
THE SITE OF GILESGATE SPORTS COLLEGE, GILESGATE, DURHAM

ARCHAEOLOGICAL ASSESSMENT

JUNE 2019



Prepared for: <i>Tollent Living Limited</i>	By: <i>The Archaeological Practice Ltd.</i>
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Frontispiece: A surviving decorative feature in the former college grounds

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CONTENTS

SUMMARY

1. INTRODUCTION
2. ASSESSMENT CONTEXT
3. SOURCES FOR ASSESSMENT
4. SITE CATALOGUE
5. HISTORICAL SYNTHESIS
6. ASSESSMENT OF SIGNIFICANT POTENTIAL & IMPACT
7. CONCLUSIONS: STATEMENTS OF SIGNIFICANCE & IMPACT
8. RECOMMENDATIONS
9. REFERENCES

ILLUSTRATIONS

Cover: View showing the gates of the former Gilesgate Sports College.

Frontispiece: A surviving decorative feature in the former college grounds.

Illus. 01: Regional view, showing the location of Gilesgate (circled in red) on the east side of Durham City.

Illus. 02: Township view, showing the location of the study area (circled in red) positioned to the centre-north of Gilesgate.

Illus. 03: Site view, showing the location of the study area (bounded in red) at the former Gilesgate Secondary School site.

Illus. 04: Extract from Armstrong's Map of 1768, with the approximate location of the study area circled in red.

Illus. 05: Extract from Greenwood's Map of 1820, with the approximate location of the study area circled in red.

Illus. 06: Extract from Wood's Map, showing the limit of urban development at the eastern end of Gilesgate in 1820.

Illus. 07: Extract from the Durham St Giles Tithe Plan of 1846, showing the limit of urban development at the eastern end of Gilesgate.

Illus. 08: Extract from the Durham St Giles Tithe Plan of 1846, showing the study area outlined in red.

Illus. 09: Extract from the 1st Edition Ordnance Survey 6inch plan c.1857, showing the study area (outlined in red).

Illus. 10: Extract from the 2nd Edition Ordnance Survey 1:2500 plan c.1896, showing the study area (outlined in red).

Illus. 11: Extract from the 3rd Edition Ordnance Survey 1:2500 plan c.1919, showing the study area (outlined in red).

Illus. 12: Extract from the 4th Edition Ordnance Survey 1:2500 plan c.1939, showing the study area (outlined in red).

Illus. 13: Extract from the c.1961 Edition Ordnance Survey 1:2500 plan, showing the study area (outlined in red).

Illus. 14: Extract from the c.1972 Edition Ordnance Survey 1:2500 plan, showing the study area (outlined in red).

Illus. 15: Plan showing the distribution of sites of known cultural heritage significance within 0.5 km of the study area boundary (thick red line surrounding purple area at centre) - keyed to

site Catalogue, Section 4. Yellow dots represent HER features, blue dots represent HER events.

Illus. 16: Map showing the layout of Durham in c.1250 (reproduced from Bonney 1990, 243, map 3).

Illus. 17: Extract of Saxton's map of County Durham c.1576.

Illus. 18: Speed's Map of Durham in 1610/11. (NB. The study area lies just out of frame, well beyond the church (St Giles – in the upper right-hand corner of the map. This does, however, show roughly how extensive the built-up area of Gilesgate was at this time.)

Illus. 19: Plan and elevation drawings of the medieval barn at High Grange Farm (reproduced from Parsons 1968 – TAASDN 1, 56).

Illus. 20: Interpretative map showing the likely location of medieval occupation near the assessment area, using the 1857 Ordnance Survey 6 inch 1st edition map as a base.

Illus. 21: Historic aerial photograph showing the study area (bound in red) on 28th March 1948. (Ref: raf_cpe_b_uk_10_v_5055)

Illus. 22: Extract from Bell's Map of 'The Great Northern Coalfield' c.1843. The approximate location of the study area is shown in red.

SITE PHOTOGRAPHS

Photo 1: View looking NW down Bradford Crescent, showing the typical aspect of the post-WWII housing estates which surround the assessment site.

Photo 2: Close-up view of the main gates giving access to the former Gilesgate College site. The course of Kepier Lane passed in front of the gates and continued on through the trees in the left hand background.

Photo 3: View of the site interior looking NNE from the main gates.

Photo 4: View of the interior, looking eastwards from the entrance towards the NE corner of the site.

Photo 5: Kepier Lane formerly ran along the SW edge of site seen here.

Photo 6: Looking NW across the former landscaped areas in the SE part of the site, from its eastern edge.

Photo 7: Looking west over the playing fields north of the site. The line of trees in the background marks the course of one of the ancient field lanes.

Photo 8: Looking SW from the NE corner over the site of one of the demolished college buildings.

Photo 9: Looking SW across the site of another of the demolished college buildings from a point near the assessment area's NW corner.

SUMMARY

This report constitutes a desk-based assessment intended to inform and accompany a planning application to re-develop a 2.5 hectare site, formerly containing Gilesgate Secondary School, later Gilesgate Sports College, located on Bradford Crescent in the northern part of the Gilesgate district, within the city of Durham. The assessment, undertaken by The Archaeological Practice Ltd and commissioned by Tollent Living Ltd, incorporates an audit of both discrete and more extensive historical landscape components and presents a synthesis of the overall chronology of the defined area. The assessment identifies cultural heritage constraints within the area of the proposed development and makes recommendations regarding the work required to mitigate the impact of the scheme.

The report collates evidence from a wide range of sources, including historic maps, secondary historical works, excavation reports and the Durham County Heritage Environment Record (HER). Site visits were also undertaken. This has resulted in the identification of a total of 5 HER sites and monuments within 0.5km of proposed development. One archaeological event is recorded within the proposed development site (a geotechnical borehole survey in advance of the extension of the school buildings in 1982), plus a further 8 events within the zone up to a 0.5km from the site. No scheduled monuments or listed buildings are located within a 0.5 km radius of the assessment site or visible from it. These sites provide direct and contextual information regarding the archaeological and historical development of the site.

No traces of prehistoric Romano-British or early medieval remains has been identified in the assessment site or its vicinity and consequently there is no direct evidence for the development of the area of during these periods, though it cannot be assumed there was no settlement whatsoever. During the Middle Ages the assessment site lay just west of a manorial or grange farm belonging to the Kepier Hospital of St Giles, which was labelled Caldecotes Grange, and later West Grange, and High Grange. The vill of Caldecotes formed part of Bishop Flambard's initial endowment of the Hopsital of St Giles in 1112, and it is likely that any village settlement associated with the township was located at or in the vicinity of the grange site. The assessment site thus most probably lay within the arable lands attached to the medieval grange, well beyond the north-east limit of the built-up area of the medieval Durham. These open plough fields were divided up and enclosed with hedges at some stage during the early modern era, perhaps during the 17th century, and thereafter the site appears to have continued to be used as farmland right through the modern era until the construction of the housing estates and associated schools during the 1960s.

One other feature worthy of note is the remains of Kepier Lane, an ancient trackway, shown on historic maps from the early 19th century onwards and perhaps of medieval origin, which ran along the southern edge of the assessment site leading from Sunderland Road to Kepier. This lane can still be seen to survive as a visible feature along the south-western edge of the assessment site on the 1971 Ordnance Survey map, but subsequently appears to have been absorbed into the grounds of the the secondary school and the adjoining primary school both erected during the 1960s. No trace can now be seen on the ground within the assessment site except in the SW corner outside the former college gates. To the west of the college entrance the course of the lane does survive as a pathway between the rear of Bradford Crescent and the later housing estate to the north.

In view of the potential for archaeological remains to be present, it is recommended that a programme of evaluation comprising geophysical survey to be undertaken in the first instance, with the need, extent and location of any further evaluation to be determined on the basis of the survey results.

1. INTRODUCTION

1.1 Purpose of Assessment

This desk-based assessment, prepared by The Archaeological Practice Ltd., has been commissioned by Tollent Living Ltd. as part of a planning application for the proposed redevelopment of a plot formerly containing Gilesgate Secondary School, later Gilesgate Sports College, located on Bradford Crescent in the northern part of the Gilesgate district, within the city of Durham. The purpose of the assessment is to inform the planning process regarding cultural heritage significance of the site and the likely or potential impact upon the cultural heritage resource of the proposed development. The study represents the first stage in a programme of archaeological work which may subsequently include evaluation and mitigation works.

1.2 Planning Background

The *National Planning Policy Framework – NPPF (MHCLG 2019)* enables planning authorities to request assessments of archaeological potential in order to ascertain the nature and extent of any remains likely to be impacted by development, and inform upon appropriate mitigation measures. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (NPPF – see *MHCLG 2019, 5*), which effectively means that local planning authorities (in this case Durham County Council) should positively seek opportunities to meet the development needs of their area; and will tend to favour granting planning permission to developments which meet this criteria, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

NPPF states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal” (MHCLG 2019, Note 190).

1.3 Methodology

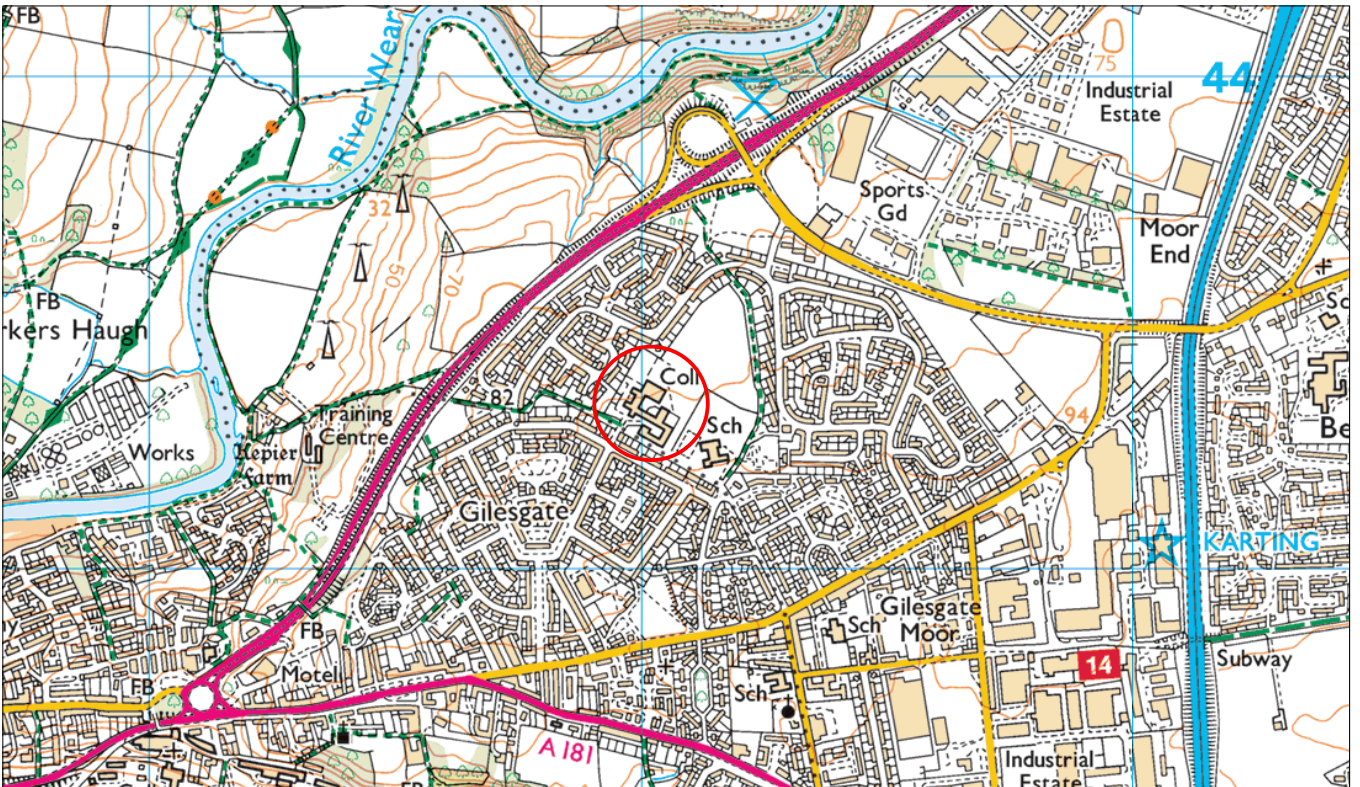
The heritage statement will include an *Assessment of Heritage Significance* and an *Assessment of Impact*. Specifically, it will:

- Define the principal sources of information available for archaeological assessment (Section 3).
- Present a catalogue (Section 4) and chronological synthesis (Section 5) of archaeological data derived from various sources. Accompanying base maps will locate established structures and features within, or in close proximity to, the development site.
- Provide an assessment of archaeological potential with respect to the development site.
- Provide conclusions with respect to the known and potential archaeological significance of the development site (Section 7).

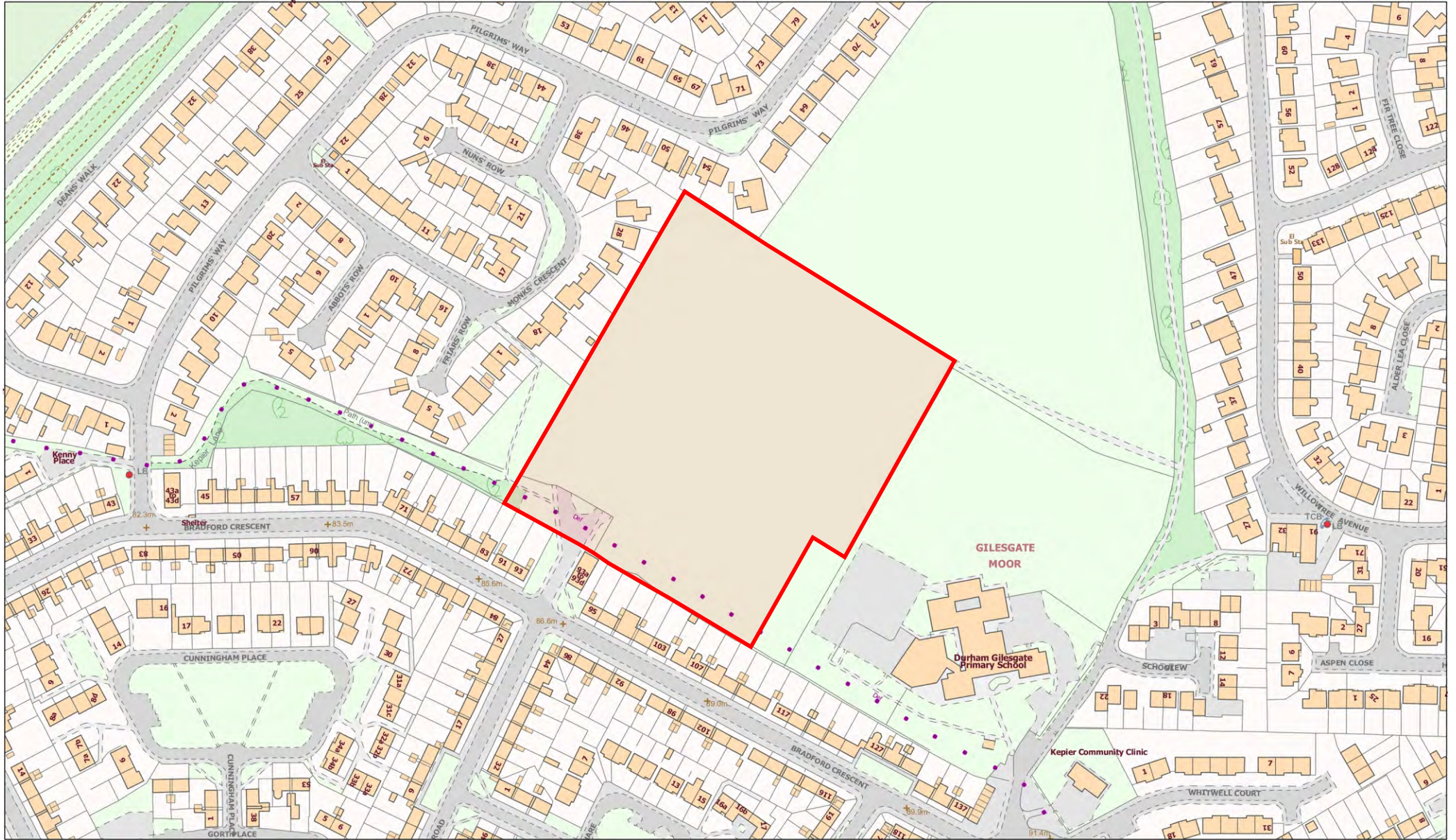
- Recommend further work, if required to define more clearly the nature of the archaeological record and facilitate management or mitigation of this asset (Section 8).



