



Historic England

Bishop Auckland, County Durham Historic Area Assessment

Clare Howard, Rebecca Pullen and Jayne Rimmer

Discovery, Innovation and Science in the Historic Environment



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BISHOP AUCKLAND COUNTY DURHAM

Historic Area Assessment

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SUMMARY

The core of the settlement at Bishop Auckland, County Durham, was laid out in the medieval period following the establishment of a country retreat and large parkland for the bishops of Durham in the 12th century and the subsequent setting out of the associated triangular market place to the west. The long history of the town can be charted through its surviving archaeological and architectural evidence. However, much of the rich legacy of buildings dates from the massive expansion of and investment in the town carried out in the mid- to late 19th century.

The Bishop Auckland Historic Area Assessment (HAA) has been undertaken as part of the Bishop Auckland Heritage Action Zone (HAZ), a government-backed scheme aimed at using the historic environment to drive growth in historic places. The assessment focuses on the historic town core and incorporates the castle (bishops' palace) and its landscape park. It provides an overview of the history, development, character and significance of Bishop Auckland in order to inform key decisions about its future.

CONTRIBUTORS

The project was overseen by Clare Howard and Dave Went. The HAA was researched and written by Clare Howard, Jayne Rimmer, Rebecca Pullen, Marcus Jecock and Sally Evans with assistance from Hilary Gould. Specialist aerial investigation and mapping was carried out by Sally Evans. Ground photographs were taken by the authors and by Alun Bull, and aerial photographs were taken by Emma Trevarthen. The report was edited by Lucy Jessop and reviewed by Dave Went, Chris Mayes, Jules Brown and Kate Wilson, as well as by other external specialists and interested parties.

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DATE OF ASSESSMENT

The primary investigation and research were undertaken between February and November 2019 while further research and the preparation of the text for this report was undertaken throughout 2020 and early 2021.

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ABBREVIATIONS

AI&M	Aerial Investigation & Mapping (standards or projects)
aOD	above Ordnance Datum (ie height above 'sea level')
ASDU	Archaeological Services Durham University
CC	Church Commissioners
DCC	Durham County Council
DMER	Durham Historic Environment Record
DRO	Durham County Record Office
DSM	Digital Surface Model
DTM	Digital Terrain Model
DUL	Durham University Library
EIGCA	European Institute of Golf Course Architects
HAA	Historic Area Assessment
HAZ	Heritage Action Zone
HEA	Historic England Archive, Swindon
NERRF	North-East Regional Research Framework
NHLE	National Heritage List for England
NRHE	National Record of the Historic Environment (formerly NMR records)
OAN	Oxford Archaeology North
OS	Ordnance Survey
PA	Parliamentary Archive
RCHME	Royal Commission on the Historical Monuments of England
TAP	The Auckland Project
TNA	The National Archives

INTRODUCTION

The historic market town of Bishop Auckland, located approximately 18km south-west of Durham, has a long-established history and a rich archaeological and architectural legacy. The commercial core is today primarily laid out along Newgate Street (thought to follow the alignment of Roman Dere Street) and the medieval market place, whose triangular plan is set at right angles to it. The settlement (originally called North Auckland) grew significantly following the establishment of a country retreat or hunting lodge (Auckland Castle) for the bishops of Durham in the 12th century; this was largely focused in the area now occupied by North Bondgate, Fore Bondgate and High Bondgate. The castle, which had an attached deer park (Auckland Castle Park, or Auckland Park, later transformed into a designed landscape), served as the principal residence of the bishops from 1832.¹ The town prospered as a market town in the 19th century and became associated with various industries including coal mining, ironstone and limestone quarrying, and engineering; these were advanced after 1843 by the advent of the railways.

Today the town is a centre for retail with shops and commercial premises lining the main thoroughfares of Newgate Street and Fore Bondgate, and also a cultural and heritage hub focused within the Market Place, with the recent addition of several new museums and galleries. In recognition of its architectural and historical significance, much of the town was designated a conservation area in 1969; this was extended in 1990 and again in 1993.² Auckland Castle and the attached Chapel of St Peter are grade-I listed buildings (NHLE 1196444 and 1196446), while Auckland Castle Park is a grade-II* Registered Park and Garden (NHLE 1000727). There are 82 listed buildings within the HAA study area, two of which are also scheduled monuments (the deer shelter within the park, NHLE 1011641 and Newton Cap Bridge, NHLE 1005581).

