

Feethams, Darlington Town Centre

archaeological desk-based assessment

on behalf of
Darlington Borough Council

Report 1922
May 2008

Archaeological Services
Durham University
South Road
Durham DH1 3LE
Tel: 0191 334 1121
Fax: 0191 334 1126
archaeological.services@durham.ac.uk
www.durham.ac.uk/archaeologicalservices

Feethams, Darlington Town Centre

archaeological desk-based assessment

Report 1922

May 2008

Archaeological Services Durham University

on behalf of

Darlington Borough Council

Chief Executive's Department, Town Hall, Darlington, DL1 5QT

Contents

1. Summary	1
2. Project background	3
3. Landuse, topography and geology	4
4. Historical and archaeological development	4
5. Site reconnaissance	11
6. Ground investigations	12
7. The potential archaeological resource	12
8. Impact assessment	13
9. Recommendations	13
10. Sources	13
Appendix 1: Project specification	17
Appendix 2: Historic Environment Record	20

1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment, which was conducted in advance of the proposed development of the Feethams area, Darlington Town Centre. The assessment comprised a search of pertinent documentary and cartographic records, and a field visit.
- 1.2 The works were commissioned by Darlington Borough Council, and conducted by Archaeological Services in accordance with a specification provided by Durham County Council Archaeology Section.

Results

- 1.3 All surviving buildings within the proposed development area are of late 20th century date, and are not archaeologically significant.
- 1.4 There is no direct evidence for prehistoric or Roman activity within the study area, although an as yet unidentified resource has the potential to exist. Palaeoenvironmental deposits have the potential to survive in the eastern part of the area, close to the River Skerne.
- 1.5 Archaeological deposits relating to the medieval and post-medieval period may survive on the site. This is because modern developments, including the former bus station and car parking areas, may not have removed archaeological deposits.
- 1.6 Evidence of occupation from the early medieval period is most likely to survive to the north of the proposed development area. However, an early medieval defensive ditch has been postulated to run through the area.
- 1.7 The area lies outside the core of the medieval and post-medieval town. However, it is possible that the area was exploited for industrial purposes during this period, as this type of activity has in the past been recorded on the outskirts of towns. Evidence for medieval and post-medieval exploitation of the area as gardens and for agricultural purposes may also be present. In addition, tenement plots leading off Houndgate extend into the proposed development area; these plots may have originated in the medieval and post-medieval period. Archaeological deposits relating to the exploitation of these plots may survive.
- 1.8 In the northeast part of the area, the modern car park development has encroached on the church yard. This area may therefore contain remains of the former churchyard boundary, and of burials.
- 1.9 In the northeast part of the area is the site of a medieval Bishop's Palace and Chapel. Remains of these and associated structures and gardens have the potential to survive.
- 1.10 These buildings may have been incorporated into later structures, including the poor house. The remains of a school may also be present on the site.

Evidence for later buildings, including 19th and 20th century structures, may also survive. These are of lesser archaeological significance.

Recommendations

- 1.11 It is recommended, that due to the potential for archaeological deposits to survive within the proposed development area, a series of trial trenches are excavated across the site in order to establish the nature and extent of any archaeological resource present which may be affected by any proposed development. The trenching scheme should be designed to evaluate each element of the potential archaeological resource indicated above.

2. Project background

Location (Figure 1)

- 2.1 The site is located at Feethams, Darlington (NGR: NZ 2903 1426). The site covers an area of approximately 2.4 hectares, and is bound by Houndgate, the Town Hall and St Cuthbert's churchyard to the north, the River Skerne to the east, the A167 to the southeast and Beaumont Street to the south and west.

Development proposal

- 2.2 The assessment will be used in support of future planning applications for proposed mixed use development with associated access and services.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological features within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in advance of future proposed developments.

Specification summary

- 2.4 The works have been undertaken in accordance with a specification provided by Durham County Council Archaeology Section (Appendix 1).

Dates

- 2.5 The field visit took place on 24th April 2008. This report was prepared between 21st April and 20th May 2008.

Personnel

- 2.6 Research was conducted by Matt Claydon. This report was prepared by Matt Claydon, with illustrations by David Graham. The Project Manager was Peter Carne.

Archive/OASIS

- 2.7 The site code is **FDC08**, for **Feethams, Darlington Town Centre 2008**. The archive is currently held by Archaeological Services and will be transferred to the Bowes Museum in due course. Archaeological Services is registered with the **Online AccesS to the Index of archaeological investigationS** project (OASIS). The OASIS ID number for this project is **archaeol3-41297**.

Acknowledgements

- 2.8 Archaeological Services is grateful for the assistance of personnel of Durham County Record Office and Palace Green University Library in facilitating this scheme of works.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of the desk-based survey, car parks occupied the northeast and west parts of the site, and a bus garage occupied the southeast corner.

Topography

- 3.2 The site lies near the heart of Darlington town centre. It is bisected north-south by Feethams; the area on the west side predominately comprises car parks, although the northeast part of this area contains the recent clearance of several buildings. The area on the east side of Feethams houses the former central bus station (now a bus garage); northeast of this are further car parks behind the Town Hall. The River Skerne runs along the eastern boundary of the site. The site has a mean elevation of between 38.4 and 40m AOD.

Geology and soils

- 3.3 The solid geology of the site is Permian and Triassic sandstones including Bunter and Keuper deposits, overlain by boulder clay and morainic drift.

4. Historical and archaeological development

The prehistoric and Roman period (up to 5th Century AD)

- 4.1 There is no direct evidence of prehistoric activity in the proposed development area. However, there is evidence that the surrounding area was exploited in prehistory; during archaeological excavations at the market place, late Mesolithic or early Neolithic flint bladelets were found (Archaeological Services 1994; SMR 4812). An elk jaw bone and associated peat deposits were discovered on the banks of the River Skerne 2km north of the proposed development area, at a depth of c.3m: these were dated between 10,000 and 6700 BP (Huntley & Gidney 1995; SMR 4817). It is likely that the Skerne, which runs immediately to the east of the proposed development area, was exploited in prehistory, and there is potential for palaeoenvironmental and prehistoric deposits to survive in relation to this.