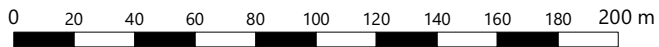
Illus. 01: Regional view, showing the location of Gilesgate (circled in red) on the east side of Durham City.



Illus. 02: Township view, showing the location of the study area (circled in red) positioned to the centre-north of Gilesgate.



Scale 1:2500



Illus. 03: Site view, showing the location of the study area (highlighted and bounded by the red line) at the former Gilesgate Secondary School site.

2. ASSESSMENT CONTEXT

2.1 Location and Extent of the Assessment Area (*Illus. 01, 03*).

2.1.1 Location

The assessment site is situated on the north side of Bradford Crescent in the centre of the Sunderland Road and High Grange Housing Estates. These were laid out to the north of Sunderland Road over several decades after WWII and now form part of the wider settlement known as Gilesgate, in the north-east quarter of Durham city. Specifically, the site is centred on NZ29022 43331, a location immediately north of the junction of Roosevelt Road and Bradford Crescent.

2.1.2 Site Description

The site comprises a roughly square plot of land, covering 2.5 hectares (6.19 acres). The ground is broadly level with some uneven elements and variations in relief due to previous landscaping associated with the secondary school. There is also slight rising gradient from west to east, noticeable at the SE corner where the adjacent Gilesgate Primary School sits at a higher level. The former school buildings have all been demolished and any tarmac surfaces removed, leaving areas of levelled building debris and gravel. Areas of landscaping are less altered, though now much overgrown in places, with the occasional surviving hedge line, plus clumps of standing trees. The school gates at the front survive and give access to the site from a road continuing the line of Roosevelt Road and leading off Bradford Crescent. The area in the SW corner, immediately inside the main gate, is waterlogged, with ponding evident, reportedly due to collapsed drains.

2.1.3 Site Environs

The site is largely surrounded by elements of the Sunderland Road and High Grange housing estates. To the NW the site is bounded by the housing of Monks Crescent, whilst to the SW a row of houses lines the north side of Bradford Crescent, separating the site from the road itself. On the SE side Gilesgate Primary School remains in use, occupying a rectangular plot only slightly smaller than the proposed development site. To the NE the site is bounded by the roughly triangular playing fields formerly attached to the College, terraced on two levels, the terrace to the SE being raised slightly higher. The fields in turn are fringed along the east side by a band of trees and vegetation lining a path which leads northwards from School View towards Willow Tree Avenue. A row of houses lining Pilgrims' Way bound the NW side of the field and continue round beyond the vegetation lined path as Willow Tree Avenue.

2.2 Topography and Geology

The underlying solid geology of this part of Durham comprises Pennine Middle Coal Measures of the Westphalian epoch, overlain by Devensian Till. These comprise soft shales at the lowest level, overlain by a coal seam, locally known as the 'low main seam', topped in turn by carboniferous sandstone bedrock. This is covered by glacial drift comprising sand, gravel and boulder clay.

2.3 Nature of Proposed Developments

The development proposed for the plot envisions the construction of a total of 63 housing units comprising two-storey houses of varying sizes and three-storey apartment blocks. The NW margin

will be left undeveloped as a green space particularly in the northern corner where the existence of an old mine shaft has been reported, though there is no evidence on the ground today.

2.4 Potential Impacts – General

While housing schemes or other substantial developments have the potential to impact positively and negatively on the settings of historically important sites, construction works associated with development are likely to cause physical damage to any surviving cultural heritage remains through groundworks associated with construction operations and ancillary operations such as the provision of services, site compounds and landscaping.

The National Planning Policy Framework (NPPF - *MHCLG 2019*) emphasises the desirability of new development to make a positive contribution to local character and distinctiveness, favouring sustainable development (see above).

2.5 Established and Potential Significance of the Assessment Area

2.5.1 Scheduled Ancient Monuments

The Scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over the defined area of the monument. There are no scheduled ancient monuments either within the assessment site or the wider study area of the site or visible from the site. The site and remains of the medieval Kepier Hospital (SM 1002360; HER: H1264 & 6729), nestled beside a bend in the River Wear some 0.75km from the development site, represents the nearest scheduled monument. This institution played an important role in the development of the assessment area, as the major landowner during the Middle Ages.

2.5.2 Listed Buildings

Listing of built structures by the Secretary of State denotes historical or architectural interest, but does not necessarily include all buildings of significance or local importance. There are no listed buildings either within the proposed development area, or the wider 1km diameter study area. None are visible from the site. Important listed buildings in the wider vicinity, beyond the study area, include the Grade I listed gateway of the Kepier hospital (LB 1121391 & 1120725), the associated Grade II* courtyard ranges, converted to a farmhouse (LB 1159216; H35951) and farm buildings (LB 1323216; H36764), the Grade I late 16th-century loggia associated with the demolished Heath family mansion (LB 1310224; H35345, cf. H6733/9550) and the Grade I Church of St Giles on the south side of Gilesgate street (LB 1159991; H2571 & 36735).

2.5.3 Sites appearing in Durham County Council Heritage Environment Record (HER)

Durham County Council HER has been accessed for entries within and in close proximity to the overall assessment area which may be impacted upon by proposed development. Consideration of sites outside the defined zone enables better evaluation of its archaeological and historical context, highlighting the nature of potential remains within the assessment area. This has resulted in the identification of one archaeological event listed in the Historic Environment Record within the defined development area (see Section 4, Event No.07, HER: E15330), plus 5 HER sites and a further 8 specified archaeological events in the wider study area (defined by a 0.5 km radius from the centre of the proposed development site).

2.6 Previous Archaeological Assessment and Investigation

2.6.1 Cultural Heritage Assessments

Neither the assessment site nor its immediate environs have been the subject of a detailed desk-based assessment similar to that contained in this report. However, the wider area has fallen under the scope of four much broader assessment surveys: the 1977-1978 Survey of the Coal Measures and Magnesian Limestone Escarpment by Bowes Museum, the 1990-1991 Urban Archaeological Database (UAD) project for Durham City by the Durham University Department of Archaeology, plus the 1983-1984 Survey of the Durham Coalfield (aerial photographic interpretation) undertaken by the Archaeological Unit for North-East England and the 2006-2008 County Durham Assessment Project by Archaeological Research Services (see Section 4: Events 11, 13, 12, 08; DCHER E43661, E43626, E43667, E34273). Nevertheless, none of these desk-based assessment and/or aerial photographic interpretation projects directly identified any sites in the development site or its wider assessment zone.

2.6.2 Archaeological Investigation and Building Recording

No archaeological excavations, geophysical surveys or building recording programmes have been undertaken within the wider investigation area. Archaeological investigation has been limited to fieldwalking around High Grange Farm, Kepier, and the associated East Fields in 1960 (see Section 4: Event no. 10). Geotechnical boreholes sunk at various points in the assessment area, most notably on the site of Gilesgate College itself, have also yielded useful information (see Section 4: Event nos. 01-03).

3. SOURCES FOR ASSESSMENT

3.1 Archival Material and Secondary Sources

Accessible regional and national archives, libraries and record offices consulted for documentary, cartographic and pictorial material relevant to the present study, and the report collates evidence from a wide range of published, documentary and cartographic sources consulted in the following archival repositories:

- *Durham Historic Environment Record (DHER)*
- *Tyne and Wear Archives (T&W)*
- *Durham County Archives (DCA)*
- *Durham University Library Special Collections (DUL)*
- *Durham Library Local Studies Section (DL)*
- National Monuments Record (NMR)
- The Archaeological Practice archive (AP)

3.2 Types of Information

Included amongst the various kinds of information used from each of the above sources to assess the significance of the assessment area are the following:

3.2.1 HER and Listed Buildings Records

Scheduled Ancient Monuments (SAM)

The scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over a defined area. There are no Scheduled Monuments in the immediate vicinity of the development site.

Listed Buildings

The listing of structures by the Secretary of State denotes historical or architectural interest but does not necessarily include all buildings of significance or local importance. There are no listed buildings, within 500m of the development site (*see below*: 4. Catalogue).

Sites Appearing on the County Durham Historic Environment Records (HER)

The County Durham HER has been accessed for entries within and in close proximity to the assessment area that may be impacted by proposed developments. Consideration of sites outside the defined area enables better evaluation of its archaeological and historical context, highlighting the nature of potential remains within the assessment area. This has resulted in the identification of one archaeological event listed in the Historic Environment Record within the defined development area, but no HER sites (see Section 4, Event No. 07, HER: E15330) A total of 5 HER sites and a further 8 specified archaeological events were listed in the wider study area.

3.2.2 Primary documentary sources

The tithe apportionment for Gilesgate (DRO EP/Du.SG 111/2, 1846) was the principal original documentary source consulted during preparation of the heritage statement.

3.2.3 Secondary and Published Information

Published works which shed general contextual light upon the assessment area and its environs, or upon particular aspects of its archaeology or history were consulted, and cited where relevant in the synthesis included in the full assessment report. Important amongst these were the various county histories, e.g. Hutchinson (1794), Mackenzie & Ross (1834), Fordyce (1857) and the Victoria County History (Page (ed.) 1905-1928) and most notably the section devoted to St Giles Parish in Volume IV of Robert Surtees *History and Antiquities of the County Palatine of Durham* (1840, 58-71). The relevant sections covering Durham city in several 19th-century trade directories were also examined, e.g. Parson & White (1827), Pigot (1829; 1834) and Kelly (1879). Most useful of all in relation to the medieval origins and development of Gilesgate was Margaret Bonney's detailed study of Durham and its medieval ecclesiastical overlords (Bonney 1990). Lomas work on *North-East England in the Middle Ages* (1992) was also consulted for background information on the development of the assessment area during the medieval era.

3.2.4 Map Evidence (see *Illus. 04-14, 17-19, 21*)

The study of early maps provides invaluable evidence for the historical development of the area, providing a baseline record that is key to understanding the dynamic processes involved.

A range of historic maps and plans were examined for the purposes of the present assessment, including successive county maps – Saxton 1576, Speed 1611, Armstrong 1769, Smith 1801 and 1808, Greenwood 1820, etc. – the tithe (1846) map and subsequent Ordnance Survey editions (1860 onwards). The more detailed town maps represented by the inset in Speed's map of County Durham (1611) and Wood's Map of Durham (1820), complementing the later and probably somewhat more accurate evidence of the tithe map (1846), are especially valuable in helping to chart the extent of the built-up area of Gilesgate up until the mid-19th century. The tithe map is the first map to show the detailed layout of the fields in the assessment area. The 1st edition 1:2500 Ordnance Survey map of c. 1860 constitutes the earliest completely reliable and comprehensive evidence for the settlement pattern in Gilesgate, with subsequent editions, which appeared at periodic intervals (1897, 1919, 1939, 1960, 1989) up to the present day, providing a detailed understanding of the changes which occurred over the course of the remainder of the 19th and 20th centuries.

3.2.5 Aerial Photographs

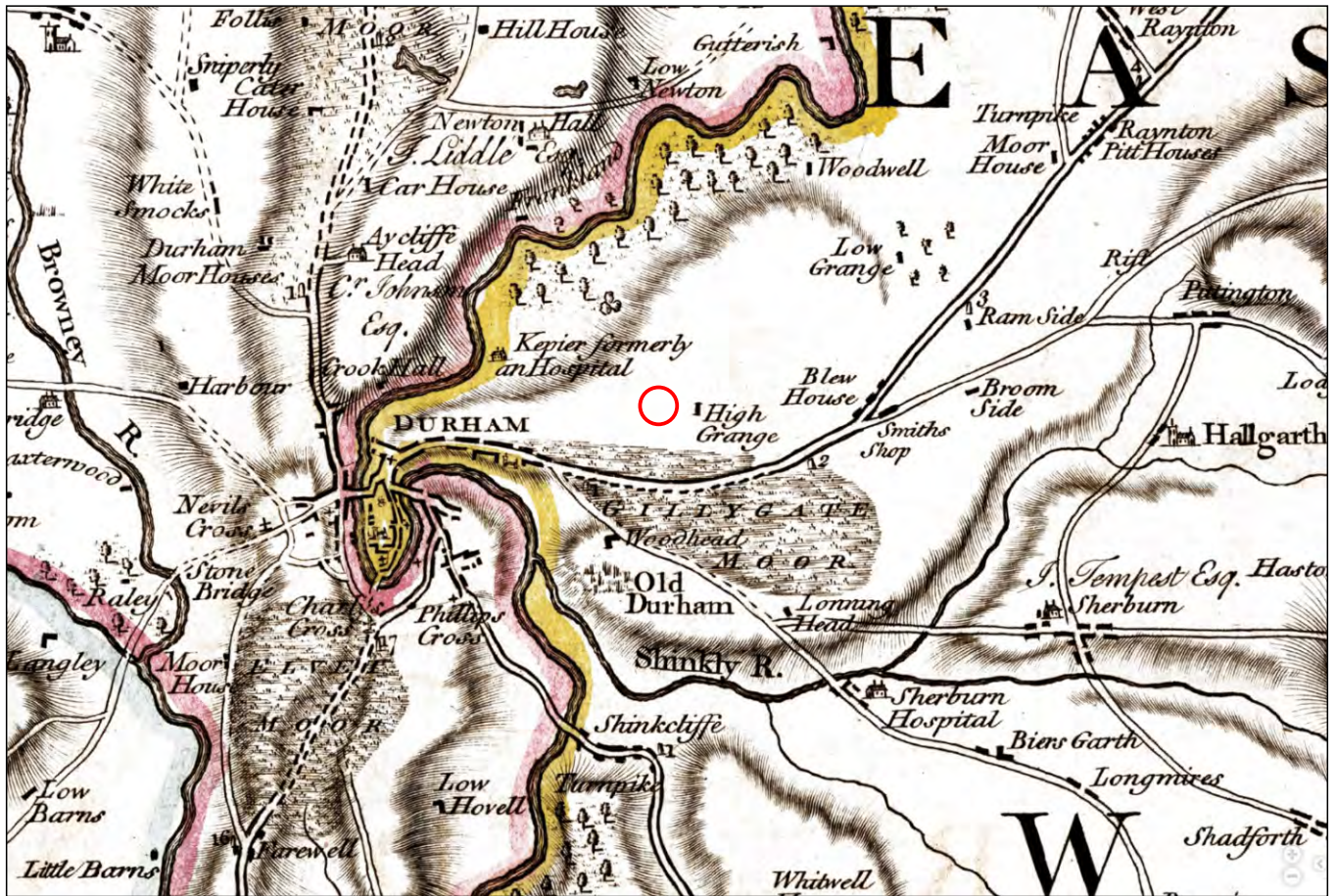
Aerial photographic coverage from 1948 onwards was accessed from the Historic England National Monument Record. The earlier coverage showed the assessment site and its environs before the area was built over by housing estates in the decades after the Second World War, however no archaeological features were noted in the area of the development site. Traces of surviving ridge and furrow earthworks were evident to the east and south-east of High Grange and in a large field to the NNE of the development site on coverage dating to 28 March 1948 (RAF/CPE/B/UK/10/V/5055). No features were noted within the proposed development site.