Bishop Auckland has benefitted in recent years from private- and public-sector funding, in addition to funding from major bodies such as the National Lottery Heritage Fund, largely focused on the establishment of the new heritage visitor attraction at Auckland Castle. The Faith Museum – to be accommodated at the castle – and the parkland surrounding the castle are currently undergoing development by The Auckland Project (TAP), which has also invested in a number of properties within the Market Place and constructed a large events attraction, ‘Kynren’, on the northern outskirts of the town. Despite this investment, however, the town centre remains in decline; many of the town centre properties, particularly shops, stand vacant and are falling into disrepair. This has led to the inclusion of the conservation area on the Historic England Heritage at Risk Register (added in 2011). The grade-II listed Church of St Anne located in the Market Place (NHLE 1292201) is also included on the Register; it was added in 2013. The grade-I listed West Mural Tower at the castle (NHLE 119554) was removed from the Register in 2019 after a successful programme of repair and restoration.

Bishop Auckland was identified as a Heritage Action Zone (HAZ) in 2018 as part of a national, government-sponsored programme of targeted support to encourage growth in historic places. The HAZ is a five-year programme encompassing a number of targeted projects carried out in partnership with Historic England, Durham County Council, the Brighter Bishop Auckland Regeneration Partnership and local people. It aims to support the regeneration of the town centre through strategic action, grant aid, specialist advice and guidance and public engagement. This Historic Area Assessment (HAA) is a key

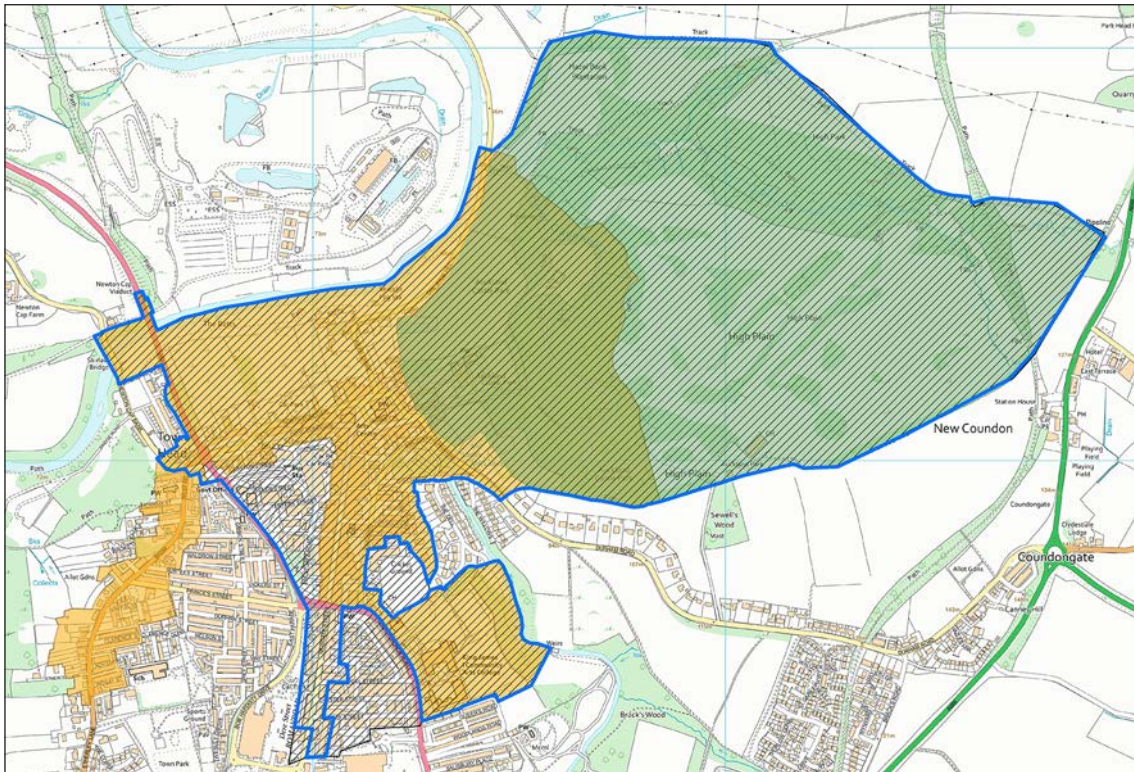


Figure 1: Map of Bishop Auckland showing the extent of the Historic Area Assessment study area (hatched), the boundary of the Heritage Action Zone (blue outline), the conservation area (shaded orange) and the Registered Park and Garden (shaded green). Crown Copyright and database rights 2021. All rights reserved. Ordnance Survey Licence number 100024900