- 4.2 The closest significant Romano-British activity is at Faverdale East Industrial Estate to the north of Darlington; archaeological evidence from this site shows continuous occupation from the Iron Age into the Roman period (SMR 9756). Darlington itself has provided two Roman coin hoards (SMR 1517; 1533), but no other significant material of this period has been found. There is however some speculation that a Roman fort or defended farmstead may have been sited at Darlington and it has been suggested that a native settlement may also have existed here; no evidence supporting this has yet been discovered (Clack & Pearson 1978).

The medieval period (5th century to 1540)

- 4.3 Darlington first appears in the written records in a land grant by Styr, son of Ulphus, to the see of Durham in 1003-1016; this was licensed by Ethelred the Unready, and referred to "*Darlington and its dependencies*" (Surtees 1823, 350). The place name 'Darlington' may have Anglo-Saxon origins; early

references suggest spelling of 'Dearthingtun' or 'Dearnington' which may come from the word 'Derne or Derning', an alternative for the River Skerne (*ibid*). The term 'gate', a common suffix for road names around the centre of Darlington e.g. Blackgate, Priestgate etc, derives from the Scandinavian for street.

- 4.4 In the Greenbank part of the town (approximately 1km northwest of the study area), Anglian burials were discovered in 1876 (Miket and Pocock 1976, 62-74). These indicate the presence of an early medieval settlement in the vicinity. There are also indications that an early medieval church was present near the centre of Darlington, as is evidenced by the discovery of early architectural fragments on the site of St. Cuthbert's church to the north of the proposed development area (Wooler & Boyd 1913, 115-119). These sculptures included part of a gravestone known as a 'hogback', a decorated slab and two incomplete cross fragments. These date from the 10th and 11th centuries and were found during restoration works in 1862-5 (SMR 733-736). Along with the street name suffix 'gate', the hogback is also associated with Scandinavian influences. The discovery of a series of graves at the southern end of the Market Place on a different alignment to those associated with the current Church, also supports the notion that an early medieval church was present, but that this may have been positioned in the Market Place area (Archaeological Services 2004).
- 4.5 It has been suggested that Darlington may have been a Saxon burgh – a fortified town. Wooler stated that this burgh was "*protected by a ditch and rampart of earth surmounted by a wooden stockade formed of one or two rows of stout palisades, pointed at the top and fixed deeply in the ground*" (Wooler & Boyd 1913, 43-45). He maintained that these boundary defenses extended west from the River Skerne (which formed the eastern boundary), along East Street, crossing Northgate and turning south at Union Street. The western boundary continued south through properties between Skinnergate and High Row, crossing Blackwellgate and Houndgate, and turning east at the rear of No 37 Blackwellgate (Post Office). The course of the ditch followed a route roughly parallel with Beaumont Street back to the river (see Figure 2). Wooler cites evidence for these defenses from traces of the ditch uncovered in Mechanic's Yard and on Blackwellgate, and remains of the rampart in the garden of No 37 Blackwellgate, indicating an eastern return, along with further evidence discovered in 1912 in Feetham's Field. Most of this route appears to be supposition, although Wooler recounts a "*Saxon ditch*" 8ft deep ditch, 16ft wide at the bottom and 25.5ft wide at the top (1915, 45). He also noted that the rampart was still visible in places. No drawings of the ditch survive and there is no mention of finds from the ditch, and there has been no archaeological confirmation of these findings. The ditch may not therefore have existed, and may not be Saxon in date. Should his conjecture prove accurate, the south boundary of these Saxon defenses would traverse the proposed development area. Excavations at the southern edge of the Market Place in 1994, immediately north of the Churchyard boundary wall, did however identify a significant boundary feature running parallel with the wall, comprising a river terrace with a series of stakes driven into the top, with a series of parallel ditches behind. This was dated to the 11th-early 12th century.

- This may reflect the boundary of the town in the later early medieval period (SMR 2004).
- 4.6 The presence of an early Church near the Market Place also indicates that the Market Place may be early medieval in origin. However, alternative possibilities include Bondgate, a wide open street where extensive commercial activity continued into the post-medieval period, which was the centre of a separate township in the later medieval period: this division may have had its origins in the early medieval period (below, 4.12).
 - 4.7 The Bishop of Durham, William de Carileph, began the building of St. Cuthbert's Church (SMR 1512: Grade I Listed) in 1084; it was a collegiate church to provide for the secular priests he transferred there when Durham Cathedral became exclusively for Benedictine monks after the Conquest. The original building was replaced by the present church which was founded by Bishop Hugh de Puiset in 1192: it is possible that this was situated on reclaimed land outside the original boundaries of the town. At this time the church had burial rights, implying that Darlington was an important administrative, economic and religious centre (Cookson 2003). A medieval effigy of about 12th century date can be found in Darlington Church (SMR 2552). Stocks stood near the gates of St. Cuthbert's in the 1800s (SMR 1511).
 - 4.8 The college consisted of a Dean and four prebendaries. The Deanery was probably constructed in the 15th century (SMR 4028). St. Cuthbert's Church and the Deanery were vested in the Crown in 1550. The Deanery was then leased to the Earl of Westmoreland. The 1st edition Ordnance Survey plan shows the Deanery on the corner of Feethams and Market Place. It does not appear on the 2nd edition Ordnance Survey plan of 1898. A medieval stone-lined well (SMR 4033) was discovered at Feethams during groundwork developments for the Dolphin Centre, and it is possible this may relate to the Deanery.
 - 4.9 Darlington Old Hall, the site of the medieval Bishop's Palace and St. James's chapel (SMR 1519; 1520), was a manor house built by Bishop Pudsey on land formerly known as Hallgarth, south of the churchyard, around 1164 (Clack and Pearson 1978, 8). There was a park attached to the palace where deer roamed freely (Wooler & Boyd 1913, 99). The Old Hall was restored from a state of complete dilapidation in 1668 by Bishop Cosin (Longstaffe 1854, 143). In 1806 the buildings were converted to become the town poor-house. A large part of the building was demolished in 1828. The site of the palace lies in the northeast corner of the proposed development area; the associated park probably included the eastern and southern part of the site. The earliest surviving map showing the layout of the buildings dates from 1826 (Figure 5), after Bishop Cosin's rebuilding programme and after the conversion to the poor house; the full extent and form of the palace in its heyday therefore remains unknown.
 - 4.10 In 1183 Bishop Hugh de Puiset commissioned the Bolden Book, in which Darlington is described as a moderately prosperous town, based on a mixed economy of arable lands, cattle grazing, milling, smithing, fishing, hen-

rearing, smallholding and cloth-dying (Austin 1982, 57). Bishop Hatfield's Survey of 1380 states that Darlington had 39 free tenants that occupied 57 parcels of land and that these formed part of the "*ancient and proper waste*", including Sadbergate, Cockyrtongate, Duremsgate and Prestgate (Wooler & Boyd 1913, 15-19).