3.2.6 Archaeological Survey, Site Inspection and Local Information

The Durham County HER was consulted in order to prepare a summary gazetteer of all archaeological sites recorded within the assessment site and its environs, including historic buildings, archaeological features or discoveries, and find spots (see Section 4). The results of archaeological interventions, have also been noted (see 2.6 above).

Subsequent to the compilation of the gazetteer, a site visit was made by Alan Rushworth of The Archaeological Practice Ltd, on 29 May 2019. All parts of the site, including all external fence boundaries, were examined and any additional features of importance plotted and photographed. No features of cultural significance were noted within the development area. It was also noted that

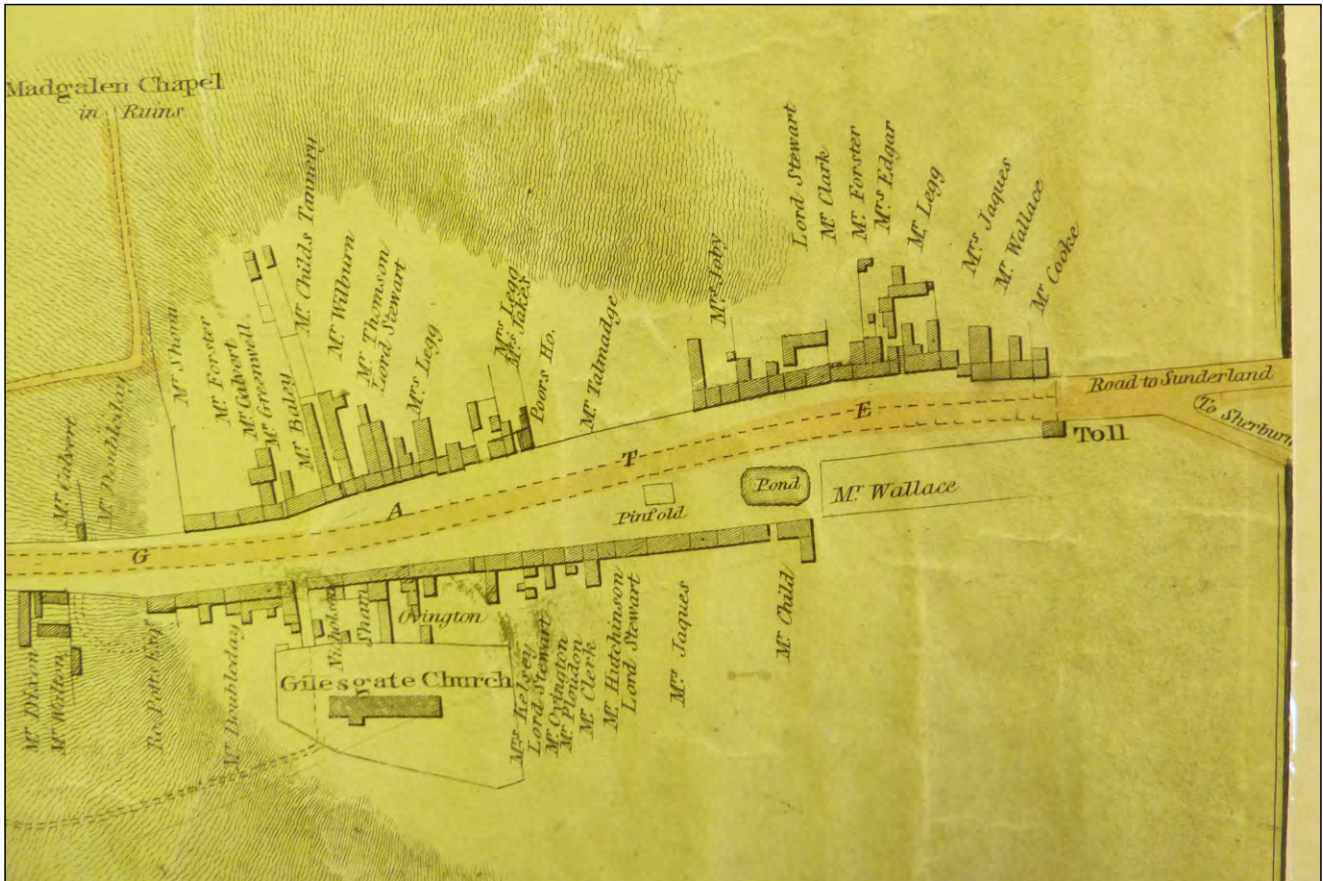
no cultural heritage features, buildings, sites or monuments in the surrounding area were visible from the development site.



Illus. 04: Extract from Armstrong's Map of 1768, with the approximate location of the study area circled in red.



Illus. 05: Extract from Greenwood's Map of 1820, with the approximate location of the study area circled in red.



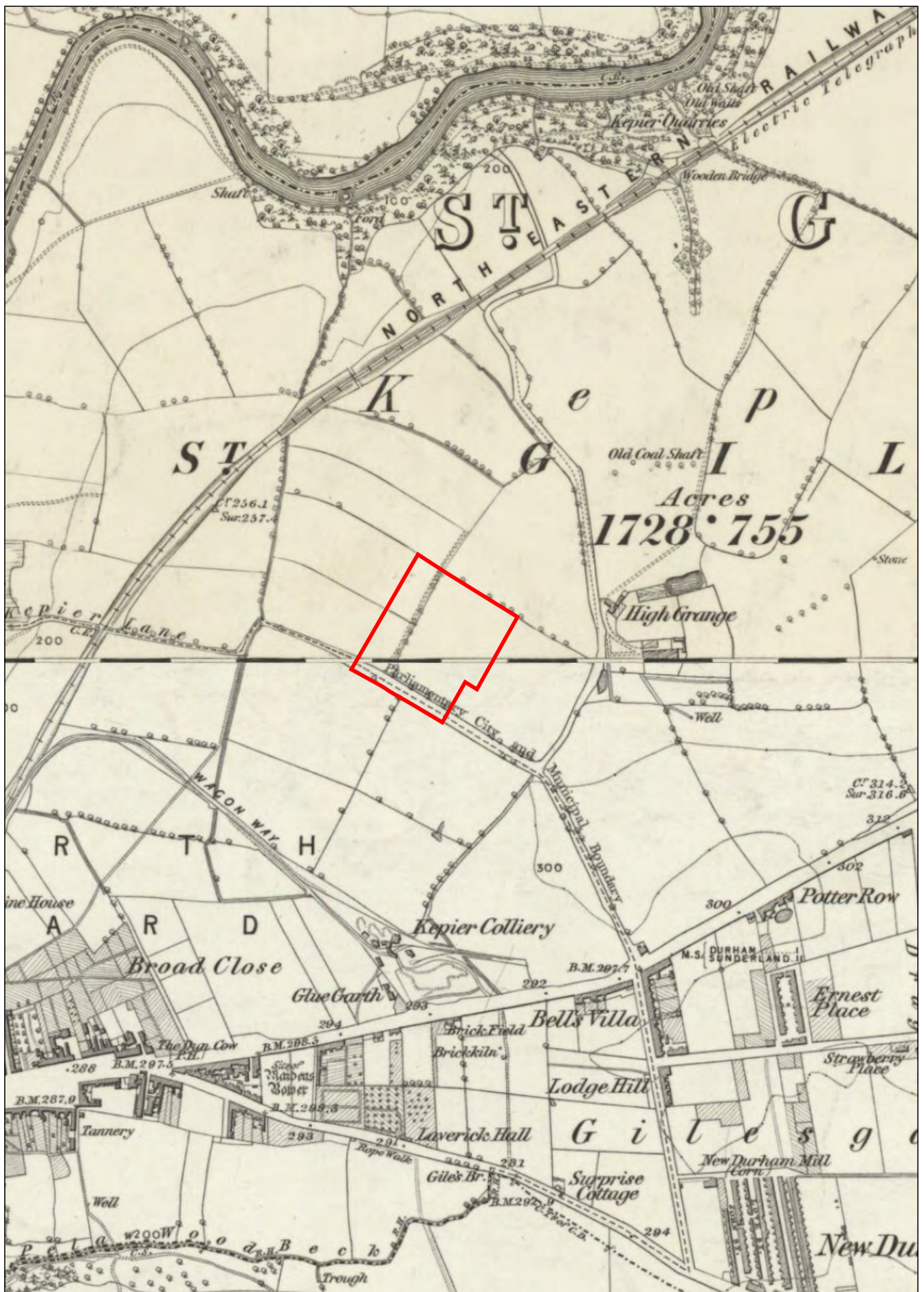
Illus. 06: Extract from Wood's Map of 1820.



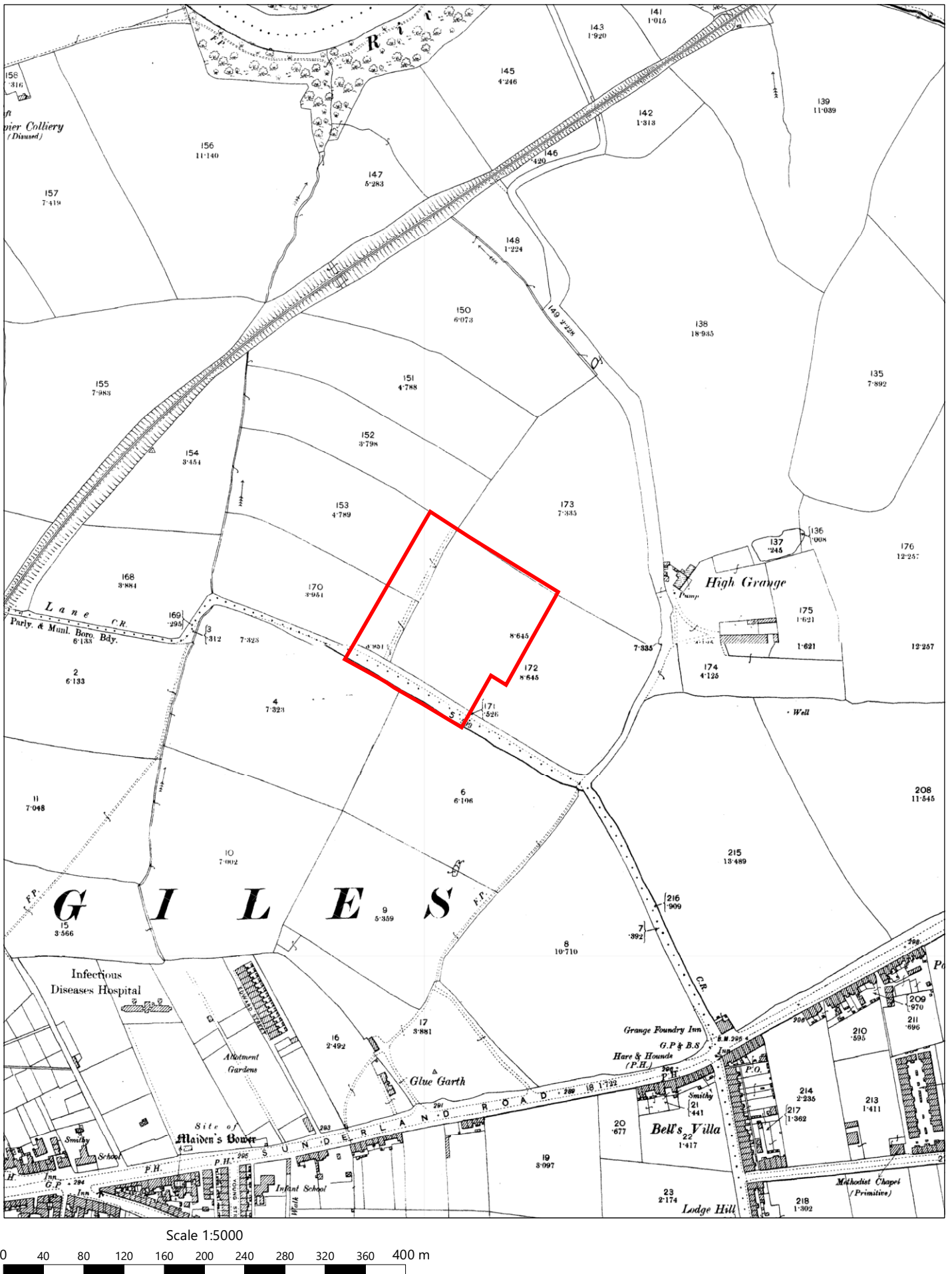
Illus. 07: Extract from the Gilesgate Tithe Map of 1846.



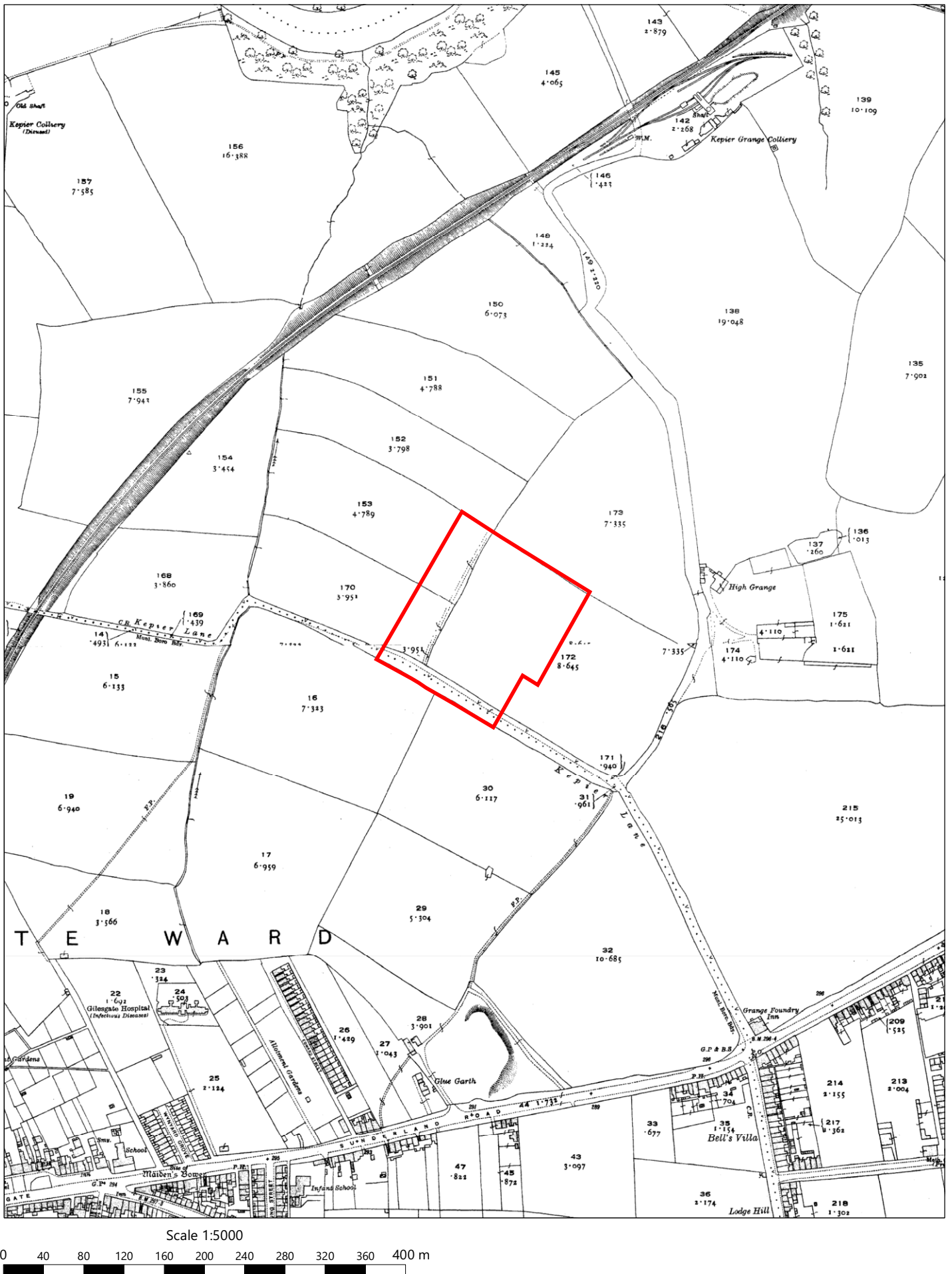
Illus. 08: Extract from the Gilesgate Tithe Map, 1846, showing the study area (outlined in red).