Figure 2: An aerial view of Bishop Auckland taken from the west, with the extent of the Historic Area Assessment outlined in cyan (34095_048 © Historic England, photograph Emma Trevarthen, taken 18 October 2018)

component of the delivery programme, designed to enhance the understanding of the significance of the town in order to help increase visitor numbers and investment, and to underpin key decisions about its future (Figures 1 and 2).

This report considers the history and development of the town followed by a discussion of its character across five character areas. An assessment of heritage conservation and some of the issues and opportunities facing the town's heritage is provided, along with an exploration of what makes Bishop Auckland distinctive and significant. Appendices contain further information about the aerial photography available for Bishop Auckland (Appendix 1), the digital surface model for the park from lidar data and a set of historic Ordnance Survey maps covering the study area (all in Appendix 2).

AIMS OF THE HISTORIC AREA ASSESSMENT

This report has been prepared according to Historic England's guidance, *Understanding Place*, which defines the Historic Area Assessment (HAA) process as 'a practical tool to understand and explain the heritage interest of an area' which helps to reveal the character of an area and define its historical significance.³ This HAA is a level-3 (detailed) assessment, based on fieldwork and archival research, in order best to inform activities relating to the HAZ, including a review by the Historic England Listing team.

The principal aim of the Bishop Auckland HAA is to enhance the current understanding of the history, character and significance of the town and its setting through an investigation of its historic buildings and the archaeological landscape. It examines a wide selection of buildings and features from varying dates and, together with documentary and archaeological evidence, provides an understanding of the development of the town, castle and landscape park. It provides an account of the varied character of the town, identifying the distinctive and significant aspects of the historic environment which make Bishop Auckland important. A consideration of these aspects will in turn help to shape Bishop Auckland's future, particularly regarding issues of restoration and reuse, heritage protection, engagement and interpretation.

METHODOLOGY

Study area

The extent of the Historic Area Assessment is largely defined by the Bishop Auckland Heritage Action Zone boundary which encompasses the Bishop Auckland Conservation Area and the grade-II* Registered Park and Garden of Auckland Castle Park (NHLE 1000727). However, it excludes the area of Etherley Lane (which is covered by the conservation area but is not included in the Heritage Action Zone), and includes the area south of Princes Street between Bob Hardisty Drive and South Church Road as far south as Union Street (Character Area 4) and the cricket ground on Kingsway (Character Area 5). For the purposes of description and analysis the assessment area has been divided into five character areas, each based on commonality of historic development and present appearance (Figure 3). The five areas covered by the HAA are:

- Character Area 1 (CA1): Auckland Castle and Park
- Character Area 2 (CA2): Market Place
- Character Area 3 (CA3): Newgate Street
- Character Area 4 (CA4): Newgate Street (formerly South Road)
- Character Area 5 (CA5): Kingsway and South Church Road