- 4.11 Lime was produced in Darlington for use in the tanning process during the medieval period. Lime kilns once stood at Skinnergate and a kilnarth once stood on Houndgate. Lime pits are also mentioned at the bottom of Tubwell Row close to the river (SMR 4032, 4029).
- 4.12 In 1382 Darlington was referred to as having two townships, the borough of Darlington centred on the market place and the *vill* of Bondgate located to the north. This administrative division continued until the middle of the 19th century. The borough boundaries were defined by a grand jury in 1741 and later by Surtees in 1823 (Cookson 2003).
- 4.13 In 1416 the almoner at Durham paid 14 shillings to "*a schoolmaster coming from Darlington*" (Page 1905, 388). In a certificate made in 1546 under the Chantries Act of Henry VIII an endowed Grammar School is mentioned; this was 'The Chaurtrie of All Sayntes', founded by Robert Marshall (ibid; SMR 1510). In 1548 the chantry was confiscated and was continued by an order by Sir Walter Mildmay and Robert Keylway by warrant. The school was re-founded by charter or letters patent in 1567 and re-named "*the Free Grammar School of Queen Elizabeth*" (Page 1905, 388). Parts were rebuilt in 1650-52 and it was in decline in 1705. The school formerly stood to the east of St. Cuthbert's Church; it eventually closed in 1813 and the site was added to the burial ground. A new school was built to the southeast of the church, and an upper storey was added in 1846 (Longstaffe 1854, 256). This addition was attested by a stone slab inscribed "*ROYAL GRAMMAR SCHOOL ENLARGED A.D. 1846*" in the southeast corner of the churchyard (Ryder 1997, 18; SMR 3736). The school existed until the early half of the 20th century.
- 4.14 A tithe barn mentioned in the 15th century (SMR 1515) once stood in Feetham's Field, immediately north and west of the study area (Longstaffe 1854, ciii).
- 4.15 The Market Hall or the Town House occupies the former site of the old Tollbooth to the west of the Market Square, north of the study area. The Tollbooth was taken down in 1807 (SMR 1514). To the east are the remains of a Grade II Listed 16th century wall (SMR 1305).

The post-medieval period (1541 to 1899)

- 4.16 In the early post-medieval period the main industries in Darlington were the leather and wool trades. This is highlighted by the concentration of tanneries on Clay Row and Skinnergate, where there was a limekiln and several lime pits (Clack and Pearson 1978).
- 4.17 Armstrong's map of the County Palatine of Durham from 1768 (Figure 3) shows buildings within the immediate vicinity of the study area. These

buildings are likely to be tenements south of Horse Market and Houndgate. They probably also include the Deanery, the Old Hall and Chapel, and the tithe barn. The Old Grammar School appears to be shown east of the church. Greenwood's map of 1820 (Figure 4) also shows some of these buildings, as well as Feethams extending from the Market Place into the area, and tenement plots to the rear of buildings on Houndgate, extending into the proposed development area.

- 4.18 The first detailed plan of Darlington was made by John Wood in 1826 (Figure 5). The plan shows the proposed development area primarily lies on land owned by Joseph Pease Esquire, from a prominent local family. Pease co-formed the pioneering Stockton and Darlington Railway Company with his father Edward which opened in 1825. By 1830 he had become the largest owner of collieries in South Durham and in 1832 became the first Quaker to be elected a Member of Parliament. The History, Directory and Gazetteer of Durham and Northumberland of 1827 lists Joseph Pease Esq. as owner of Feethams, which by now contained several buildings in the northwest corner of the field (1827, 246). On Wood's map, the Grammar School is shown on the edge of the northeast corner of the site, and the town poor house is shown in the south of it, located on the site of the present car park for the Town Hall. This is reputed to be the site of the medieval Bishop's Palace built in 1164 (SMR 1519; Clack and Pearson 1978, 8). The school and poor house were accessed by a long driveway from Market Place, which leads to a bridge over the river east of the proposed development area. South of the poor house is a wooded area enclosed by a footpath, with enclosed fields south of here. This may be part of the park associated with the palace. East of the road now known as Feethams are enclosed plots to the rear of houses along the Houndgate street frontage. This map suggests that in 1826 most of the study area remained undeveloped, with the exception of the poor house.
- 4.19 The school had been expanded by the time of Reed's map of 1829 (Figure 6), although the map shows no other significant changes. The Grammar School has been expanded with additional buildings extending into the study area. The southern range of buildings forming the poor house (now called the workhouse – along Workhouse Lane) has also been expanded. Outbuildings are shown within the site to the rear of some of the houses off Houndgate. Dixon's map of 1840 (Figure 7) and the tithe plan of 1841 (Figure 8) show little further development.
- 4.20 The 1st Ordnance Survey map of 1855 (Figure 9) provides excellent detail of the study area. Workhouse Lane is now Lead Yard, leading to an iron bridge over the Skerne. St Cuthbert's School (National) and the Grammar School are shown immediately north of the road; St Cuthbert's School lies within the study area. The Union Workhouse (on the site of the Old Hall) has divided grounds comprising separate men's, boy's girl's and women's yards within a complex of buildings. Formal gardens lie within the study area to the west of the school and workhouse. Further gardens lie south of the workhouse around a hot house and well. A large field occupies the remainder of the site east of Feethams Lane. To the west the site comprises further gardens and fields.

The gardens to the rear of 12 Houndgate and Selby House are particularly ornate, including a summer house, pedestal and sundial.