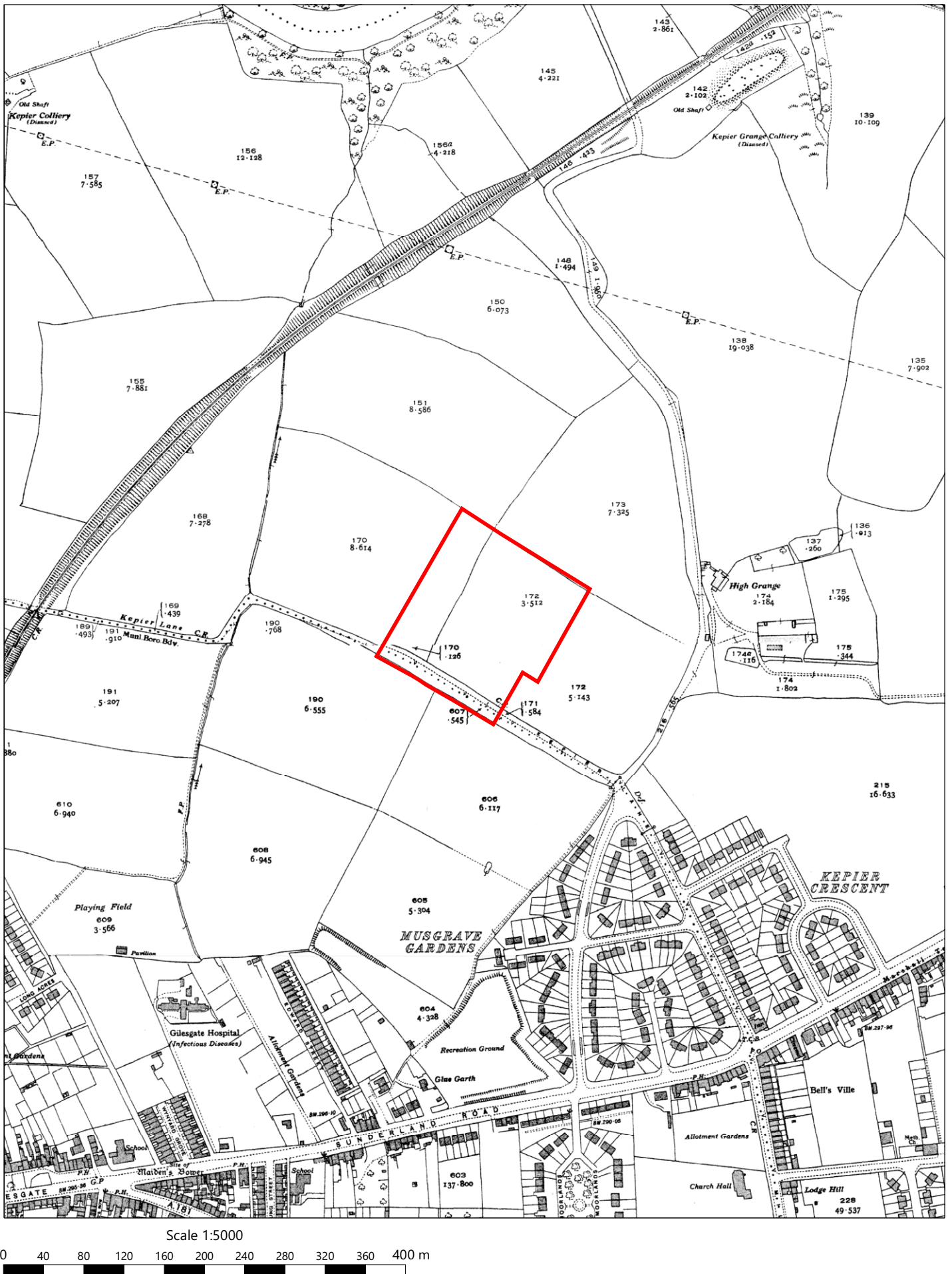
Illus. 09: Extract from the 1st Edition Ordnance Survey 6inch plan c.1857, showing the study area (outlined in red).



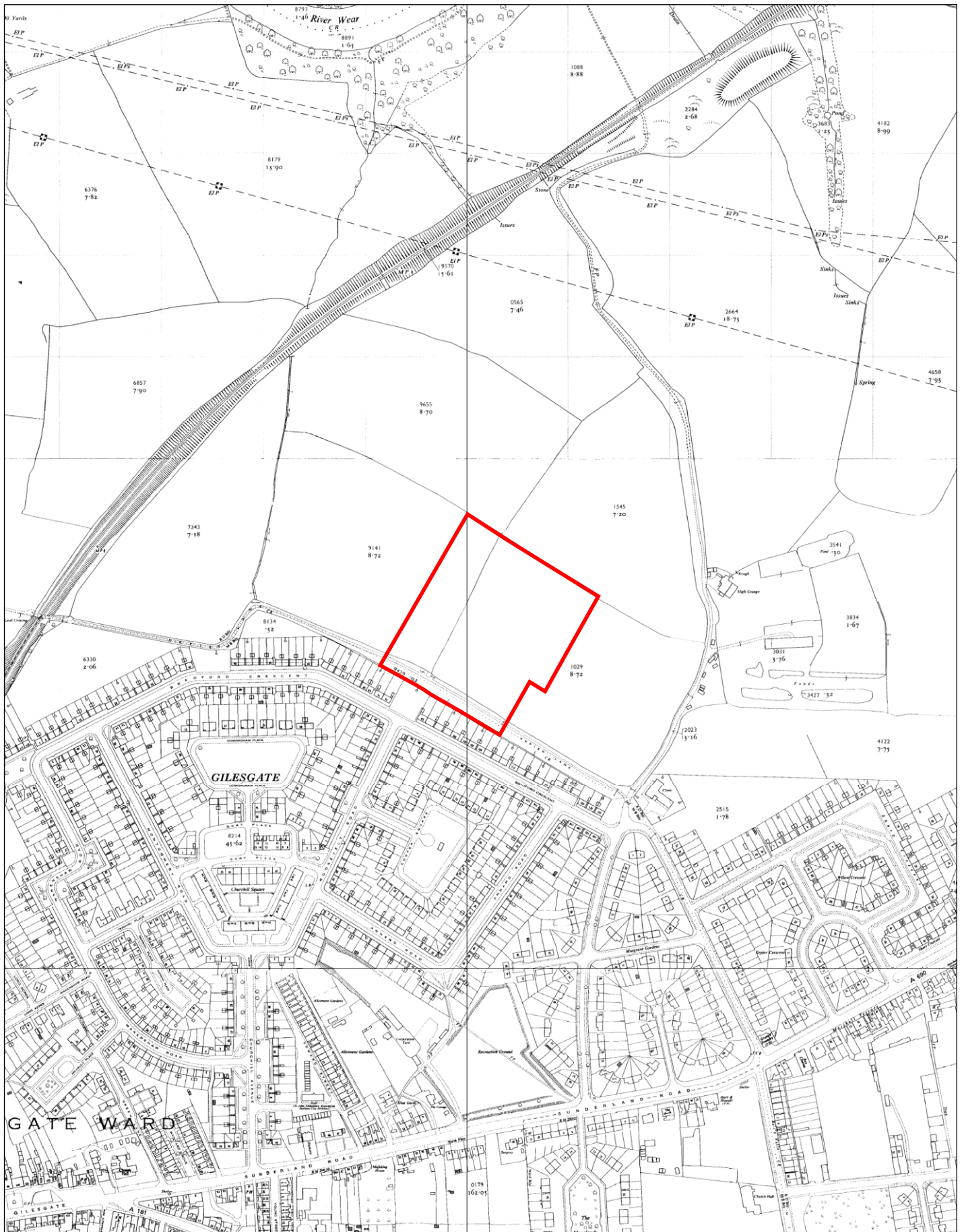
Illus. 10: Extract from the 2nd Edition Ordnance Survey 1:2500 plan c.1896, showing the study area (outlined in red).



Illus. 11: Extract from the 3rd Edition Ordnance Survey 1:2500 plan c.1919, showing the study area (outlined in red).



Illus. 12: Extract from the 4th Edition Ordnance Survey 1:2500 plan c.1939, showing the study area (outlined in red).



Scale 1:5000



Illus. 13: Extract from the c.1961 Edition Ordnance Survey 1:2500 plan, showing the study area (outlined in red).



Scale 1:5000



Illus. 14: Extract from the c.1972 Edition Ordnance Survey 1:2500 plan, showing the study area (outlined in red).

4. SITE CATALOGUE

Archaeological assessment requires consideration both of the area likely to be materially affected by developments and sites in the immediate vicinity which may be visually affected. The assessment process outlined above identified one archaeological or related event as occurring within the proposed development site, namely the drilling of four geotechnical boreholes on the site of the extension to Gilesgate Secondary School in 1982 (Site Catalogue: Event 07; DCHER entry: E15330). Five sites of known or potential importance plus a further eight events were identified in the wider vicinity of the development site from HER records. The numbers of sites catalogued below are keyed to *Illus. 15*.

4.1 Heritage Sites listed in the HER within and in the vicinity of the proposed development area

Site no. 01: Belmont, Kepier Colliery; Grid Reference NZ2897342931; HER ID H6828.

Kepier Colliery, sometimes known as Florence Pit, was located at the junction of the old Durham to Sunderland road and Kepier Lane. The name 'Florence Pit' probably indicates a link with a colliery of the same name (entry No.6810). Pits were sunk in 1818 and 1822, and a Londonderry estates map shows that in 1853 it was linked to both the Gilesgate goods line and to the Sunderland & Durham Railway. The colliery closed in 1872, and because of its residual spoil heap, became known locally as 'The Duff Heap', a name which remained in use after its development as a local authority playing field before the WW2, and after it was controversially subject to housing development around 2000. *Source:* Unchecked.

Site no. 02: Belmont, Kepier Tithe Barn & High Grange Farm (Caldecotes); Grid Reference NZ29344338; HER ID H6909.

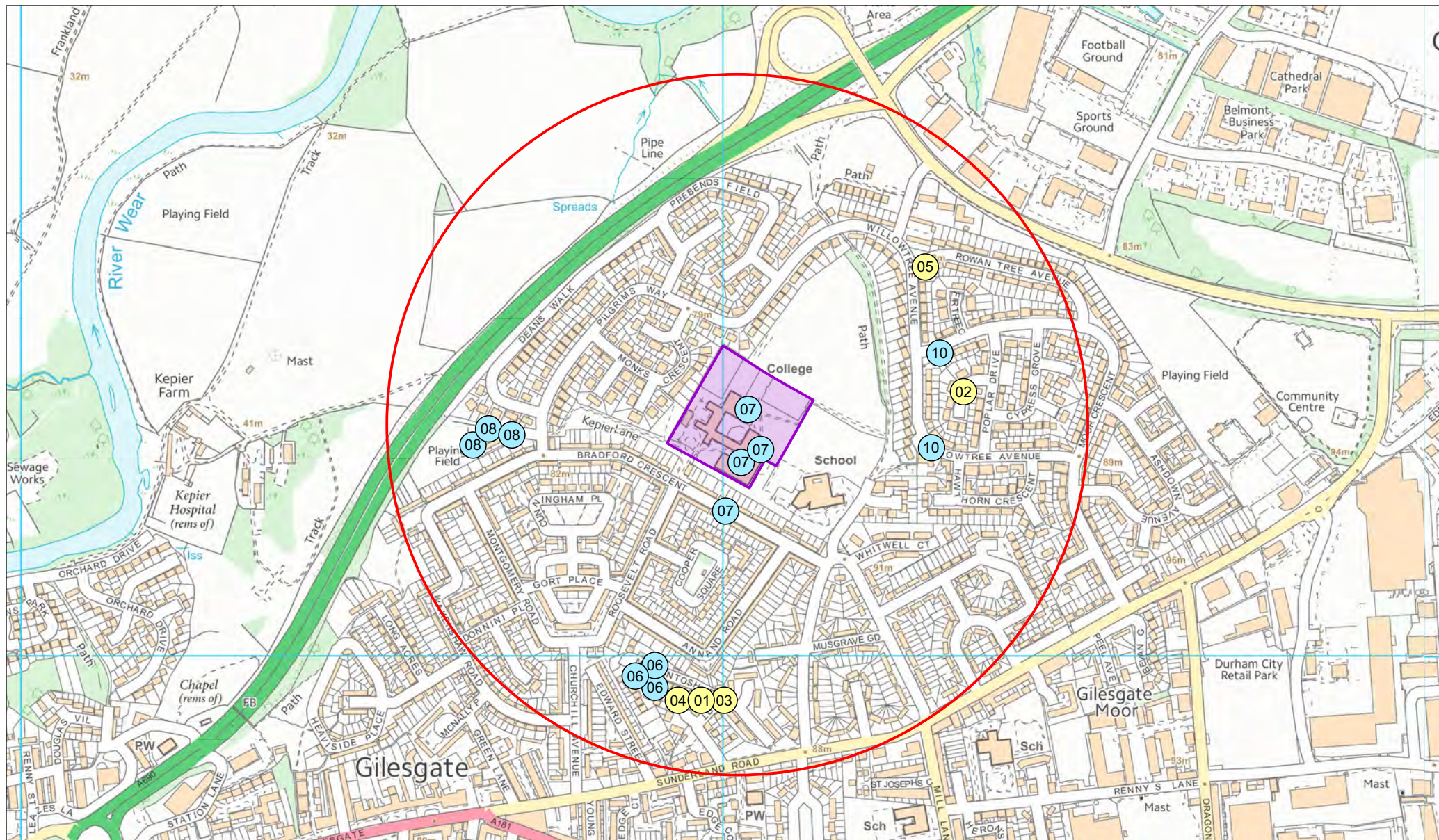
The Kepier Tithe Barn was controversially demolished in the 1960s to make way for modern housing development. It was located at High Grange farm, which was probably the site of the manorial grange farm in the possession of Kepier Hospital, labelled Caldecotes grange in 1352. The vill of Caldecotes comprised Bishop Flambard's 1112 endowment to the hospital at Kepier for its upkeep (see H6729) and the village settlement associated with the vill may have been located at or near High Grange as well. The barn, as described by J.E.Parsons in 1968, "was a plain example of the simple form of building used for bulk crop storage. It had a tie beam roof system, a type which has existed with modification since the early mediaeval period." The houses now occupying the site are in the cul de sac known as Alder Lea Close.

Source: Meade, D. M. 1968. The Hospital of Saint Giles At Kepier, 1112 – 1545, *TAASDN* ns 1, 45-57 (Appendix: 56-57 contains description, plan & elevation drawings of the barn). PRN: S39085.

Site no. 03: Belmont, Kepier Colliery Waggonway (E); Grid Reference NZ2897342931; HER ID H7858.