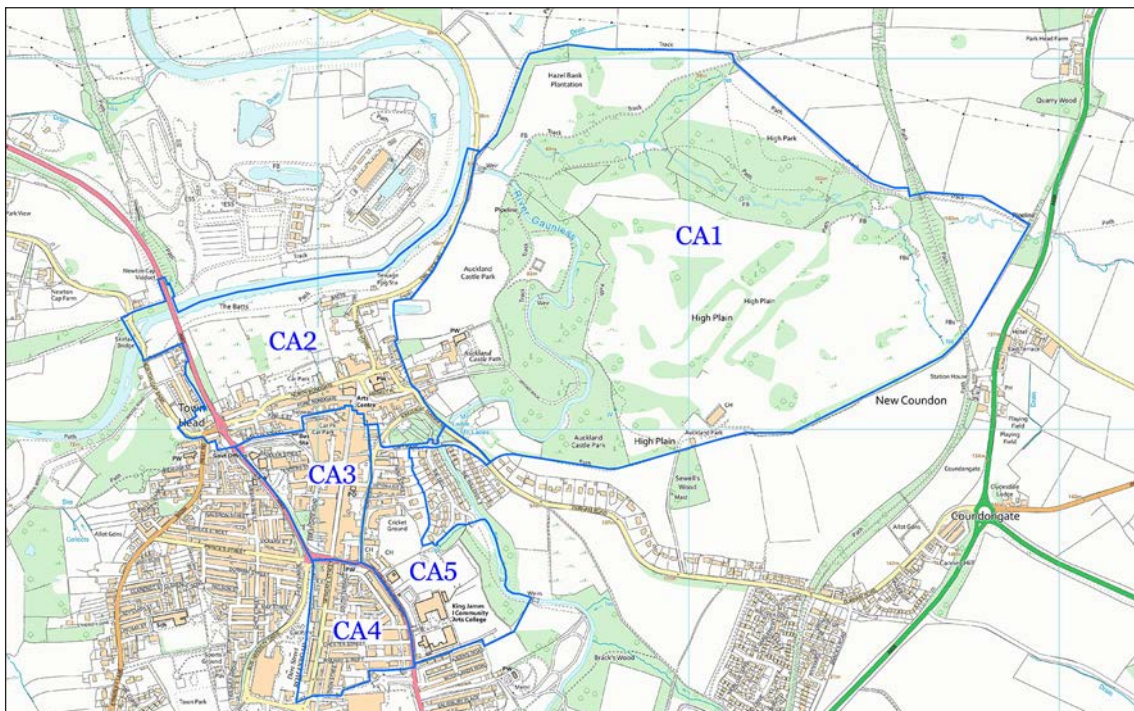


Figure 3: Map showing the extent of the Historic Area Assessment study area and its character areas. Crown Copyright and database rights 2021. All rights reserved. Ordnance Survey Licence number 100024900

Open areas within the HAA that were deemed to have potential for extant archaeological evidence were subject to aerial and ground-based investigation. These included the modern footprint of Auckland Castle Park (equivalent to the boundary of the Registered Historic Park and Garden, which includes Bishop Auckland Golf Club) and the undeveloped area between North Bondgate and the southern bank of the River Wear. A large proportion of the latter area was not accessible on foot. While the modern extents of the park are registered as Auckland Castle Park, historically it was recorded as The Bishop's Park or Auckland Park; the latter appears on all Ordnance Survey maps to date. In this report the park will hereafter generally be referred to as Auckland Park. This is not to be confused with the small 19th-century industrial village also called Auckland Park, which is located 2km south-east of Auckland Castle.

Architectural investigation within the study area has focused primarily on the town, since Auckland Castle has been subject to a number of studies, most recently as part of a detailed Conservation Management Plan published in 2015, and also through ongoing work by Durham University.⁴ Therefore, a more rapid assessment has been undertaken of its buildings to provide a broad understanding of the history and significance of the complex and its relationship with, and impact on, the town.

Previous work

Despite its significance as a historic market town and regional industrial centre, the buildings of Bishop Auckland have been subject to limited research. The most detailed, fully referenced and comprehensive history of the town is contained in Matthew Richley's *The History and Characteristics of Bishop Auckland*, published as long ago as 1872. More recent publications by Tom Hutchinson and Barbara Laurie have built upon Richley's work and provide an excellent understanding of the 19th- and 20th-century town and its surrounding area. They concentrate on its social history as seen through 19th- and 20th-century illustrations, including photographs and postcards. The limitation of previous research, specifically for the town, reflects in part a lack of surviving documentary material, particularly of detailed maps and illustrations pre-dating the 1857 Ordnance Survey map, coupled with a very limited amount of archaeological investigation that has hitherto been carried out across the town. There are, however, a number of surveys and accounts dating from the medieval period to the 17th century which cover aspects of the town, transcribed and published by the Surtees Society.⁵

Probably one of the most useful studies of the town from an archaeological perspective was prepared by Brian H Gill in 1976 as part of a suite of Historic Town Surveys proposed by the Advisory Group of the Northern Archaeological Survey, funded by the Department of the Environment. This report is unfinished and unpublished; nevertheless, it is a thorough assessment of the surviving buildings and the potential for buried archaeology in the town. Gill made urgent recommendations for a detailed survey of the town and its buildings as well as for targeted archaeological investigation and monitoring, but neither recommendation was followed up.⁶ The most recent overview of the town's character is found in the *Bishop Auckland: Heritage, Landscape and Design* report published by Durham County Council (DCC) in 2014. The DCC report discusses the town's character, history and evolution for the purposes of informing key decisions, namely those involving development potential. It is due to be updated as part of the HAZ programme and will be informed by the research within this HAA.