- 4.21 The area underwent significant development in the later part of the 19th century, as can be seen on the 2nd edition Ordnance Survey map of 1898 (Figure 10). The Grammar School has been further expanded and the former work house area has been redeveloped as Luck's Square and Luck's Terrace. A chapel is shown extending into the northwest corner of the study area. New schools have been built in the southwest part of the site, off what has now become Beaumont Street. A row of terrace houses extend further east along the street within the southern boundary of the study area. A large isolated building lies behind them. North of this are further buildings off Houndgate. In the east part of the site is an iron foundry. Field boundaries and trackways are shown in this area.

The modern period (1900 to present)

- 4.22 By the 3rd edition Ordnance Survey map of 1915 (Figure 11) the area west of Feethams has become further developed. The area east of Feethams remains essentially the same as in 1898, with the exception of a public urinal placed in the northwest corner. The area around the site of the foundry is shown as allotment gardens, with some buildings to the east on the bank of the Skerne.
- 4.23 By the 4th edition Ordnance Survey of 1939 (Figure 12) the area west of Feethams has been comprehensively developed, with new buildings including a hall off Houndgate. The area to the east remains mostly undeveloped. The foundry and buildings on the river bank have gone.
- 4.24 The east part of the development area underwent substantial redevelopment in the 1970s. Luck's Square and Luck's Terrace were demolished, and the present town hall and bus depot were built. The school in the southwest part of the site was demolished and replaced with a car park. In recent years all the buildings in the west part of the study area have been demolished to provide further car parks.

Previous archaeological works

- 4.25 Part of the proposed development area has been the subject of previous archaeological investigations. A desk-based assessment undertaken in 1997 highlighted the possibility of the Saxon ditch extending through the site, and suggested that the relatively undeveloped nature of the area would offer good potential for archaeological remains to survive (Slatcher 1997, 4-8; SMR 5052).
- 4.26 Five evaluation trenches were excavated over the west part of the study area in 2000. The location of these trenches is shown in Figure 2. The results of the excavations indicated that although the evaluated area had been substantially landscaped in recent years (modern made ground extended to a depth of 1.75m in the west of the site), archaeological horizons survived below this disturbance, which included sherds of animal bone and pottery. No evidence for structures or cut features was uncovered (Johns 2000, 1-5; SMR 6307).

- 4.27 Trial trenches were excavated in 2000 at 7-9 Houndgate immediately to the northwest of the survey area. These excavations were limited due to the previous development of the site. Despite this a layer of cobbling, a hearth, a pit and a number of post and stake holes were identified. No firm dates could be given to the features but they were all associated with the medieval and modern period (SMR 4027).
- 4.28 Excavations were conducted by Archaeological Services Durham University during 1994 and 1995 in advance of the re-paving of the market place area (SMR 4000, 4812, 9555, 9556, 9567). Excavation identified a river terrace running along the eastern edge of the market place, immediately below which several stakes had been driven into the subsoil, forming a boundary feature of late 10th-12th century date. Along the top of the terrace a north-south ditch had been excavated, with a palisade along its west edge. A series of parallel ditches were identified traversing the site further to the west. These features are interpreted as representing the eastern boundary of the town. They may be associated with a church which predates St Cuthbert's Church, situated in the market place area (*Carne forthcoming*, 1).
- 4.29 All of the ditches apart from the most eastern one were cut by a series of graves. There were 32 graves, containing a total of 21 poorly preserved skeletons. All graves were aligned east-west with the head to the west. Several bore traces of coffin wood or nails. Limited dating evidence from pottery fragments suggests that the graves date to the mid-11th to mid-/late 14th centuries, whilst the layout of the graves in conjunction with the pottery dating indicates 2 distinct phases of burial (*ibid*).
- 4.30 The excavation indicated that the churchyard went out of use before the end of the 14th century. The southern part of the churchyard remained open ground up to the present day. In the northern part of the site, archaeological features survived indicating that buildings of a probable industrial nature stood in this area on the edge of the market place from the medieval period onwards. These included several large pits and latrines, an oven, a dump of horn cores, and the slight remains of timber structures (*ibid*).
- 4.31 The site was truncated in the post-medieval period, perhaps as part of a remodelling of the market place. Documentary evidence dates the construction of the entrance through the churchyard wall to 1791; this may have been part of a major redevelopment of the east end of the market place at this time. This redevelopment led to a lack of material culture and archaeological features surviving from the late medieval and post-medieval period. The remodelling may have involved the construction of buildings over the northern part of the site fronting onto the modern market place to the west with a narrow alley, Church Lane, running between the back of the plot and the church wall. The *Hat and Feathers* may date to this period, as do two tiny cottages forming the south side of the plot (*ibid*).
- 4.32 An archaeological assessment was conducted in 1997 at St Cuthbert's Church (SMR 3736). Further assessments have been carried out at Commercial Street and Union Street (Archaeological Services 2001, 2003a & b; SMR 3755,

6674), Melland Road (Archaeological Services 2006; SMR 9444), and Victoria Road (Archaeological Services 2007a; SMR 9994). Commercial Street was also the subject of an environmental impact assessment (SMR 9631). Archaeological monitoring has also been undertaken during groundworks at Bondgate, where post-medieval deposits were identified (SMR 5004). No deposits or finds of archaeological significance were identified during groundworks at Clark's Yard (Archaeological Services 2007b; SMR 15772). Photographic recording was undertaken at Melland Street (SMR 9999), and a building assessment was carried out at the Pedestrian Heart building (SMR 8061).

The buildings

- 4.33 The predominant structure on the site is the former bus depot, which occupies the southeast corner of the study area. The building was built in the 1970s and comprises a large single storey, open plan design. It is probable that construction of the depot has not had a significant impact on any surviving archaeological deposits that may exist beneath it (Slatcher 1997, 8). North of the depot, the east end of Town Hall extends into the proposed development area. Town Hall was built in 1970. The area west of Feethams presently has no buildings on the site. There is evidence for the recent removal of buildings in the north part of this area.