The waggonway appears to have followed a course from the colliery to cross the Sunderland Road near or at its junction with Kepier Lane, then after crossing Dragon Lane near or at its junction with Renny's Lane, it gradually diverged from Renny's Lane to cross into Sherburn Parish north of Sherburn Grange farmhouse. Thereafter, it appears to have followed a course approx parallel to the stream that flows westward from the farm to join the main line just east of Sherburnhouse Beck.

Source: Case and lawyers' opinion on Lord Londonderry's right to cross the Newcastle and Berwick Railway with his own line in the Grange estate leased from the Grange Coal Co., 1853. PRN: S33864.



Scale 1:7500



Illus. 15: Plan showing the distribution of sites of known cultural heritage significance within 0.5 km of the study area boundary (thick red line surrounding purple area at centre) - keyed to site Catalogue, Section 4.1. Yellow dots represent HER features, blue dots represent HER events.

Site no. 04: Belmont, Kepier Colliery Waggonway (W); Grid Reference NZ2897342931; HER ID H7859.

The exact course of the waggonway is not known, but it is shown as curving away southwards from the colliery and joining the line just north of Durham Gilesgate Station.

Source: Case and lawyers' opinion on Lord Londonderry's right to cross the Newcastle and Berwick Railway with his own line in the Grange estate leased from the Grange Coal Co., 1853. PRN: S33864.

Site no. 05: Belmont, Gilesgate Moor, Old Coal Shaft; Grid Reference 429288543557; HER ID H15807.

The site of an Old Coal Mining Shaft which was identified from the first edition OS map, which is no longer visible on any modern maps, and may have been of historical and archaeological significance.

Source: Catling, C. 2004. Advance Landscape Methods, Belmont Parish. PRN: S22697.

4.2 Archaeological Events and Activities

Site no. 06: 3 boreholes at Gilesgate Depot, Durham City, 1965; Grid Reference NZ289429; HER ID E15329.

Borehole data examined between 1988 and 1991 by the Department of Archaeology, Durham University as part of the Durham City Archaeological Conservation and Management Project. Date given is for original borehole survey.

Source: Report H589, DCC Highways Lab, 1965. PRN: S24585; Urban Archaeological Database 1991. PRN: S33204; Durham City Archaeological Conservation Management Project Archive. PRN: S34497; Comment by Nicholas Boldrini, HER Officer DCC in 2012. PRN: S41733.

Site no. 07: 4 boreholes at Gilesgate Comprehensive School Extension, Durham City, 1982; Grid Reference NZ290432; HER ID E15330.

Borehole data examined between 1988 and 1991 by the Department of Archaeology, Durham University as part of the Durham City Archaeological Conservation and Management Project. Date given is for original borehole survey.

Made ground comprised brown topsoil and subsoil. Its depth varied between 0.21m and 0.72m. The natural subsoil was a soft/firm brown and grey mottled sandy clay.

Source: Report H2070, DCC Highways Lab, 1982. PRN: S24584; Urban Archaeological Database 1991. PRN: S33204; Durham City Archaeological Conservation Management Project Archive 1988-1991. PRN: S34497; Comment by Nicholas Boldrini, HER Officer DCC in 2012. PRN: S41733.

Site no. 08: 3 boreholes at Bradford Crescent (Kepier Lane) Gilesgate, Durham City, 1978; Grid Reference NZ286433; HER ID E15331.

Borehole data examined between 1988 and 1991 by the Department of Archaeology, Durham University as part of the Durham City Archaeological Conservation and Management Project. Date given is for original borehole survey.

Source: PRN: S24583, S33204, S34497, S41733.

Site no. 09: County Durham Archaeological Assessment Project; Grid Reference; HER ID E34273.

Between 2006 and 2007 Archaeological Research Services Ltd carried out the County Durham Archaeological Assessment Project with funding from the Aggregates Levy Sustainability Fund. This involved mapping of aerial photographs to National Mapping Programme standards. (1 - 4) The GIS layers produced are within the HER, and include the National Monuments record number for further info.

Source: PRN: S38828, S34432, S34274, S34374, S65652.

Site no. 10: **Fieldwalking at High Grange, Kepier 1960**; Grid Reference NZ292433; HER ID E39084, E41692.

Misc finds found presumably during fieldwalking. 13 sherds of pottery of thirteenth-century, seventeenth/eighteenth-century and modern date was found, as well as 12 sherds of late seventeenth/eighteenth century and nineteenth/twentieth century clay pipe. Also found was 1 glazed floor tile or tessera, though to be post medieval, and 1 piece of blast furnace slag.

Source: PRN: S34497, S39085.

Site no. 11: **Survey of the Coal Measures and Magnesian Limestone Escarpment 1977 - 1978**; Grid Reference; HER ID E43661.

In 1977 and 1978, the Bowes Museum Antiquities officer and the Department of the Environment Archaeological Field Officer in County Durham collaborated on a survey of the Coal Measures and Magnesian Limestone Escarpment. Many new sites were recorded, mainly from aerial photographs.

Source: PRN: S22868, S65790.

Site no. 12: **Survey of the Durham Coalfield 1983 - 1984**; Grid Reference NZ292433; HER ID E43667.

Between 1983 and 1984, a survey of the Durham coalfield was carried out. It is not clear who carried out this work, but it involved examination of aerial photographs of the area to identify possible sites.

Source: PRN: S32869.

4.3 UAD Project (Urban Archaeological Database)

Site no. 13: **Durham City Archaeological Conservation and Management Project 1990 - 1991 AKA Urban Archaeological Database (UAD) project**; Grid Reference; HER ID E43626.

Between 1990 and 1991, the Department of Archaeology, Durham University carried out the UAD project. This involved analysing the known information about Durham City within the search area and creating a synthetic report of the state of knowledge, as well as a database system to maintain and update the information gathered. The information was used to come up with a strategy for dealing with archaeology through the planning process. The data was not, however, maintained and was imported into the HER in 2009, with a project in 2012 to enhance the HER records created.

Source: PRN: S33753, S33204, S43625, S34500, S34497, S41733, S44201.

Individual Street Records:

- Donnini Place, Durham city; Grid Reference NZ2870042990; UAD ID 0721; HER ID H15476
- Churchill Avenue, Durham city; Grid Reference NZ2879042890; UAD ID 0722; HER ID H15477
- Edward Street, Durham city; Grid Reference NZ2885242913; UAD ID 0729; HER ID H15484
- Montgomery Road, Durham city; Grid Reference NZ2868043150; UAD ID 0733; HER ID H15488
- Bradford Crescent, Durham city; Grid Reference NZ2877043280; UAD ID 0734; HER ID H15489
- Cunningham Place, Durham city; Grid Reference NZ2878443204; UAD ID 0735; HER ID H15490
- Gort Place, Durham city; Grid Reference NZ2878543125; UAD ID 0736; HER ID H15491
- Churchill Square, Durham city; Grid Reference NZ2878343078; UAD ID 0737; HER ID H15492
- Dean's Walk, Durham city; Grid Reference NZ2874043460; UAD ID 0738; HER ID H15493
- Nun's Row, Durham city; Grid Reference NZ2890043460; UAD ID 0739; HER ID H15494

- Abbot's Row, Durham city; Grid Reference NZ2883543394; UAD ID 0740; HER ID H15495
- Friar's Row, Durham city; Grid Reference NZ2889043370; UAD ID 0741; HER ID H15496
- Monk's Crescent, Durham city; Grid Reference NZ2894443416; UAD ID 0742; HER ID H15497
- Pilgrim's Way, Durham city; Grid Reference NZ2877743416; UAD ID 0743; HER ID H15498
- Annand Road, Durham city; Grid Reference NZ2896043007; UAD ID 0744; HER ID H15499
- Roosevelt Road, Durham city; Grid Reference NZ2889243158; UAD ID 0745; HER ID H15500
- Cooper Square, Durham city; Grid Reference NZ2895043130; UAD ID 0746; HER ID H15501
- Prebends Field, Durham city; Grid Reference NZ2895043600; UAD ID 0795; HER ID H15543

Description of Principal deposits: Not recorded

5. SYNTHESIS

5.1 Early Prehistoric

5.1.1 Hunter/gatherers and early farmers (8000BC to 2500BP)

There is no known evidence of early prehistoric activity within the assessment area around the development site or wider area of present-day Gilesgate. However, it is likely that there were sporadic episodes of land-use involving hunting, fishing, gathering and/or low-intensity farming, at the very least, during the several millennia of known human presence following the re-colonisation of northern England after the last Ice Age. The evidence for such activity is not easily located since it is not usually marked by substantial structures or dense scatters of material. However, assemblages of Mesolithic flint tools have been found elsewhere in the area of the modern city of Durham, at Frankland Bard and Old Durham (Hewitt 2011, 30-31). The findspot of the latter assemblage, which included cores, scrapers, flakes and microliths, was just over 1km from the assessment site. Similarly, a polished stone axe of Neolithic date was found in Durham St Oswalds and material of comparable date was found amongst the Buck's Hill flint scatter (*ibid.*, 40-41).

5.2 Later Prehistoric and Romano-British Period (2500BP to 400AD)

No finds of Bronze Age, Iron Age or Romano-British date have been identified within the assessment area. As suggested above, some level of activity within the assessment area can be assumed during this and later periods, if only in the form of agricultural cultivation or pastoralist exploitation. However, in the absence of direct evidence provided by material remains it is not possible to assume that permanent settlement occurred within the assessment area.

Bronze Age activity is certainly known in the wider area of Durham city and its immediate environs, particularly funerary/burial sites with round barrows or possible barrows at Maiden's Bower and Ackley Heads, and a Middle Bronze Age cremation burial at Stone Bridge, all west of the river, plus a cist burial at Sherburn Grange to the east. Stray finds include a flanged bronze axe whilst the Buck's Hill lithic scatter also included Bronze Age material (*ibid.*, 43-6).

5.2.1 Iron Age and Romano-British settlements

The best-known Iron Age remains in the wider vicinity of the assessment area are those of the promontory fort of Maiden Castle (DCHER 1181), some 1.7km SSE, beside the River Wear on the south-eastern outskirts of Durham city. This is one of very few hillforts presently known between the Tyne and the Tees. More abundant are rectilinear enclosed settlements, the characteristic form of rural settlement site in the Tyne-Tees lowlands during late Iron Age (see Haselgrove 1982). Typically, roughly square, rectangular or slightly trapezoidal in plan (though curvilinear enclosures are also known), these enclosures are defined by a ditch and bank and pierced by a single causewayed entrance in the middle of the front wall. One or more round houses can usually be identified within the enclosure. Several enclosed settlement sites of this kind are known in the wider vicinity of the assessment area, particularly along the Wear at Woodwell House, Low Grange and Kepier near Belmont, all on the north-eastern outskirts of Durham City and at Broomside, near Pitlington, to the east (Haselgrove 1982, 62-3, fig 10: nos. 18-19; Hewitt 2011, 50, fig 2.16 no. 26).

Some of the enclosed settlements may have continued in use in the Roman period. A few may even have evolved into Romanised villas, as seems to have been the case at Old Durham, some 1.8km

south of the assessment area. There a bathhouse has been found, believed to have formed part of a villa settlement, with two round houses also identified in the vicinity, although the main residential and agricultural components of the villa have not been located (Richmond *et al.* 1944; Wright & Gillam 1951). The Roman road known as Cade's Road is thought to pass close by the villa and may have continued northwards across Gilesgate just west of the assessment area, heading towards Chester-le-Street and Newcastle, but its exact route through Durham has not been traced despite excavations along its postulated line, in Gilesgate and at the Sherburn Road flats, during the 1960s (E2, E20; cf. Bidwell & Hodgson 2009, 177, 182; Margary 1973, 433).

5.3 The Medieval Period

5.3.1 The early medieval period (400-1100)

There are no finds, features or sites within the assessment area can be attributed to the period between the collapse of Roman imperial authority and the Norman Conquest. It has been suggested that there was already some kind of ecclesiastical centre across the river at Elvet by the 8th century, based on the entry in the Anglo-Saxon Chronicle for the year 762, which refers to the consecration there of Pehtwine, as bishop of Whithorn (Bonney 1990, 12-13). Nevertheless, the key event in defining the later settlement pattern is undoubtedly the monastic community of St Cuthbert's shift from the former Roman fort of Chester-le-Street to a more securely defensible home on the craggy peninsula formed by the loop of the Wear, now occupied by the cathedral and castle. The construction of an episcopal church to house the body of St Cuthbert and seat of the bishopric, plus attendant settlement, made Durham the main political and economic focus for the area between the Tyne and Tees, and ultimately, in the centuries after the Norman Conquest, provided the spur for the urban development which resulted in the development of Gilesgate as one of the city's peripheral quarters.

5.3.2 The later Middle Ages (1100-1550)

The available evidence strongly indicates that the assessment site lay in the agricultural land just beyond the built-up extent of the urban medieval settlement in Durham. A useful overview of this city's layout and structure is provided by Margaret Bonney (1990). The urban community was made up of several boroughs which ringed the fortified promontory, with its episcopal castle, cathedral and attendant Benedictine priory (see *Illus. 16*). These included the boroughs of Old and New Elvet, enclosed by a loop of the Wear to the east, Old Borough to the west (all three owned by the priory), the Bishop's Borough to the north, which included the marketplace, and beyond that the borough of St Giles to the north-east (Bonney 1990, 41-3), the closest to the assessment site. These borough settlements were concentrated alongside the main access routes which radiated out from the central core like the claws of a crab, as one early 17th-century writer, Robert Hegge, put it, with the individual tenements occupying narrow plots known as burgage plots, their buildings fronting directly onto the street, with yards, gardens, workshops extending to the rear.

The key event in the development of this part of Durham and its environs was the foundation of the Hospital of St Giles by Bishop Ranulf Flambard in 1112 on the hilltop near the main road, c. 850m SW of the assessment site (Meade 1968). During the 1140s the hospital and its church were destroyed or at any rate severely damaged after Bishop William de St Barbe took refuge there and was then driven out by his rival William Cumin during a dispute over tenure of the episcopal throne (a distinct northern sub-plot in the wider civil war between Stephen and Matilda for the English throne, generally known as the Anarchy). The church was subsequently rebuilt as a local parish church c. 1195 (Ryder 2011, 85; Meade 1968, 49), but the hospital was relocated northward by Bishop Puiset (1153-95), probably in c. 1180 (Snape, *Durham Episcopal Acta*, 46, no. 50, is more cautious regarding

the date), to a new, more secluded site beside a bend in the River Wear at Kepier, outside the main urban area, perhaps to provide it with a more tranquil setting or better water supply and drainage (Meade 1968, 47). The hospital was furnished with a chapel, dormitory, infirmary, hall and *curia*, where confessions were held. Today the whole complex is a scheduled monument (SM 1002360; HER: H1264/6729). The Grade I listed gatehouse (LB 1120725/1121391; HER: H35098/35993), built in 1341, survives best giving access to a courtyard surrounded by Grade II* ranges of farm buildings (LB 1323216; H36764) and a farmhouse (LB 1159216; H35951), which contain some fabric dating back to the 14th century, though with much alteration and rebuilding extending right up to the 19th and 20th centuries. The hospital had 13 brethren, including 6 chaplains, under a master and prior. Its principal purpose was the care of impoverished, sick and elderly infirm inmates, but it may also have provided accommodation for pilgrims visiting the shrine of St Cuthbert (*ibid.*, 24-5; Lomas 1992, 141-42).