In contrast to the town, the medieval and post-medieval history of Auckland Castle and parkland is richly documented, by virtue of their association with the bishopric. A number of these episcopal records have been transcribed by the Surtees Society or have been discussed in recent academic studies.⁷ The castle and park also frequently feature in historical and topographical accounts of the town from the 16th century onwards.⁸ Nevertheless, the known sources are often fairly disparate and brief, leaving chronological gaps and unanswered questions. An exception to this is J R Longstaff's *The First Hundred Years of Bishop Auckland Golf Club, 1894-1994*, compiled in 1994, which includes a full and valuable account of the repurposing of the area of the park called High Plain for sport.⁹

The purchase of Auckland Castle and its important collection of paintings from the Church Commissioners by the Auckland Castle Trust (now The Auckland Project (TAP)) and the Zurbaran Trust, both founded by UK-based financier Jonathan Ruffer in 2012, and the subsequent conservation and redevelopment work by TAP, has acted as a catalyst for renewed research and investigation to improve understanding and management across the castle estate. The most useful studies of the castle are contained in Paul Drury's 2012 unfinished desk-based assessment of Auckland Castle, alongside the *Auckland Castle Conservation Plan* and the *Auckland Castle - the College, Historic Area Appraisal*, prepared by Purcell in 2015 and 2016 respectively. A complementary suite of conservation statements, parkland management plans and condition assessments, along with the *Auckland Park Archaeological Survey* undertaken by Oxford Archaeology North (OAN) in 2012, present a detailed baseline record of heritage assets within Auckland Park as well as their condition.¹⁰

Archival research

The first stage of the project involved a review of readily available material including historic Ordnance Survey mapping, the National Heritage List for England (NHLE) and the Historic England Archive, alongside published and unpublished secondary texts. This was supplemented across the lifetime of the project with information from online sources such as trade directories and the British Newspaper Archive, focusing on key sites that had been identified through the initial desk-based research, fieldwork and consultation with local historians and local archives.

Primary sources held by Durham County Record Office and Durham University Library Special Collections were examined, particularly historic maps, building control plans, sales particulars and historic photographs. However, cartographic material for the town is limited, particularly prior to the publication of the Ordnance Survey Town Plan in 1857, with earlier material often insufficiently detailed for the purposes of identifying individual buildings and features. Interestingly, property numbers were changed in the later 20th century: the old numbering system, used for the first time in the 1861 Census, is labelled on the 1962 Ordnance Survey map and this source is therefore extremely useful for cross-referencing addresses with census records and trade directories. Some account rolls, leases, surveys and other documents list the occupants of the town during the 16th century, but detailed investigation of ownership and descent of individual parcels of land is beyond the scope of this assessment.

Whereas the archaeology and built fabric of the town have received little cohesive examination prior to the HAA, the existing primary records and secondary studies relating to Auckland Castle and Auckland Park (Character Area 1) are extensive and can be found elsewhere. They have therefore not been examined in detail here.

Aerial investigation and mapping

In conjunction with the HAA, detailed aerial mapping and interpretation was undertaken early in the project in order to review the existing aerial photographic and lidar data for the study area. It aimed to identify, interpret, map and record all archaeological features visible as cropmarks, soilmarks, parchmarks, structures and earthworks. Particular focus was placed on the expansive parkland of Auckland Castle and the undeveloped area to the north of North Bondgate, with a narrow buffer around this area in order to fully understand the character and development of the study area and to incorporate features that extend beyond its current boundary. Some mapping from aerial photographs had already been undertaken in 2006 as part of the Durham National Mapping Programme, but as Auckland Park is largely covered with trees it was decided to revisit this area with the benefit of lidar data; this proved to be very useful in revealing extant archaeology.¹¹

All available vertical and oblique aerial photographs available for the project area held by the Historic England Archive in Swindon were consulted; these were all post-war, dating from 1945 to the present (for full details, see Appendix 1). These were scanned and then rectified using the specialist AERIAL 5.29 software. Control was derived from either 25cm-resolution APGB orthophotography (an aerial photograph that has been geometrically corrected, ‘ortho-rectified’, so that the scale is uniform: the photograph has the same lack of distortion as a map)¹² supplied by Aerial Photography for Great Britain (APGB) as 1sq km tiles in TIFF format, which was all captured between 2001 and 2018, or from Ordnance Survey (OS) 1:2500 scale MasterMap® vector data.¹³ Vertical aerial photographic coverage hosted on Google Earth was also routinely consulted.