5. Site reconnaissance

- 5.1 A field visit was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was utilised for this purpose.
- 5.2 The proposed development area west of Feethams is comprised predominantly of car parks (Figure 13). They are terraced into three levels as the site slopes gradually downhill from west to east (Figure 14). In the northeast part of this area is an area of demolition and clearance of former buildings; this area has been fenced off from public access (Figure 15). A low curving stone wall in poor condition extends south of the fenced off area (Figure 16). This wall probably survives from an earlier development on the site.
- 5.3 East of Feethams stands the former bus depot, now used as a bus garage (Figure 17). South of the building is a small car park (Figure 18). To the east and northeast are further car parks (Figure 19) for Town Hall, which lies immediately north of the bus depot. These car parks extend to the edge of St Cuthbert's Churchyard which lies north of the site (Figure 20). There is no southern boundary wall to the churchyard.
- 5.4 Due to the present relatively undeveloped nature of the study area, which primarily comprises car parks, there is potential for evidence of earlier development to survive below ground.

6. Ground investigations

- 6.1 Geotechnical investigations were undertaken over part of the east area of the site prior to the development of the bus depot. Boreholes here identified traces of decayed timber at a depth of 34.48m AOD, approximately 4m below the present road. Whether the timber was associated with human activity or with earlier occupation is unknown (Slatcher 1997, 8).
- 6.2 Any further geotechnical information that becomes available within the proposed development area may assist with the evaluation of the potential archaeological resource.

7. The potential archaeological resource

- 7.1 The proposed development area lies partially within the historic core of Darlington Town Centre, immediately south of the designated Conservation Area. There are many historic or statutorily protected buildings in the vicinity of the site, including St Cuthbert's Church, which is Grade I Listed. However, all of the structures within the proposed development area are of late 20th century date, and are not archaeologically significant.
- 7.2 There is no direct evidence for prehistoric or Roman activity within the study area, although an as yet unidentified resource has the potential to exist. Palaeoenvironmental deposits have the potential to survive in the eastern part of the area, close to the River Skerne.
- 7.3 Archaeological deposits relating to the medieval and post-medieval period may survive on the site. This is because modern developments, including the former bus station and car parking areas, may not have removed archaeological deposits.
- 7.4 Evidence of occupation from the early medieval period is most likely to survive to the north of the proposed development area. However, an early medieval defensive ditch has been postulated to run through the area.
- 7.5 The area lies outside the core of the medieval and post-medieval town. However, it is possible that the area was exploited for industrial purposes during this period, as this type of activity has in the past been recorded on the outskirts of towns. Evidence for medieval and post-medieval exploitation of the area as gardens and for agricultural purposes may also be present. In addition, tenement plots leading off Houndgate extend into the proposed development area; these plots may have originated in the medieval and post-medieval period. Archaeological deposits relating to the exploitation of these plots may survive.
- 7.6 In the northeast part of the area, the modern car park development has encroached on the church yard. This area may therefore contain remains of the former churchyard boundary, and of burials.

- 7.7 In the northeast part of the area is the site of a medieval Bishop's Palace and Chapel. Remains of these and associated structures and gardens have the potential to survive.
- 7.8 These buildings may have been incorporated into later structures, including the poor house. The remains of a school may also be present on the site. Evidence for later buildings, including 19th and 20th century structures, may also survive. These are of lesser archaeological significance.

8. Impact assessment

- 8.1 Development of the site has the potential to impact on the archaeological resource through the construction of foundations and associated services. This potential will be dependant on the present depth of made ground over the site, the depth of the groundworks for the proposed development, and the quantity and quality of any surviving archaeological deposits.

9. Recommendations

- 9.1 PPG16 (DOE 1990) recommends that a preference should be given for preserving archaeological remains *in situ*, and, where this is not possible, that the remains should be preserved by record (*i.e.* by excavation). Paragraph 21 states that where '*research indicates that important archaeological remains exist, it is reasonable for a planning authority to request a prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken*'.
- 9.2 The North East Regional Research Framework for the Historical Environment (NERRF) was commissioned by English Heritage and Durham County Council to provide research priorities and focus for archaeological investigations. Its published assessment of priorities *Shared Visions* (Petts & Gerrard 2006) emphasises that the region's urban areas are of crucial importance to the archaeological study of the North-East.
- 9.3 It is therefore recommended, that due to the potential for archaeological deposits to survive within the proposed development area, a series of trial trenches are excavated across the site in order to establish the nature and extent of any archaeological resource present which may be affected by any proposed development. The trenching scheme should be designed to evaluate each element of the potential archaeological resource indicated above.

10. Sources

Cartographic sources

Anon 1847, Tithe Plan of the Township of Darlington

Armstrong, 1769 A map of the County of Northumberland

Dixon 1840, Map of Darlington

Greenwood, 1820 Map of the County Palatine of Durham

Ordnance Survey 1st Edition of 1855

Ordnance Survey 2nd Edition of 1898

Ordnance Survey 3rd Edition of 1915

Ordnance Survey 4th Edition of 1939

Reed, 1829, Map of Darlington

Wood, 1826 Town Atlas of Northumberland and Durham

Other sources

Archaeological Services 1994 *Darlington Market Place, Darlington; archaeological excavations*, unpublished report **306**, on behalf of Darlington Borough Council, Archaeological Services Durham University

Archaeological Services 1997 *Bondgate, Darlington; archaeological monitoring* unpublished report **427**, on behalf of Darlington Borough Council, Archaeological Services Durham University

Archaeological Services 2001 *Commercial Street, Darlington; archaeological assessment - draft*, unpublished report **837**, on behalf of Darlington Borough Council, Archaeological Services Durham University

Archaeological Services 2003a *Commercial Street, Darlington; archaeological assessment*, unpublished report **973**, on behalf of West and Partners, Archaeological Services Durham University

Archaeological Services 2003b *Commercial Street and Union Street, Darlington; archaeological desk-based assessment*, unpublished report **1101**, on behalf of West and Partners, Archaeological Services Durham University

Archaeological Services 2003c *Queen Elizabeth II College, Darlington; archaeological evaluation and architectural recording*, unpublished report **1013**, on behalf of Barratt Newcastle, Archaeological Services Durham University