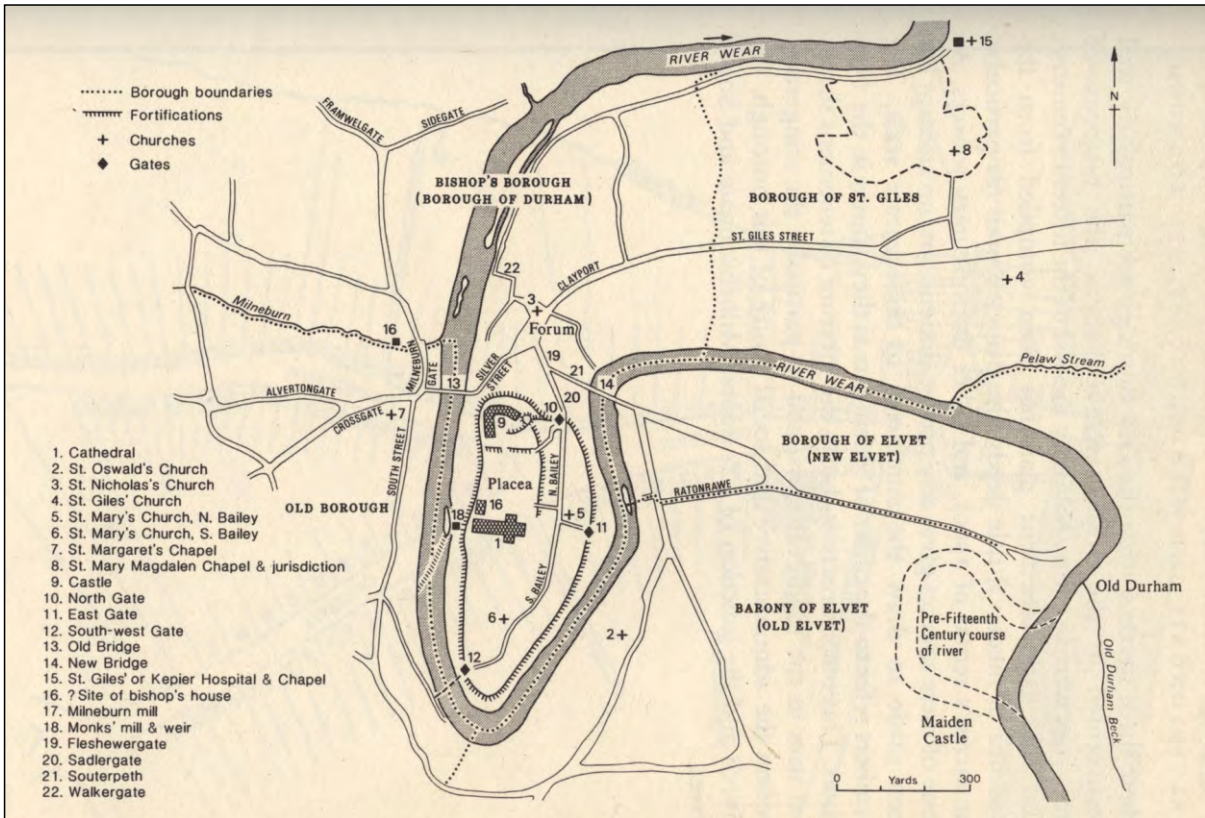
The hospital's initial endowment comprised the adjacent township (vill) of Caldecotes, thought to have been located around High Grange Farm close to the assessment site, the mill of Milneburn (Durham city), plus two sheaves from each thrave of the corn tithe in the bishop's 15 demesne villis (*DEC*, 64-67, no. 9; Lomas 1992, 141-42). When the hospital was refounded by Bishop Hugh de Puiset, c. 1180, he added to the existing endowment another nearby rural township, the vill of Clifton (later Low Grange and Ramside farms), plus the borough of St Giles, several properties in Weardale, including an iron mine and a lead mine, and many smaller properties. With further lands added by several Durham landowners, this gave the hospital a substantial income of £167 in 1535, shortly before its dissolution (Lomas 1992, 142; Scammell 1956, 107-109; cf. *Durham Episcopal Acta*, 45-52, nos 50-55).

The extent of the medieval Gilesgate

The relocation of the Kepier hospital meant the rebuilt church of St Giles which now served as the parish church. As such, it provided a focus for the borough of St Giles, whilst removal of the hospital meant the borough could now be able to expand more easily along the main road leading to Bishopwearmouth and Sherburn.

It is not possible to define the extent of the medieval borough with absolute precision but a reasonably confident attempt can be made. The earliest known map to show the city of Durham in any detail is Matthew Pateson's map of 1595, engraved by Christof Schwytzer, which appears in turn to have been largely copied by John Speed in the town plan he included as a corner inset in the map of Durham county published in his atlas *The Theatre of the empire of Great Britaine* in 1611 (see *Illus. 18*; Bonney 1990, 40, 238, Appendix 1.1). Speed's map probably represents the layout of the late medieval town fairly accurately. In the north and north-east, buildings are shown lining the course of Gilesgate, but restricted to that main street. The Church of St Giles is visible very near the eastern end of Gilesgate in the top right-hand corner of the plan. The buildings are shown extending right up to the edge of the map at this point, which is not the case to the same degree with the streets of the other boroughs, and it is quite likely that Speed had to truncate the extent of Gilesgate he could depict in order to fit it within the limited space he had available for the plan in the corner of his larger map.

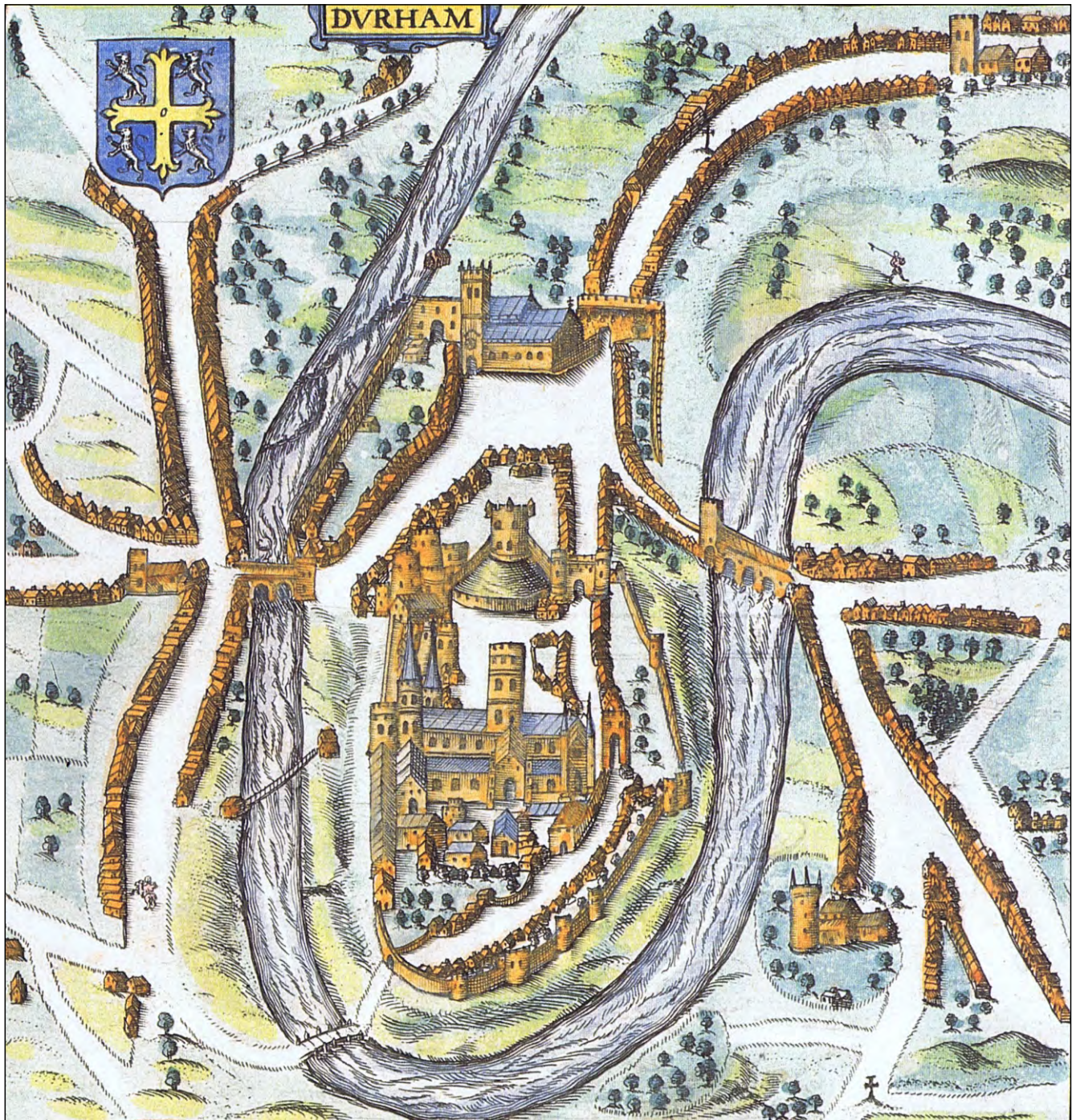
The next detailed plans to show the outer limit of Gilesgate in sufficient detail, John Wood's plan of 1820 (*Illus. 06*; *ibid.*, 40-41, 240, Appendix 1.2), depicts ribbon development extending eastward roughly to the point where the road leading out of Durham forks, with one branch – now represented by Sunderland Road – leading north-east towards Houghton-le-Spring and Wearmouth, whilst the other – the present Sherburn Road – continues eastwards to Sherburn and Easington and south-eastwards to Hartlepool. The tithe map for St Giles produced in a generation later in 1846,



Illus. 16: Map of Durham in c.1250 (reproduced from Bonney 1990, 243, map 3)



Illus. 17: Extract of Saxton's map c.1576.



Illus. 18: Speed's Map of Durham in 1610/11. (NB. the study area lies just out of frame, beyond the church in the upper right hand corner of the map. The map does show however, that Gilesgate is well developed by this time)

shows a similar picture with a development extending only a little further eastward. It is likely that the extent of the medieval borough was similar, but the exact limit is difficult to pin down and it may indeed have fluctuated over time. The pattern of urban development in Durham, was not static nor did it follow an even path of growth and then equilibrium. The period before c. 1250 appears to have witnessed the most dynamic growth, but this is much less well documented than later centuries, as Bonney notes (*ibid.*, 34-5), adding:

It is possible, however to speculate on the size and status of Durham in comparison with other towns in the early thirteenth century. The overall layout of the town and its principal buildings were there before 1200; after that date there was some infilling of the street plan as the population of Durham grew, and the urban area may have encroached further on the surrounding countryside, but there were no significant changes to the urban landscape.

By contrast in the later Middle Ages St Giles was one of the boroughs which showed signs of decline, as a consequence of the population shrinkage and attendant prolonged recession resulting from the Black Death plus its repeated recurrences. Old Borough was the worst affected, but there are records of buildings falling into decay on St Giles Street by the late 14th century, plus waste tenements and waste rents – where there was no prospect of finding a tenant or recouping rent arrears – documented there between c. 1395 and 1460 (*ibid.*, 45, 75-6, 128-30). The common factor in all the worst affected areas, like St Giles Street, Framwellgate and South Street is that they were furthest from the marketplace. The outer reaches of the borough of St Giles along the easternmost stretch of St Giles Street, now Gilesgate, were the most distant of all and likely therefore to have been proportionately worse affected.

Overall, there is little reason to doubt that the assessment site lay beyond the limit of the borough development, being located some 600m NE of the junction of Sunderland and Sherburn roads. It probably fell within the territory of Caldecotes ('cold cottages') vill, granted to the Hospital of St Giles in 1112.

Caldecotes and High Grange

The presumed site of Caldecotes village is not known for certain. However, it is most likely to have located at or near High Grange, the now demolished farm which lay only c. 60m east of the assessment site (cf. site O2; HER: H6909). The vill or township would have consisted of a community of farm tenants – husbandmen, bondmen, cotmen and the like – most likely concentrated in a single village settlement.¹ These village tenants would have worked their holdings, scattered in strips throughout the township's open fields – a typical allocation was two oxgangs or bovates, totalling 24-30 acres – paying rent in cash and/or kind, and would have performed labour services on the lord's demesne farm. It is likely that at some point the vill of Caldecotes was deliberately depopulated transformed settlement from a village or hamlet of tenants into a single manorial farm worked by a staff of paid farm labourers (*famuli*). In contemporary documents such farms belonging to Durham Priory or its related institutions such as Kepier Hospital or Finchale Priory are termed 'manors' (Latin: *manerium*), but, colloquially, it is likely they were more commonly labelled granges (Latin: *grangia*), deriving from the term for a barn, perhaps because that was typically the largest single structure in these farm complexes.

¹ It is conceivable that settlement in the vill of Caldecotes had not yet been nucleated by the time it was granted to the Hospital of St Giles in 1112 and may instead have comprised a number of scattered farmsteads or small hamlets, since much of the impetus for the nucleation of rural settlement into villages in north-east England is thought to have come from Norman overlords in the late 11th and 12th centuries, rather than earlier on, during the Anglo-Saxon period.

It is unclear exactly when this transformation occurred, but it probably predated the mid-14th century. In 1331, Bishop Louis de Beaumont gave licence for grant of the advowson and glebe of Hunstanworth church to Kepier Hospital, in return for an annual out rent of 60s on 'the manors of Caldecotes and Clifton on the east side of Kepier Hospital, which are now called granges'.² Definitive agreement with the Prior and Convent of Durham in 1352, restricted this to an annual out rent of 13s 4d on Caldecot Grange (defined as the 'manor of Caldcotes, called Kypiyer Grange' in the summary set out in Durham Priory's Feodary book of 1430: *FPD*, 77; cf. Meade, 1968, 45; *Memorials of St Giles*, 220-21, App. A, viii-ix; Surtees 1840, 64; Offler, *DEC*, 66).