Airborne laser scanning (lidar) data captured in June 2007 by the Environment Agency were also used for mapping. The data were provided as gridded ASCII files at 1m resolution, and in digital terrain model (DTM) and digital surface model (DSM) formats. The data were processed in-house using Relief Visualization Toolbox version 1.1, and output as 16-direction hillshade 2D GeoTIFF images for import into ArcMap (Appendix 2).¹⁴ QT files were viewed in QT Reader to enable lidar data to be manipulated in a 3D environment.

Rectified images, georeferenced orthophotography and lidar were inserted directly into Esri ArcMap where archaeological features were mapped. The accuracy of rectified images is normally to within $\pm 2\text{m}$ of the source used for control but this error may be larger in areas with large topographic variation. The accuracy of mapped features, relative to their true ground position, depends on the source used for mapping. This may be in the range of $\pm 5\text{--}15\text{m}$ for images rectified using an OS base map but is within 100–150cm for features mapped from APGB orthophotography and Environment Agency lidar.

The aerial investigation was undertaken in early 2019 and followed the guiding principles set out by *Historic England Aerial Investigation & Mapping (AI&M) Standards*.¹⁵ All available data were analysed and any new features were mapped in a GIS dataset created in Esri ArcMap (Figure 4 and 35). The GIS data are available on request from the Historic England Archive, and monument records will be created and supplied to the Durham County Council Historic Environment Record (HER).

The lidar data imagery provided detail of features in Auckland Park, many previously unseen and relating to various phases of activity. The resulting information was shared with the archaeologists involved in ground-based investigation and the two teams worked together to develop their understanding of the landscape, the selection of areas and features for further inspection and to inform descriptions and interpretations in this report, primarily in the character assessment for Auckland Castle and Park (Character Area 1).