Archaeological Services 2003d *Queen Elizabeth II College, Darlington; watching brief*, unpublished report **1060**, on behalf of Barratt Newcastle, Archaeological Services Durham University

Archaeological Services 2004 *Archer Street, Darlington; archaeological desk-based assessment*, unpublished report **1124**, on behalf of Leigh Cooper Associates, Archaeological Services Durham University

- Archaeological Services 2005 *Archer Street Development, Darlington; archaeological desk-based assessment*, unpublished report **1311**, on behalf of North East Property Holdings, Archaeological Services Durham University
- Archaeological Services 2006 *Melland Street, Darlington; archaeological desk-based assessment*, unpublished report **1375**, on behalf of Dunelm Castle Homes, Archaeological Services Durham University
- Archaeological Services 2007a *Kirklees Petrol Station, Victoria Road, Darlington; archaeological desk-based assessment*, unpublished report **1586**, on behalf of England and Lyle, Archaeological Services Durham University
- Archaeological Services 2007b *Clark's Yard, Darlington; archaeological monitoring*, unpublished report **1680**, on behalf of Northumbrian Water Ltd, Archaeological Services Durham University
- Austin, D, 1982 *Boldon Book, Northumberland and Durham*, Chichester, 57
- Carne, P J (ed), forthcoming *Archaeological excavations in Darlington Market Place 1994-5*
- Clack, PAG, & Pearson, NF, 1978 *Darlington: A topographical study, Durham*, 6-8
- Cookson, G, 2003 *The History of the County of Durham, Volume IV* Darlington, Woodbridge, 26-207
- DOE, 1990 *Planning Policy Guidance Note 16: Archaeology and Planning*. Department of the Environment
- History, Directory and Gazetteer of Durham and Northumberland of 1827
- Huntley, J. P. & Gidney, L.J. River Skerne Restoration Project, Darlington, Co. Durham: HLS95 the plant and animal remains Dept. Archaeology, University of Durham
- Johns, R A, 2000 *Feethams/Houndgate, Darlington, County Durham; archaeological evaluation*, Tees Archaeology
- Longstaffe, WHD, 1854 *The History and Antiquity of the Parish of Darlington in the Bishopricke of Durham*, London
- Miket, R & Pocock, M 1976 *An Anglo-Saxon cemetery at Greenbank, Darlington, Med Archaeology* **XX**, 62
- Page, W, 1905 *The Victoria History of the County of Durham, Vol I*, 387-393

- Petts, D and Gerrard, C, 2006 *Shared Visions : The North East Regional Research Framework for the Historical Environment*, NERRF
- Ryder, P F, 1997 *St Cuthbert's, Darlington; archaeological assessment*
- Slatcher, D, 1997 *A desk-based archaeological assessment of Land off Feetham's, Darlington, County Durham*, Unpublished report for Simons Estates, John Samuels Archaeological Consultants
- Surtees, R, 1823 *The History and Antiquity of the County Palatine of Durham III*
- Wooler, E, and Boyd A C, 1913 *Historic Darlington*, London

Appendix 1: Project specification

BRIEF FOR ARCHAEOLOGICAL ASSESSMENT: For Feethams Area Darlington Town Centre DL1 5QZ

1.0 Site Location

- 1.1 The development site is located in the town centre of Darlington.
- 1.2 The site is centred on grid reference NZ 29034 14265.
- 1.3 The site lies at between c. 38.4m – 40mAOD to the south of St Cuthbert's Church and around the Town Hall. The north-eastern and south-western parts of the site are currently in use as carparks; whilst the south-eastern portion is in use as the central bus station.

2.0 The Development

- 2.1 The assessment will be used in support of future planning applications for proposed mixed use development with associated access and services. The sites may potentially be developed by different developers or by the same one.

3.0 Planning Background

- 3.1 The desk-based assessment is the first phase of the archaeological work. *Planning Policy Guidance Note 16: Archaeology and Planning* advises that planners and developers should be aware that "...archaeological remains are a finite, and non-renewable resource, in many cases highly fragile and vulnerable to destruction. Appropriate management is therefore essential to ensure that they survive in good condition."
- 3.2 Depending on the results of the assessment phase, further archaeological works may be required by the planning authority in order to be able to determine the planning application or as a condition of future planning permission. Further works of whatever nature, if required, will be subject to a separate specification and associated costs.
- 3.3 Future works may involve evaluation, and mitigation of impacts to the potential archaeological resource. A decision on this cannot be made until the desk-based assessment has been reported on and submitted to the County Durham Archaeology Section who act as archaeological advisors to the local planning authority.

4.0 The Archaeological Brief

- 4.1 The assessment should seek to inform the client and the planning authority of the archaeological and historical importance of the site, and make initial recommendations regarding the need for, and scope of, any further archaeological or building recording work. The report should be in-depth and comprehensive regarding the historic and archaeological background of the site.
- 4.2 A search of pertinent and accessible documentary and cartographic records for, at a minimum, a **500m area centred on the central grid reference must be undertaken**. Any relevant archaeological interventions in the locality should be referred to. The County Durham Sites and Monuments Record must be considered as the starting point for such research.
- 4.3 The on-line SMR, *Keys To The Past* may be referred to but must not be used as the primary source of information.
- 4.4 The assessment must include an analysis of landscape development and the creation of a chronology of known land-use based upon a variety of sources. Any standing structures must be assessed for their landscape and historic value. Map regression showing the site over time must also be completed. The context of the site in the wider historic environment must be discussed and reference must be made to the recently published regional research framework. The impact of possible construction techniques on the potential archaeological resource must be considered.
- 4.5 A variety of sources must be used, including information which comes to light during research. It is suggested that as a bare minimum the following must be consulted:
 - Durham County Council Sites and Monuments Record
 - County Record Office (County Hall Durham)
 - County Durham Local History Reference Library (Clayport Library, Durham City)
 - Darlington Local Studies Library
 - Durham University Special Collections and Archives (Palace Green, Durham City)
 - National Monuments Record, Swindon
 - archaeological records held by the Universities of Durham and Newcastle (as applicable)
 - local/national historical and archaeological journals and publications referred to on the SMR

- borehole logs (from client if available; or BGS – environmental site assessment report available in SMR as part of the planning application)
 - *Shared Visions: North East Regional Research Framework for the Historic Environment* – 2006 Petts, D and Gerrard, C. Durham, Durham County Council
 - websites which may be useful include www.durham.gov.uk/durhamrecord
- 4.6 Scheduled Ancient Monuments, listed buildings and other statutorily protected sites within the study area or in the immediate vicinity are to be noted and any potential change to their setting commented upon.
- 4.7 Finally, the archaeological potential of the surrounding area should be considered at all times when researching the site.