By the 16th and 17th centuries, the former township names, Caldecotes and Clifton, no longer seem to be used to refer to the grange farms. The name Caldecotes does not figure in any of the documents relating to the sale and transfer of Kepier lands in the 16th and early 17th century, following the Dissolution. Instead, High Grange seems to be represented by the tenement of West Grange, Hither Grange, and, eventually, High Grange, distinguishing it from East Grange, Far Grange and ultimately Low Grange, the equivalent farm in the former vill of Clifton (there, a second grange farm, Ramside, also seems to have been established by the early modern era – see Surtees 1840, 66). The earliest reference to the 'est Grainge de Keipyere' (i.e. Low Grange) is an indenture dated 7 April 1519 (Meade 1968, 54, n.34; *Memorials of St Giles*, 261-62), whilst 'the far graunge' is mentioned in 1594 (*Memorials*, 21). West and Hither Grange are noted in 1629 (Meade 1968, 54, n. 34; *VCH Durham III*, 184) and 1630 (Surtees 1840, 66).³

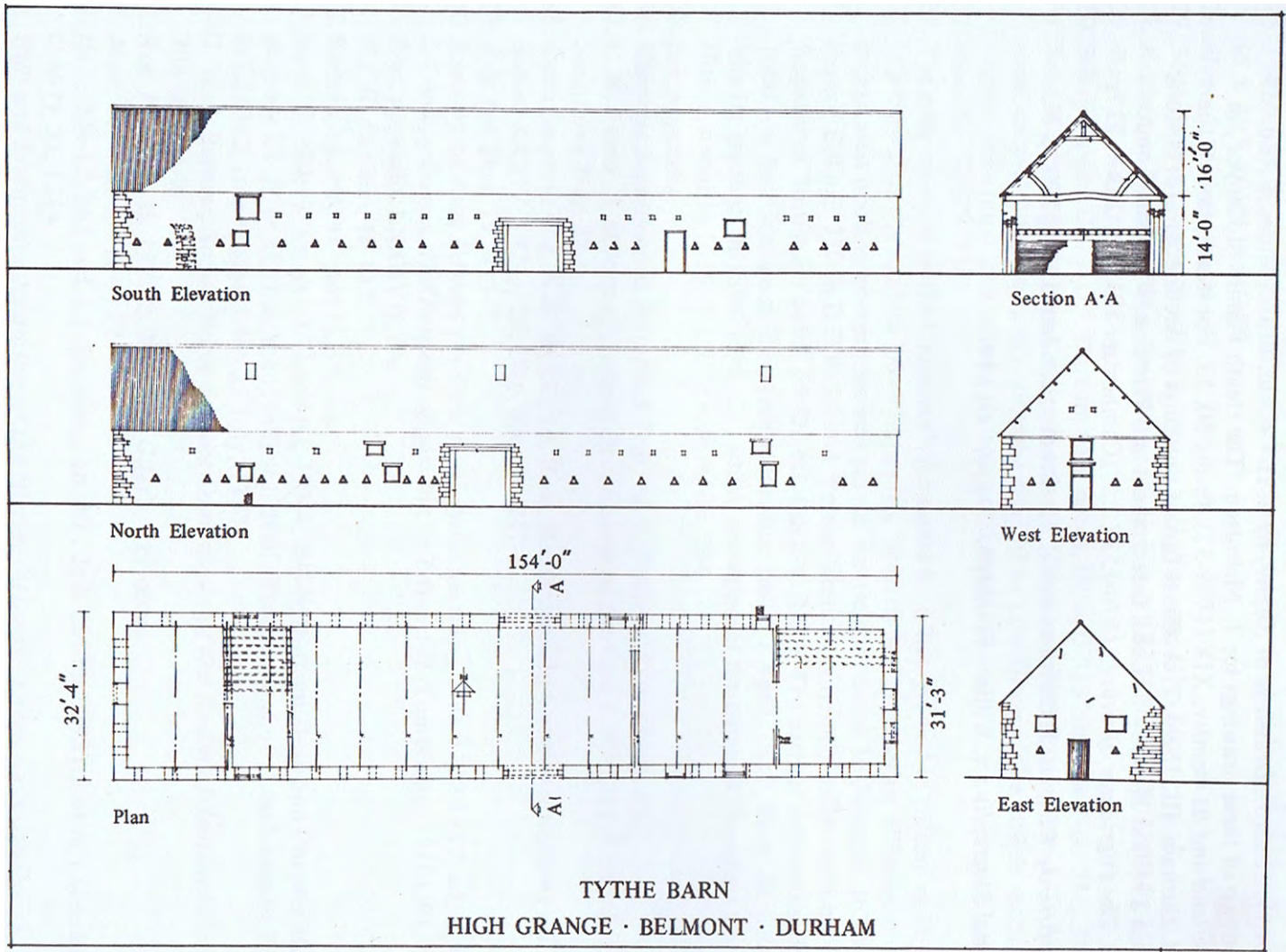
Examination of historic maps, particularly the 1st edition Ordnance Survey, and aerial photographs provides additional information. High Grange farm remained in occupation until its demolition to make way for housing in the 1960s. The medieval barn (designated Belmont Kepier Tithe Barn in the HER: H6909 – Catalogue Site 02) survived up till this stage and featured a tie beam roof system and triangular vents which are evident on other later medieval agricultural buildings associated with Durham's ecclesiastical institutions (Parsons 1968). It is possible that careful examination of the farm's other buildings prior to demolition might also have revealed surviving medieval structural features. Fieldwalking at High Grange Farm and the adjacent East Fields by Parsons in 1960 (Catalogue no. 10; HER: E39084, E 41692) reportedly recovered sherds of 13th century pottery as well modern pottery dating from the 17th century onwards.

High Grange is shown on the Ordnance Survey maps as set within a roughly square enclosure. This might represent the site of Caldecotes village, perhaps extending eastwards into the neighbouring field which takes the form of a similarly sized squarish enclosure but opens out on its north side. However, an alternative possibility presents itself in the form of the long sausage-shaped parcel of land, divided into two fields, located directly to the north of High Grange, its long axis aligned north-south. Based on its shape this parcel could represent a linear village comprising one or two rows of tenements with their attached toft enclosures. In the absence of archaeological investigation, however, there can be no certainty which, if any, of these suggested sites was the location of the medieval village. The possibility cannot be entirely excluded that it lay somewhere else altogether.

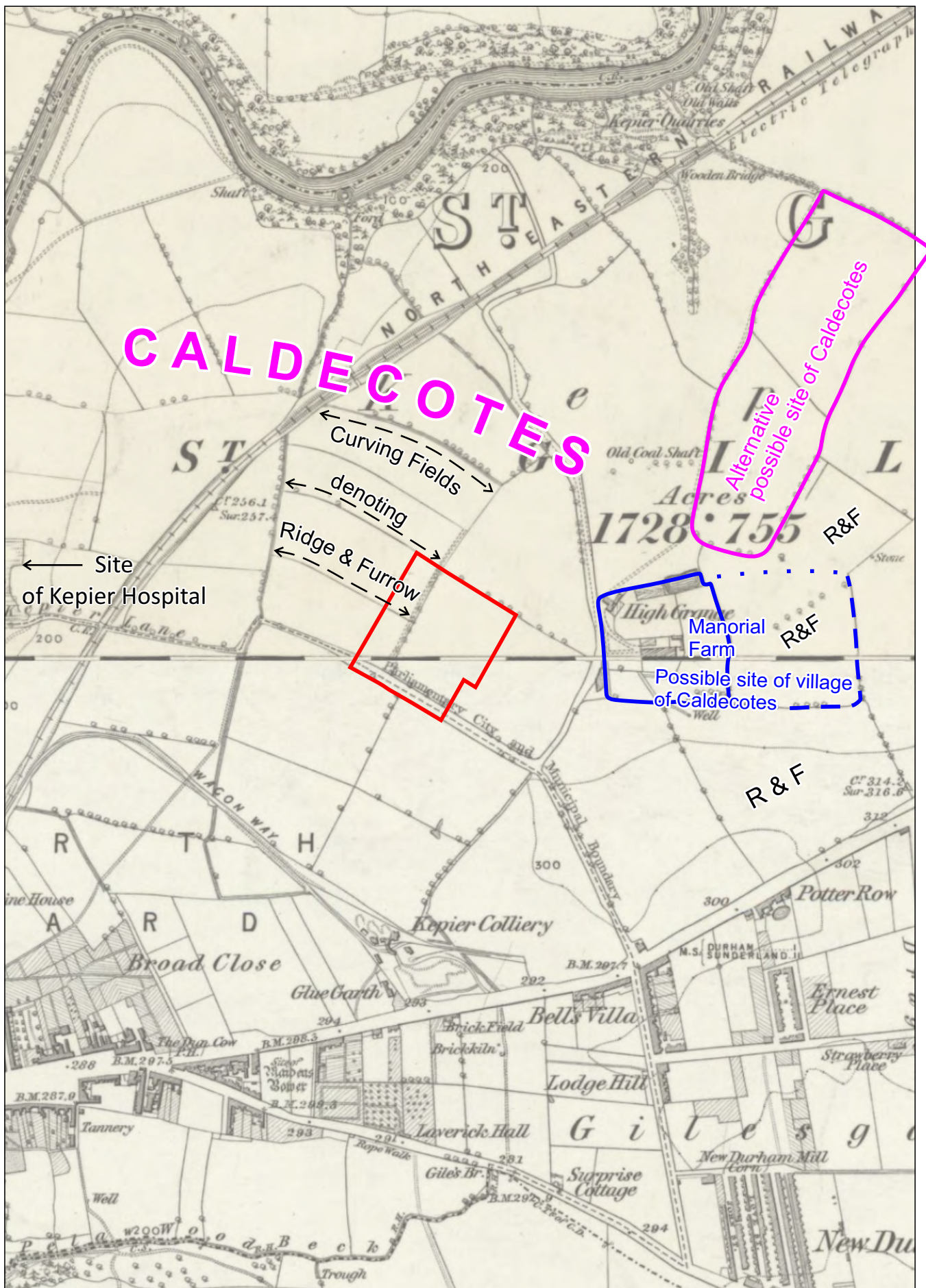
The assessment site lies to the west of High Grange, in what were probably the arable lands associated with Caldecotes and later the grange farm. Immediately to the west of the site four

² Meade 1968, 50; *Memorials of St Giles*, 216, App. A, v; Offler *DEC*, 66; citing original charter DCD 1.3 Pont. 1: *manerii de Caldecotes et de Clyftone ex parte orientali hospitalis de Kypier que nunc vocantur grangie*.

³ Low Grange was also known as Polton Grange in the 17th century, e.g. 'the ffarr grange alias poulton grange alias east grange' (Meade 1968, 54 n.34, citing DRO Londonderry Papers D/Lo/F 320, 18 January 1630).



Illus. 19: Plan and elevation drawings of the medieval barn at High Grange Farm (reproduced from Parsons 1968 – TAASDN 1, 56).



Illus. 20: Interpretative map showing the likely location of medieval settlement around the assessment area (outlined in red) using the 1857 Ordnance Survey 1st Edition 6 inch plan as a base.



Illus. 21: Historic aerial photograph showing the study area (bounded by a red line) on 28th March 1948.
(Ref: raf_cpe_b_uk_10_v_5055)

narrowly proportioned fields, aligned roughly ESE-WNW. These all display a pronounced curve, particularly at their western ends, which might be the result of field boundaries laid out when the arable lands were enclosed – perhaps during the 17th century – following the orientation of earlier ridge and furrow earthworks. A curving profile at the end of fields was a common feature of medieval and early modern ridge and furrow, reflecting the need to begin turning the long oxen teams before the baulk at the end of the field was reached. Possible traces of ridge and furrow to the east, SE and NE or High Grange can also be seen on aerial photographs from the 1940s (see especially RAF/CPE/B/UK/10/V/5055 – 28 March 1948).

5.5 The Early Modern era

The Kepier hospital was dissolved by Henry VIII in 1545/1546, its lands and buildings being acquired by Sir William Paget and Richard Cock, then John Cockburn (1552) who, in turn, sold them to John Heath, a Londoner, in 1568 (Surtees 1840, 65). Heath acquired much former monastic land in the North East at this stage, with manors at Kepier, Old Durham and elsewhere in County Durham and at Tweedmouth, moving to reside in at Durham with his family. On his death in 1591 (his wooden effigy survives in the chancel of St Giles Church – H2572), he was succeeded by his son, also called John Heath, who built a new mansion at Kepier (H6733, H9550). Kepier was sold to Ralph Cole of Gateshead in 1630 and then to Sir Christopher Musgrave of Carlisle in 1674 (Surtees 1840, 66-67), following which the house eventually ceased to be a family residence, becoming an inn during the 18th and 19th centuries, labelled the White Bear in 1854 and later the Kepier Inn, before closing in 1893, while the garden had been used as public pleasure gardens for a time. The remains of the mansion were demolished during the 20th century with the exception of the associated Grade I listed loggia (LB 1310224; H35345).

The assessment site seems to have fallen in that portion seems to have fallen in the portion sold to Ralph Cole in 1630 and Sir Christopher Musgrave of Carlisle in 1674,⁴ for it is shown as part of the Kepier landholding in the hands of the Sir George Musgrave on Bell's 1843 Map of the Great Northern Coalfield (DRO D/Lo P242). However, High Grange, immediately to the east, formed part of a separate landholding by this stage, shown in the hands of William Standish Standish. This had probably been acquired during the breakup of the remaining Heath estate following the demise of the family's male line in 1664. Some land continued to descend through a succession of female inheritances from the Heaths to the Tempests, Vane-Tempests, Vane-Tempest Stewarts and then to Lord Londonderry.

It is uncertain when these farmlands were enclosed, but it is most likely have occurred at some stage in the 17th century when the bulk of common townfields in lowland County Durham were so dealt with. Gilesgate Moor, however was not enclosed until 1816-1817 (Tate 1946, 130)

It is likely that the basic layout of Gilesgate borough remained unchanged during the 16th, 17th and 18th centuries. Bonney notes that the changes in the town's plan over the three centuries separating pre-Reformation Durham from the town shown in Wood's 1820 plan were comparatively insubstantial (1990, 40-41, 240). As noted above, Speed's map (1611) gives a good impression of the appearance and built-up extent of the town in the earlier part of this period, though it may truncate the full eastern extent of Gilesgate to fit within the map frame (*Illus. 18*). It is clear that, by the mid-

⁴ This sale portion was described in 1630 as 'the mansion-house, gardens, orchard, curtilage, and grange house, Keyper milnes, Ayreson's farm, and therein the orchard, paddock, Milnerace Garth, Coney Garth, Horse Close, Howle Meadows, Cross Orchard, Landless garth and High and Low Orchard' (Surtees 1840, 66q).

19th century, there had not yet been any encroachment of settlement over the fields which encompassed the assessment site, to the north-east of Gilesgate.