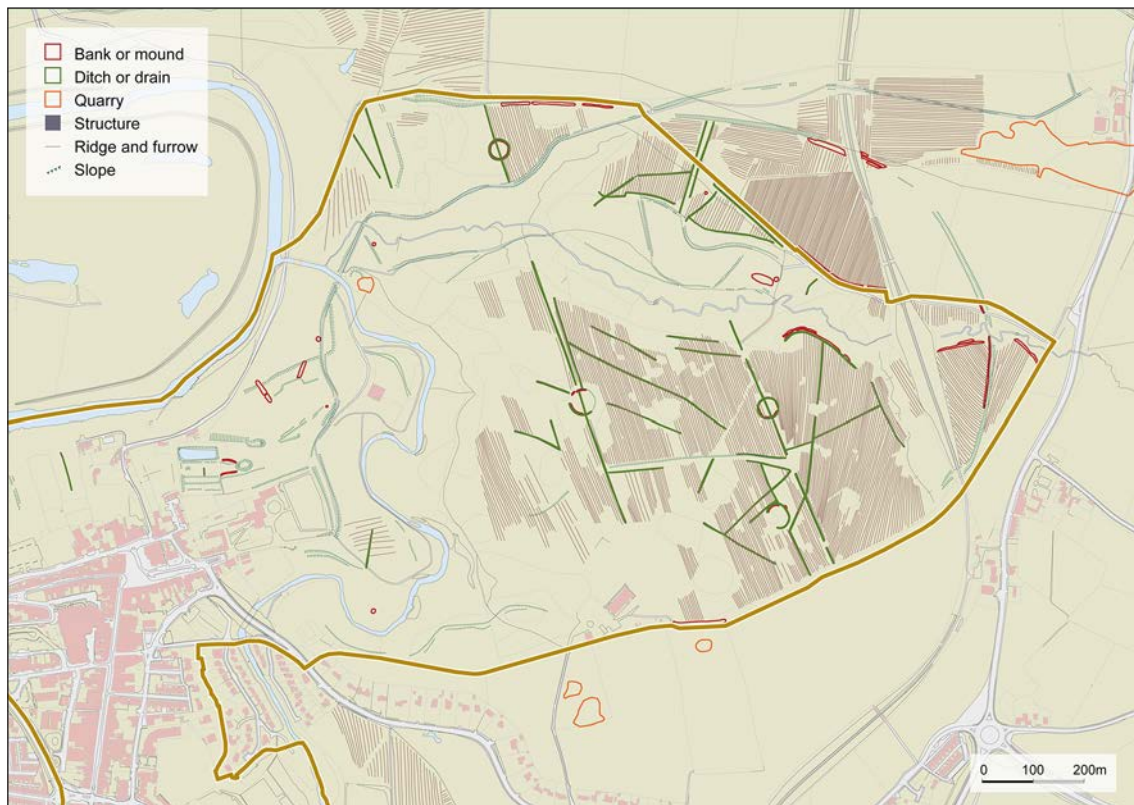


Figure 4: The results of the Aerial Investigation and Mapping examination of historic air photographs and modern lidar data. Mapping © Historic England. Base map Crown Copyright and database rights 2021. All rights reserved. Ordnance Survey Licence number 100024900

Archaeological fieldwork

Fieldwork was predominantly undertaken across a small number of days in June and August 2019, with a final brief visit in October. Key features and themes were identified using the results of the targeted aerial mapping investigation alongside historic map evidence, the results of previous walkover surveys conducted by external parties, and some published sources.¹⁶ All fieldwork was undertaken in a rapid fashion, to level-2 archaeological landscape survey standards.¹⁷

Features were visited on foot with copies of the historic maps, processed lidar, 2019 aerial transcriptions and any other pertinent documents to hand. A survey undertaken by Oxford Archaeology North (OAN) in 2012 produced a comprehensive descriptive gazetteer of features within the parkland, excluding the golf course.¹⁸ This being so, and with limited resource for the archaeological fieldwork, it was decided not to view or re-record every archaeological feature in the park. However, the HAA represents the first time that High Plain (within Auckland Park but now leased by Bishop Auckland Golf Club) has been examined from an archaeological perspective. An escorted field visit to inspect features identified from the aerial photographic and lidar data was carried out on 3 June 2019.

Primarily, analysis of the aerial mapping and investigation exercise was used to target specific features or more complex areas within the park for further examination, particularly where 'new' sites or information had been identified or where important parkland themes could best be highlighted. Where appropriate, ground photographs were taken and notes and map annotations were made in order to help build on the narrative interpretations suggested by the aerial work.

The only area in the inner park where it was decided that a level-3 analytical survey would add particular value was around the earthworks of the ponds and scarps of the north terrace and meadows immediately north and north-east of the castle buildings.¹⁹ However, at a similar time to the HAA fieldwork but independent of it, a focused survey and investigation of this area was undertaken by James Bond in support of ongoing research work being undertaken by TAP in partnership with Durham University.²⁰

Architectural fieldwork

The architectural fieldwork was undertaken between February and November 2019. A detailed level-3 assessment was undertaken of the built area of the town, as defined in Historic England's 2017 *Understanding Place: Historic Area Assessment guidance*. The assessment involved an examination of all individual structures within the study area, where possible. A pro-forma record was completed for each structure or group of structures, where the group is clearly uniform in date and character (for example, a row of terraced houses). The pro-forma recorded the history, date, phasing, condition and significance. The buildings were subject to an external inspection only, although interiors were visited where access allowed and for larger and more complex structures. Photographs of both individual buildings and their settings and the general character of the town were taken; some of these have been used to illustrate the report.

Constraints on research and fieldwork

At the time of the site inspection in November 2019, construction work was taking place at Auckland Castle and it was not possible to access or clearly view all parts of the complex. Durham County Record Office and Durham University Library Special Collections were closed throughout the duration of the Covid-19 pandemic in 2020-21. Further targeted internal inspections of key buildings were also curtailed by restrictions imposed during the pandemic.

Related research outcomes

The HAA is one of several linked, multi-disciplinary research projects for the Bishop Auckland HAZ and it is connected to a number of other outcomes.

In October 2018 new oblique aerial photography was taken by Historic England in advance of work commencing on the Bishop Auckland HAZ. These up-to-date images provide excellent illustrative material and also record useful information on individual buildings, particularly those with access issues.