5.0 Aerial photographs

- 5.1 A search and interpretation of existing aerial photographic surveys which include the site should be made.
- 5.2 The search should make reference where appropriate to both local and national collections including those held by:
- Durham SMR
 - NMR
 - **www.ukaerialphotos.com; Google Earth**
 - Durham County Council aerial surveys (County Record Office)
 - University collection, Archaeology Department, Durham University
 - Cambridge University Committee on Aerial Photography
 - Tees Archaeology Regional AP collection.
- 5.3 Copies of aerial photographs which provide evidence of archaeological features should be included within the assessment report together with a transcription of those features.

6.0 OASIS

- 6.1 The Durham County Council Archaeology Section supports the Online Access to Index of Archaeological Investigations (OASIS) Project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large scale developer funded fieldwork.
- 6.2 The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/> within 3 months of completion of the work. Contractors are advised to ensure that adequate time and costings are built into their tenders to allow the forms to be filled in.
- 6.3 Technical advice should be sought in the first instance from OASIS (oasis@ads.ahds.ac.uk) and not from Durham County Council Archaeology Section.
- 6.4 Once a report has become a public document by submission to or incorporation into the SMR, Durham County Council Archaeology Section will validate the OASIS form thus placing the information into the public domain on the OASIS website.
- 6.5 The archaeological consultant or contractor must indicate that they agree to this procedure within the specification/project design/written scheme of investigation submitted to Durham County Council Archaeology Section for approval

7.0 The Report

- 7.1 This report may be first stage of a phased programme of archaeological works. The client has commissioned it to be submitted in support of the planning process and as such it will be used by the local planning authority to help determine the planning permission. Based on the results of the assessment and evaluation further archaeological works may be required.
- 7.2 The assessment report must include the following:
- a site location plan with NGR references
 - OASIS reference number
 - contractor's details including date work carried out
 - nature and extent of the proposed development, including developer/client details
 - description of the site location and geology
 - discussion of the known and potential archaeological sites within the development area and within a 500m radius
 - discussion of potential impacts of the development on known and potential archaeological sites
 - discussion on the impact on the settings of listed buildings, scheduled ancient monuments,

historic parks and gardens, and historic battlefields

- suggestions regarding the need for, and scope of, any further archaeological work
- list of sources consulted
- copies of historical maps cross-referenced to the text
- gazetteer of all known and potential all archaeological sites including listed buildings, scheduled ancient monuments, historic parks and gardens, and historic battlefields within the development and the immediate environs. **This must be cross referenced to a map**
- all aerial photographs within the detailed study area and immediate environs, quoting the reference number, date, and cross-referenced to the gazetteer where appropriate
- references
- bibliography

7.3 The report must be presented in an ordered state and contained within a protective cover/sleeve or bound in some fashion (loose-leaf presentation is unacceptable). The report must contain a title page listing site/development name, district and County together with a general NGR, the name of the archaeological contractor and the developer or commissioning agent. The report must be page numbered and supplemented with sections and paragraph numbering for ease of reference. All maps, figures and photographs must be cross referenced to the text.

8.0 Publication

8.1 All assessments, evaluations and watching briefs which do not progress to further excavation and research (with the relevant post-excavation and publication scheme and costs), should have a time and budget allocation identified for publication. This must be to a minimum standard to include a summary of the work, findings, dates, illustrations and photographs and references to where the archive is lodged.

8.2 Editors of regional journals, either the *Durham Archaeological Journal* or *Archaeologia Aeliana* should be contacted for information on outline publication costs, fuller figures may be worked out on completion of the watching brief. As the final note is largely unpredictable in advance a contingency sum should be set aside at the outset of work in the tender.

9.0 The Tender

9.1 Tenders for the work must include the following information set out in a clearly understood fashion.

9.2 Brief details of the organisation and the number of staff who are proposing to carry out the work including any relevant specialisms or experience.

9.3 The earliest date at which the work can be commenced and the amount of notice required to initiate the assessment.

9.4 Statement agreeing to complete the OASIS forms on completion of the assessment.

9.5 An estimate of how long the work will take broken down by time and cost in terms of data collection and report production. The tender should include a breakdown of costs attributable to:

- travelling and subsistence
- research
- report production
- administration
- archiving
- other

10.0 Submission of Report

10.1 A final bound copy and a **digital PDF copy** of the report must be sent to the Archaeology Section, Durham County Council for inclusion into the County Durham Archaeological Archive (HER): The Assistant County Archaeology Officer, Archaeology Section, Libraries, Learning & Culture, Adult and Community Services, Durham County Council, The Rivergreen Centre, Aykley Heads, Durham, DH1 5TS.

10.2 Additionally three bound copies of the report must be submitted to the client for planning purposes (or more if required by client).

11.0 The Archive

11.1 The site archive comprising the original paper records and plans, photographs, negatives etc, must be deposited in the appropriate museum at the completion of post-excavation. This must be in accordance with the Durham County Council Archaeological Archive policy, a guidance note on which can be obtained from the Durham County Council Archaeology Service.

Appendix 2: Historic Environment Record

The tables include sites recorded within the vicinity of the study area (within an approximate radius of 0.5km from the site).