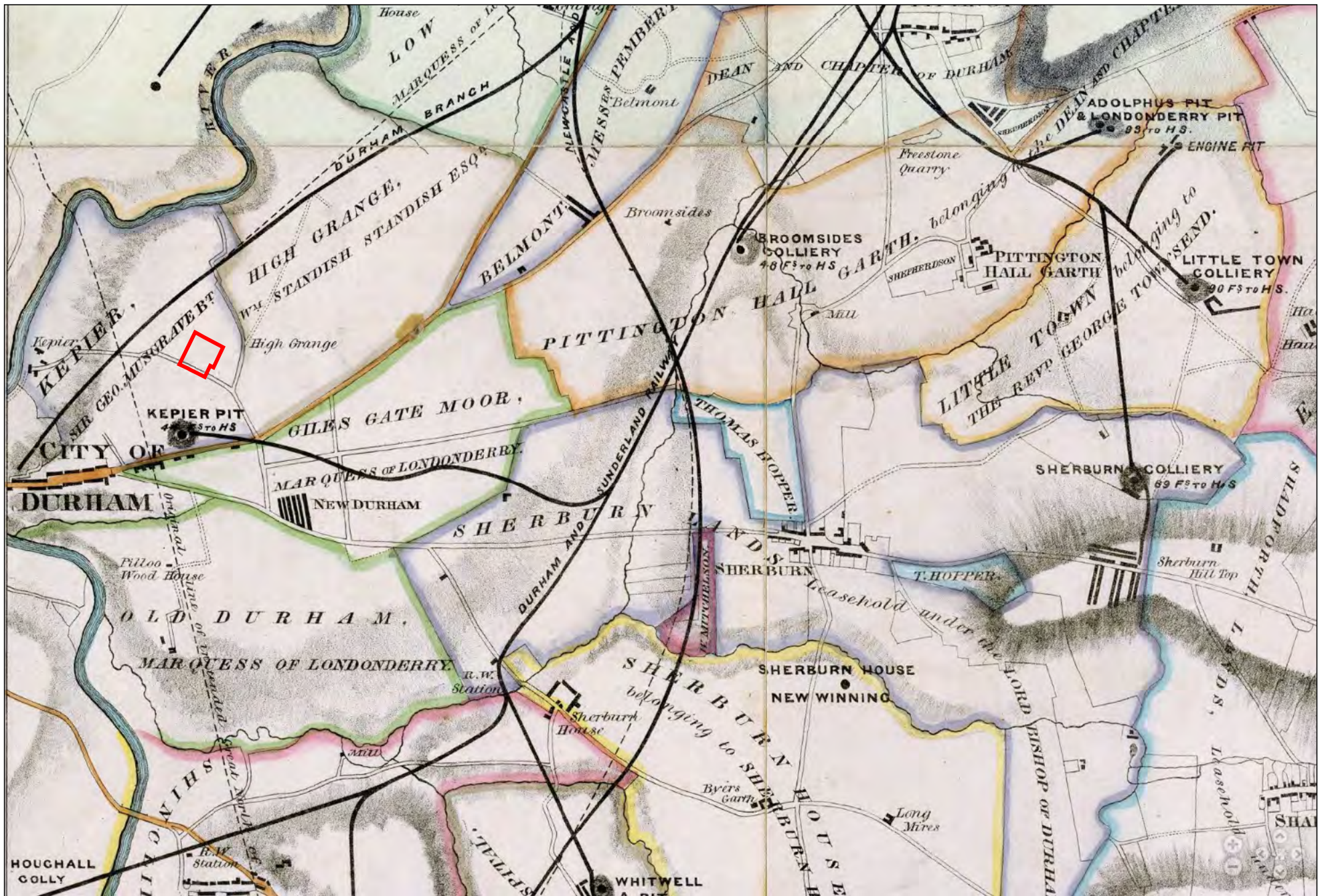
5.6 1800 to the present

5.6.1 Industrialisation: collieries and railways

Industrialisation did begin to encroach quite dramatically on the farmlands north-west of Durham Gilesgate in the 19th century. A series of coal pits were sunk in the wider area and are shown on the 1st edition Ordnance Survey, including Kepier Colliery, Kepier Grange Colliery, Grange Colliery and Broomside Colliery. Many of these may have had relatively short lives and all were shown as disused by the time of the 2nd edition. The earliest of these pits and the closest to the assessment site, lying some 350m to the south, next to the junction of Sunderland Road and Kepier Lane, was the Kepier pit (Site Catalogue no. 01; H6828). Its shafts were sunk in 1818 and 1822. The pit is shown on the 1846 tithe map (DRO EP/Du.SG 111/1-2) and on Bell's Coalfield map of 1843 (DRO D/Lo P242) as well as the 1st edition Ordnance Survey (the only other pit in this group to figure on Bell's map is Broomside Colliery next to the Durham and Sunderland Railway line). The pit was initially connected to the Durham and Sunderland Railway's main line by a waggonway, which is shown on Bell's map (Site Catalogue no. 03; H7858). By 1853 a second waggonway had been opened, linking the pit to the Gilesgate branch to the west (Site Catalogue no. 04; H7859). Only this western waggonway is shown on the 1st edition Ordnance Survey (1857) the earlier eastern route having presumably closed. Kepier Colliery itself closed in 1872. A second site with the same name, located further north beside the Wear, must have had a short life. It does not feature on the 1st edition Ordnance Survey surveyed in 1857, but was already disused by the time of the 2nd edition (revised 1895). Grange Colliery had been replaced by Grange Ironworks by the time of the 2nd edition, whilst Kepier Grange Colliery, disused by the time of 2nd edition, had reopened by the time of the 3rd edition (revised 1914/1915) on a different site, on the south side of the Gilesgate goods branch, near Kepier Quarries, c. 0.45 km north of the assessment site. Both the ironworks and the colliery were still operating on the eve of the World War II.

Although this large-scale colliery activity in Gilesgate and Belmont was a feature of the 19th century and, to a lesser degree, the 20th century, it is likely that small-scale coal mining had been pursued at various times in this area. A single 'old coal shaft' is shown just to the north of the assessment site on the 1st edition Ordnance Survey (Site Catalogue no. 05; H15807), perhaps the remains of an isolated bell pit or an abortive prospection. The existence of another coal shaft was identified by NCB/British Coal records in the northern corner of the assessment site itself, but not found in that location by site investigation work. It may, however, lie in one of the neighbouring plots. An 'old shaft' and a 'shaft' are also shown on the same map, further north on the southern banks of the Wear, perhaps the remains of adits driven into the steep, wooded banksides, which also feature quarrying activity and the remains of buildings 'old walls' which might be associated with either mining or quarrying. The date of this activity is unclear, however.

The 19th-century colliery development was spurred by the arrival of the railways. The main Darlington to Newcastle line was opened in 1844. This ran to the east of Durham, via Leamside, and was furnished with a branch leading to a station in Gilesgate, tucked behind the street frontage, in order to provide a rail connection to Durham. Absorbed into the North Eastern Railway, this was replaced as Durham's main station by the present one on the East Coast Main Line in 1857, when the line from Bishop Auckland opened, and thereafter was used as the city's goods station. Following closure of the goods station and its branch line in 1966, the railway track was adapted as the route of the A690 dual carriageway, though the station building itself still stands (LB 1161515; H34849).



Illus. 22: Extract from Bell's Map of 'The Great Northern Coalfield' c.1843. The approximate location of the study area is outlined in red.

Few changes were noted in the area immediately around the assessment site, prior to the construction of the post-war housing (see below), although the field pattern immediately to the west had been simplified by the time of 1939 edition by merging them to create larger units, reducing the number of fields there from five down to three.

5.6.2 Housing development

The succession of historic maps shows that there was increasing ribbon development along the main roads through the parishes of Gilesgate and Belmont over the course of the 19th and early 20th centuries, notably along Sunderland Road and Sherburn Road. However, there was a major step change in housing development following the First World War, with the construction of the first council housing estate in Gilesgate, in the form of Musgrave Gardens, in 1923. This was located on the north side of Sunderland Road between the site of the former Kepier Colliery and Kepier Lane, an ancient field lane which branched NNW off Sunderland Road, then turn NW and finally westward to reach the site of Kepier Hospital (Meade 1968, 50, 54, n.31). By 1938/1939, when the revision for the 4th or Provisional Edition Ordnance Survey map was undertaken, Kepier Gardens had also been erected to the east on the opposite side of Kepier Lane to Musgrave Gardens. Following the end of WWII, the pace of such housing development accelerated with the construction of the much larger Sunderland Road Estate, extending to the north of Sunderland Road and west and north-west of the already completed Musgrave Road Estate. This was already underway by 1947-48 and can be seen on contemporary aerial photographs. Here, the streets took the name of war leaders, such as Churchill and Roosevelt, and war heroes, local recipients of the Victoria Cross, such as WWI Brigadier General Roland Bradford, who gave his name to Bradford Crescent.

By the beginning of the 1960s these Gilesgate housing estates extended right up to Kepier Lane, which marks the southern limit of the assessment area, but the fields containing the site itself, as well as High Grange farm to the east, remained undeveloped. During the course of that decade, however, housing estates extended north of Kepier Lane, enveloping the assessment site by 1971. As part of this expansion two new schools were constructed Gilesgate Secondary School over the assessment site itself and Gilesgate County Junior Mixed School immediately to the SE. The field to the north of the two schools was transformed into playing fields, being terraced on two levels. High Grange was demolished as part of this development, including, somewhat controversially, the medieval 'tithe barn' (Parsons 1968, 57, noting that structural defects were caused by mining subsidence). The course of Kepier Lane did survive, running along the site's southern edge between the schools and the row of housing lining the north side of Bradford Crescent, as did a second lane, also probably of great age, running northward along the eastern margin of the junior school and playing fields.

Gilesgate Secondary School's buildings were extended in 1982. It became Gilesgate Comprehensive School, then Durham Gilesgate Sports College, until falling pupil numbers forced closure in 2013. A brief resurrection as The Durham Free School came to an end in 2015, when government funding was withdrawn, with the school's repeated changes in name over the decades marking the shifting political and ideological attitudes towards education itself. The buildings were subsequently demolished and the hard surfaces removed. The primary school to the south-east remains in use, however.

Four geotechnical boreholes were sunk prior to extension of Gilesgate Comprehensive School in 1982 revealed that made ground on the site comprised brown topsoil and subsoil. Its depth varied between 0.21m and 0.72m. The natural subsoil was a soft/firm brown and grey mottled sandy clay.

6. ASSESSMENT OF SIGNIFICANT POTENTIAL & IMPACTS

6.1 Archaeological Potential

With the exception of Keping Lane, the historic trackway which partially survives along the development site's southern margin, there is no direct evidence to confirm the existence of significant archaeological remains within the site. No cropmark features indicative of ancient remains are visible on the aerial photographic coverage accessed. Similarly, the site is shown as farmland, with no evident structures on the available historic mapping. This is clear on the detailed mapping dating from the mid-19th century onwards, but is also suggested by the county maps of the 16th century onwards though this evidence must be viewed with greater caution.

Nevertheless, in the absence of previous archaeological investigation, in the form of excavation or geophysical survey, the possibility that traces of prehistoric, Romano-British or early medieval finds and occupation could exist within the development site, cannot be discounted, as these would not feature on historic maps and the soil/climatic conditions might not have been favourable for the revealing cropmarks at the time the aerial photographs were taken.

More specifically, the proximity to the assessment site of High Grange, the site of a medieval manorial farm in the possession of Keping Hospital, and the possibility that this farm was preceded by the medieval settlement of Caldecotes, either on the same site or an adjacent one, means that the potential exists for significant remains of this period to extend into the assessment site. The indications provided by the tithe map and 1st edition Ordnance Survey suggest that the main focus of these medieval sites may have lain to the east on the site of High Grange itself or immediately NNE, this is not conclusive. It is conceivable that the area was subject to later medieval/early modern remodelling with the farmland and fields of the assessment site being laid out over the remains of settlement.

6.2 Survival of Archaeological Remains

The construction of the buildings of Gilesgate Secondary School in the 1960s, plus the erection of additional buildings in the 1980s is likely to have a severe adverse impact on any archaeological remains hitherto surviving in the assessment area. Moreover even where buildings were not present the construction of road surfaces parking areas, pathways, the digging of service trenches and assorted landscaping activities in the surroundings may likewise have had an adverse impact on any surviving archaeology, as may the total demolition and removal of all trace the buildings and associated surrounding hard surfaces, which is likely to have involved machine excavation to remove foundations and surfaces.

Prior to the 1960s construction the site was farmland and may have been subjected to repeated and potentially prolonged episodes of arable cultivation in the medieval and modern eras which will also have impacted adversely on archaeological remains of earlier periods. The possibility that archaeological features and deposits may survive in certain pockets cannot be excluded, however, most likely in the form of features cut into subsoil. Keping Lane appears to survive as a pathway at the SW corner of the site but further east it may have been submerged by landscaping and its survival is uncertain.

6.3 Assessment of Impact

6.3.1 Archaeological Impact

The proposed development of the site will impact on any surviving archaeological remains in areas where trenching for foundations or services extends to sub-soil level, and is likely to impact negatively on any surviving sub-surface remains in other areas subject to landscaping prior to or following the development scheme. However, the uncertainty surrounding the actual survival of significant remains within the development site means that the impact of the development on the cultural heritage of Gilesgate district cannot be precisely quantified at this stage.

It is understood that the SW corner of the assessment site will not be built over, instead forming part of the green margin of the site and this should therefore minimise the impact of the proposed development on the pathway marking the course of Kepier Lane.

6.3.2 Visual impacts

The proposed development is surrounded by the buildings of a housing estate of the 1960s and 1970s and will not impact visually on any scheduled ancient monuments, listed buildings or conservation areas since none are sufficiently close or intervisible. Non-designated cultural heritage assets in the vicinity do not survive as visible upstanding features, having been built over by modern housing and will not therefore be visually impacted.

7. CONCLUSIONS: STATEMENTS OF SIGNIFICANCE & IMPACT

7.1 Summary of Historical development

No traces of prehistoric Romano-British or early medieval remains has been identified in the assessment site or its vicinity and consequently there is no direct evidence for the development of the area of during these periods, though it cannot be assumed there was no settlement whatsoever.

During the Middle Ages the assessment site lay just west of a manorial or grange farm belonging to the Kepier Hospital of St Giles, which was labelled Caldecotes Grange, and later West Grange, and High Grange. The vill of Caldecotes formed part of Bishop Flambard's initial endowment of the Hopsital of St Giles in 1112, and it is likely that any village settlement associated with the township was located at or in the vicinity of the grange site. The assessment site also lay well beyond and to the north-east of the eastern end of the borough of St Giles, which in turn marked the north-east limit of the built-up area of the medieval Durham. The site most probably lay within the arable lands attached to the medieval grange. The open plough fields were divided up and enclosed with hedges at some stage during the early modern era, perhaps during the 17th century, and thereafter the site appears to have continued to be used as farmland right through the modern era until the construction of the housing estates and associated schools during the 1960s.

One partially surviving feature worthy of note is the remains of Kepier Lane, an ancient trackway, most likely of medieval origin, which ran along the southern edge of the assessment site leading from Sunderland Road to Kepier. This lane can still be seen to survive as a visible feature along the south-western edge of the assessment site on the 1971 Ordnance Survey map, forming a narrow lane or path between the perimeters of the two recently built schools and the row of houses fronting on to Bradford Crescent. Subsequently, however, it appears that the lane was absorbed into the grounds of the two schools. No route is shown there on present OS map and trace can be seen on the ground within the assessment site except in the SW corner outside the former college gates. To the west of the college entrance the course of the lane does survive as a pathway between the rear of Bradford Crescent and the later housing estate to the north.

7.2 Significance of known or potential archaeological remains

Five sites of defined cultural heritage significance have been identified in the wider assessment area, although all have been demolished and built over and therefore their remains survive only as sub-surface remains, if at all.

No listed buildings, scheduled monuments or other designated cultural heritage assets were located in the development site or the wider 0.5km radius assessment zone.

On the basis of the assessed data the potential of the site to contain unknown features or deposits of prehistoric or Romano-British origin is regarded as low; any such sites would be likely to be of local or regional importance. The likelihood that medieval settlement remains are present within the site is regarded as moderate, whilst the likelihood of post-medieval remains is low. Any such remains of medieval or later occupation would be likely to be of local or regional significance.

7.3 The Impact of the Development

7.3.1 Archaeological Impact

The proposed development will remove any surviving archaeological remains in areas subject to foundation and service excavations, and is likely to impact negatively on any remains in other areas used for site support and subject to landscaping.

However it is intended that the path representing the surviving course of Kepier Lane in the SW corner of the site is to be left in situ as part of the green margin of the site and should therefore be largely unaffected by the proposed development.

7.3.2 Visual impact

The proposed development is surrounded by the buildings of a housing estate of the 1960s and 1970s and will not impact visually on any scheduled ancient monuments, listed buildings or conservation areas since none are sufficiently close or intervisible. Non-designated cultural heritage assets in the vicinity do not survive as visible upstanding features, having been built over by modern housing and will not therefore be visually impacted.

8. RECOMMENDATIONS

The following recommendations are made to mitigate the cultural heritage impact of the proposed development. All remain subject to consideration by the County Archaeologist.

In view of the potential for archaeological remains to be present, it is recommended that a programme of evaluation comprising geophysical survey to be undertaken in the first instance, with the need, extent and location of any further evaluation to be determined on the basis of the survey results.

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Photo 1: View looking NW down Bradford Crescent, showing the typical aspect of the post-WWII housing estates which surround the assessment site.



Photo 2: Closeup view of the main gates giving access to the former Gilesgate College site. The course of Keping Lane passed in front of the gates and continued on through the trees in the left hand background.



Photo 3: View of the site interior looking NNE from the main gates.

Photo 4: View of the interior looking eastwards from the entrance towards the NE corner of the site.



Photo 5: Keping Lane formerly ran along the SW edge of site seen here.



Photo 6: Looking NW across the former landscaped areas in the SE part of the site, from its eastern edge.



Photo 7: Looking west over the playing field north of the site. The line of trees in the background marks the course of one of the ancient field lanes.



Photo 8: Looking SW from the NE corner over the site of one of the demolished college buildings.



Photo 9: Looking SW across the site of another of the demolished college buildings from a point near the assessment area's NW corner.



The Archaeological Practice Ltd.



Westmorland House, Elswick East Terrace,
Newcastle upon Tyne, NE4 7LJ
Tel: 0191 273 0777; Fax: 0191 273 1777
Email: info@archaeologicalpractice.co.uk
Web: www.archaeologicalpractice.co.uk