36	H12215	United Reform Church	Congregational, now United Reform, Church. Built in 1885-1886 by J.T. Gordon. Grade II Listed Building.	II	427565	542683	Post-medieval
37	H12218	38,39&40 Claypath, Durham	Three houses of late 17 <sup>th</sup> /early 18 <sup>th</sup> century date.	II	427636	542715	Post-medieval
38	H12220	45 Claypath, Durham	Shop dated 1871 in gable.	II	427668	542719	Post-medieval
39	H12221	47 Claypath, Durham	House dated to the early 18 <sup>th</sup> century.	II	427680	542725	Post-medieval
40	H12223	56 Claypath, Durham	House date to the early 19 <sup>th</sup> century.	II	427736	542730	Post-medieval
41	H12224	69 Claypath, Durham	Formerly the Mechanic's Institute, now a showroom. Built in 1841 by Ignatius Bonomu and J.A. Cory.	II	427623	542672	Post-medieval
42	H12225	71 Claypath, Durham	Formerly a house, now offices dated to the late 18 <sup>th</sup> century.	II	427687	542690	Post-medieval
43	H12227	83 Claypath (The Big Jug Public House), Durham	A house, now a hotel of mid-18 <sup>th</sup> century date. The ground-floor public house front is late 19 <sup>th</sup> century in date.	II	427538	542642	Post-medieval
44	H12250	16 Elvet Bridge, Durham	House, now a shop of early 19 <sup>th</sup> century date. The shop is c. 1900.	II	427480	542462	Post-medieval
45	H12266	209-210 Gilesgate, Durham	Two houses built c. 1830.	II	427881	542705	Post-medieval
46	H12271	Leazes Cottage and part of Stables and Coach House	Coachman's house, stable and coach house. Mid-19 <sup>th</sup> century in date.	II	427726	542664	Post-medieval
47	H12312	11 Providence Row, Durham	House c. 1810.	II	427596	542838	Post-medieval
48	H12369	Church of St. Nicholas, Market Place, Durham	Parish Church built in 1857-1858 by J.P. Pritchett on the site of the earlier church.	II	427418	542587	Post-medieval

ID	Listed Building PRN #	Building Name	Description	Grade	NGR (N)	NGR (Z)	Period
49	H12374	7-12 Leazes Place, Durham	A terrace of houses dated to c. 1840. Grade II Listed Building.	II	427702	542667	Post-medieval
50	H12399	52 Claypath, Durham	House c. 1820.	II	427710	542728	Post-medieval
51	H12452	56,57,58&59 (Royal County) Durham	Three houses now part of a hotel. Nos. 56-58 are early 19 <sup>th</sup> century in date, No. 59 is late 18 <sup>th</sup> century in date. All have had later alterations.	II	427665	542440	Post-medieval
52	H12504	18 Elvet Bridge, Durham	House that is now a shop that incorporates the House of Correction in the cellar that extends into the land arch of Elvet Bridge. The bridge is medieval, the prison was built in 1632 and the house and shop are of later 19 <sup>th</sup> century date.	I	427496	542457	Medieval
53	H12510	32 Claypath, Durham	House now offices dated to c. 1740.	II	427576	542682	Post-medieval
54	H12511	46 Claypath, Durham	House of early 19 <sup>th</sup> century date.	II	427675	542723	Post-medieval
55	H12512	53 Claypath, Durham	House of mid-18 <sup>th</sup> century date.	II	427721	542729	Post-medieval
56	H12513	70 Claypath, Durham	Formerly a house and shop, now a restaurant dated to the late 18 <sup>th</sup> century.	II	427678	542692	Post-medieval
57	H12514	91/91A Claypath, Durham	Two houses now with a shop and restaurant built in the late 18 <sup>th</sup> century.	II	427520	542630	Post-medieval
58	H12519	Leazes House, Durham	Formerly a villa and a school. Built in 1848 for John Henderson, a carpet manufacturer.	II	427755	542621	Post-medieval
59	H12539	213&214 Gilesgate, Durham	Two houses in two builds that date to the mid-18 <sup>th</sup> century. No. 213 was built first.	II	427842	542704	Post-medieval
60	H12540	218-219 Gilesgate, Durham	Two houses of early and late 18 <sup>th</sup> century date with 20 <sup>th</sup> century alterations.	II	427804	542699	Post-medieval

*Table 4: List of Scheduled Ancient Monuments (SAM) within a one kilometre radius of the proposed development site*

ID	PRN #	Building Name	Description	NGR (N)	NGR (Z)
61	1176	Prebend's Bridge	SAM 34. Bridge designed by George Nicholson in 1772-1778. Also a Grade I Listed Building.	427100	541800
62	1187	Framwellgate Bridge	SAM 3. Bridge defended with a tower and gateway was built by Bishop Flambard in the early 12 <sup>th</sup> century. It was damaged by a flood in 1400 and rebuilt. The bridge was widened in the 19 <sup>th</sup> century.	427240	542430
63	1188	Elvet Bridge	SAM 4 (See Sites and Monuments Record Events, Table 1)	427550	542420
64	1230	Water Gate	SAM 38. One of the medieval gates through the walls of Durham. Water gate survived until it was demolished when Prebend's Bridge was constructed in 1778. The present arch on the site includes some of the stones from the gate.	427250	543270
65	1264	Kepier Hospital	SAM 19. Bishop Flambard founded the Hospital of St. James in 1112. St. Giles Church was originally the hospital chapel. Only the gateway that was built in 1341 remains.	428210	543270
66	1266	Mary Magdalene Chapel	SAM 36. The chapel of a medieval hospital. Also a Grade II Listed Building.	428260	542900

Table 5: List of World Heritage Sites within a one kilometre radius of the proposed development site

ID	PRN #	Site	Description	NGR (N)	NGR (Z)
71	5561	Durham Cathedral	<p>The foundations for the present Cathedral were made in 1093 by Bishop William St. Calais. The Bishop had arranged with the monks that he would supply the money for the church and the monks would supply the monastic buildings. Upon the Bishop's death, the monks decided to make their first charge. By 1096 the east bays of the choir aisles had been finished. In 1104 the south and north transepts were finished. After Bishop Flambard's death the monks continued to build the nave and complete the aisles and finished the stone vaulting over them, this was completed by 1133. The Cathedral was completed in 40 years, under two bishops. The chapter house was built by Geoffrey Rufus (1113-1140). Hugh de Puiset erected the present Galilee Chapel in 1175. Thomas Langley added the stone columns as well as the great buttresses on the outside of the west walls that prevented the building from falling into the river. Cardinal Langley completed the work on the Galilee Chapel. The worst destruction of the Cathedral was under the Reformation. In 1620 Robert Horne and William Whittingham destroyed the interior of the Cathedral. In 1650 the interior suffered more when Cromwell imprisoned 10,000 Scottish prisoners. The prisoners destroyed the woodwork and used it for fires. In the 19<sup>th</sup> century, works done to the Cathedral removed all later additions of the Norman Chapel. The Cathedral was made part of a UNESCO World Heritage Site in 1986.</p>	427340	542120

## APPENDIX 2: FIGURES

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