Historic Environment Record:

SMR	Description	Date
733	Anglo-Saxon sculpture	C10
734	Anglo-Saxon sculpture	C10
735	Anglo-Saxon sculpture	C10
736	Anglo-Saxon sculpture	C10
1502	Bus workshops 1 - stone coffin	Undetermined
1503	Bus workshops 2 - stone coffin	Undetermined
1506	Market cross	C18
1509	Site of Almshouses	C17
1510	Site of grammar school	C16
1511	Site of stocks	Post Medieval
1514	Site of Tollbooth	Medieval
1515	Site of Tithe Barn	Medieval
1519	Site of medieval Bishop's palace	C12
1520	Site of medieval chapel	Medieval
2552	Effigy	C12
3385	Clark's Yard well	C19
4028	The Deanery	Medieval
4029	Lime kiln	Medieval
4032	Lime kiln	Medieval
4033	Well	C16
6418	Site of Methodist Church	C18
6708	Coniscliffe Road Methodist Church	C19
6941	Friends' Meeting House, Skinnergate	C17
6942	Grange Road Baptist Church	C19
6967	Chapel, Union Street	C19
6968	Presbyterian chapel	C19
6969	Unity Church, Leadyard	C19
6970	Victoria Road Methodist Church	C19
6971	Winston Street Hall, Spiritualist Chapel	C19
7009	Chemical Manufactory	Post-medieval

Listed buildings:

SMR	Description	Grade
812	Joseph Pease Memorial	II
1512	St. Cuthbert's Church	I
6427	Bondgate Methodist Church	II
11133	The clock tower	II
11139	Telephone Kiosk	II
11156	22 Post House Wynd	II
11157	8 & 9 Post House Wynd	II

SMR	Description	Grade
11158	7 & 8 Prebend Row	II
11159	34 Priestgate	II
11160	The Red Lion Hotel	II
11161	Midland Bank	II
11163	Bondgate Methodist Church	II*
11164	Friends Meeting House	II*
11165	11 Skinnergate	II
11166	12 Skinnergate	II
11167	21 Skinnergate	II
11168	39 Skinnergate and rear premises	II
11169	75, 76 Skinnergate	II
11173	The Queen's Head Hotel	II
11174	Doric House	II
11176	8 High Row	II
11177	13 High Row	II
11178	19 & 20 High Row	II
11179	The National Westminster Bank	II
11180	32 & 33 High Row	II
11181	38 & 40 High Row	II
11182	5-8 Horsemarket	II
11183	11 & 12 Horsemarket	II
11184	14 Horsemarket	II*
11185	Old Town Hall	II
11186	Fountain	II
11187	12 Houndgate including wall	II
11189	Church of St. Cuthbert	I
11190	Gate piers, gates and wall to west of St. Cuthbert's	II
11192	The Quaker Coffee House	II
11193	18 Northgate	II
11198	The Grange Hotel	II
11200	3-7 Crown Street	II
11201	Crown Street Chambers	II
11202	Friends School Yard	II
11220	33 Bondgate	II
11225	81 Bondgate	II
11226	92 Bondgate	II
11228	Wall of Nag's Head Hotel	II
11229	The Boot & Shoe public house	II
11237	Lloyd's bank	II
11242	21 Coniscliffe Road	II
11245	Gift Shop and Market Tavern	II
11248	30, 32 & 31 Blackwellgate	II
11249	Blackwellgate post office	II
11300	The presbytery	II
11305	Wall	II
11322	7 & 8 Horsemarket	II
11323	16 Horsemarket	II

SMR	Description	Grade
11324	11 Houndgate	II
11325	War memorial	II
11326	Post office	II
11329	2,4 & 6 Northumberland Street	II
11331	39 Priestgate	II
11332	Walls	II
11333	20 Skinnergate	II
11334	74 Skinnergate	II
11336	The Golden Cock public house	II
11337	Gold Case Travel Agency, Tubwell Row	II
11413	St Augustine's Roman Catholic Church	II
11415	25 Post House Wynd	II
11456	78 & 79 Skinnergate	II
11458	2 Mechanic's Yard	II
11459	4-16 (even) Northgate	II
11461	Pease's House	II
11465	6 to 16 Grange Road	II
11466	26 Coniscliffe Road	II
11467	38 & 40 Coniscliffe Road	II
11470	Central Hall Bull Wynd	II
11499	6 Bakehouse Hill	II
11501	24 Blackwellgate	II
11502	35 & 36 Blackwellgate	II
11503	22 & 23 Bondgate, The Turks Head	II
11508	30-32 Bondgate	II
11509	34 Bondgate	II
11513	The George	II
11517	Walls	II
11520	35 Tubwell Row	II
11521	Museum	II
11522	12,14-16 High Row	II
11523	17 & 18 High Row	II
11524	27 High Row, Barclays bank	II*
11525	35-37 High Row, The Yorkshire Bank	II
11526	Statue of Joseph Pease	II
11527	13 Horsemarket	II
11534	Public Library and Art Gallery	II
11540	The Market building	II
11551	Church of St Hilda	II
11553	16a & 17 post House Wynd	II
11554	Pease Mill, mill chimney	II
11555	35 Priestgate	II
11557	The Mechanics' Institute	II

Previous archaeological work:

SMR	Description
3736	St. Cuthbert's Church, archaeological assessment

SMR	Description
3755	Commercial St and Union St, assessment
4000	Market Place, archaeological excavation
4027	Houndgate, archaeological excavation
4812	Darlington Market Place excavation report
4817	River Skerne, archaeological monitoring
5004	Bondgate, archaeological monitoring
5052	Feethams, archaeological assessment
6307	Feethams/Houndgate, archaeological evaluation
6674	Commercial Street, assessment
8061	Darlington Pedestrian Heart, building assessment
9444	Melland Street, archaeological assessment
9555	Darlington Market Place, environmental assessment
9556	Darlington Market Place, assessment
9567	Darlington Market Place, archaeological assesement
9631	Commercial St, environmental impact assessment
9756	Faverdale, archaeological excavation
9994	Kirklees, Victoria Rd, archaeological assessment
9999	Melland St, photographic recording
15772	Clark's Yard, archaeological recording



Figure 13: Car parks west of Feethams, looking northwest



Figure 14: Terracing of car parks, west of Feethams, looking north



Figure 15: Site of former buildings in north of site, west of Feethams, looking east



Figure 16: Low stone wall in car park west of Feethams, looking northwest



Figure 17: Former bus depot (now a garage) east of Feethams, looking northeast



Figure 18: Car park to the south of the Former bus depot, looking east



Figure 19: Car park in northeast corner of site, looking northeast



Figure 20: North boundary of site, looking southeast