In 2019, the archaeological team also carried out an inspection of all the historic bridges in Bishop Auckland as part of an allied project to assess these structures. This included all road, rail and parkland bridges within the footprint of the HAA, but also bridges in the wider environs of the town. Where physical access was possible, the structures were subject to rapid inspection of the deck, elevations and underside, in order to understand and record the history, fabric, phasing, condition and significance. The results of this work have informed the HAA and are published in a separate research report.²¹

A series of more detailed individual historic building surveys were commissioned alongside the HAA in order to address key decisions about heritage protection and the reuse of certain buildings, as well as providing useful information for this report. The surveys included the former Mechanics' Institute on Victoria Avenue; the former Co-operative Building (latterly Beale's) at 80 Newgate Street, and 25 Newgate Street (McIntyre's). All of the reports are available through the Historic England Research Report Series.²²

During this research the West Mural Tower at Auckland Castle was subject to a detailed building survey by Archaeological Services Durham University (ASDU) – commissioned by TAP – to inform planned conservation work. In support of this work and the restoration, timbers from the collapsed roof were scientifically dated by Historic England using tree-ring analysis and radiocarbon dating. The results of both investigations are presented in standalone reports.²³ Successful completion of the repair and consolidation work resulted in the tower being removed from Historic England's Heritage at Risk Register in 2019.

Allied to the HAA, a number of outreach initiatives were undertaken during the life of the project in order to share some of the results of the research with the local community in real time. A number of guided walking tours were arranged in 2019 to provide an introduction to the history of the town through the architecture of its buildings; these were run for local residents and for students from Durham University. In 2020, planned face-to-face events to support the History and Heritage Festival – jointly organised by the Bishop Auckland HAZ and the neighbouring Stockton and Darlington Railway HAZ – and the Council for British Archaeology's annual Festival of Archaeology could not be carried out because of the restrictions imposed by the Covid-19 outbreak. In their place a pair of digital resources using an interactive map base were created using ArcGIS StoryMap software. One provides a virtual tour of Bishop Auckland's history and heritage through its buildings, while a second delivers an archaeological exploration of Auckland Castle Park. Both StoryMaps are hosted on the Historic England website and can be accessed via the Bishop Auckland HAZ page.²⁴ In addition, a virtual presentation on the history of the Bishop Auckland Town Hall was delivered online as part of the History and Heritage Festival in October 2020.

The HAA work is also informing a review by the Historic England Listing team, which will result in new and updated List entries, as well as minor amendments to existing List descriptions. At the time of writing (January 2021), the Listing review is ongoing.

LANDSCAPE, GEOLOGY AND TOPOGRAPHY

The town of Bishop Auckland (originally the village of North Auckland) is located on a high natural ridge above the south side of the River Wear, surrounded by a rolling landscape of broad, open hills and valleys that generally follow a strong west-east grain. The east end of the ridge forms a distinctive promontory – rising to about 90m above Ordnance Datum (aOD) – jutting into the parkland, with slopes falling away on three sides: north towards the River Wear and south and east towards the River Gaunless. The impressive castle complex of the bishops of Durham stands upon this promontory, overlooking its former deer park. The town's raised position enables good views towards key historic landmarks, such as the Newton Cap Viaduct, the Town Hall, and Auckland Castle, from the surrounding countryside.

In its wider physical setting, Bishop Auckland is positioned at an important landscape interface. The town sits right on the southern fringe of the scarp-and-vale countryside and the low plateau of the Durham coalfield. To the south and the east lie the fringes of the great lowland tracts of central England extending southwards through the Vale of Mowbray and its southern continuation, the Vale of York. To the north and west are lands historically less tamed, and with a marked decrease in the frequency of urban settlements.²⁵

Local topography has played a pivotal role in the strategic siting of the historic settlement at Bishop Auckland. The major Roman road of Dere Street is generally thought to underlie the present Newgate Street, while in the vicinity other military routes led south-west towards Bowes and the Pennines, and north-east to near Durham.²⁶ Subsequent settlement might have been drawn to the fringes of the nearby fort at Binchester, 1.5km to the north, and the convergence of the pre-existing roads, giving access to markets in the wider area. The town's riverine position has been equally significant. Bishop Auckland occupies a high vantage point above the lower reaches of the River Wear and across the approach of its tributary the River Gaunless, and has good open views in all directions. This could have afforded control over important early river crossings of Roman or medieval origin. The distinctive local topography is also an important component in the character of Auckland Park, where it was emphasised and lightly remodelled in the parkland design of the mid-18th century.

Geologically, the town sits above superficial deposits of glacial till, laid down up to two million years ago in the Quaternary Period. Beneath this is the Pennine Lower and Middle Coal Measures Formation, comprising closely inter-bedded strata of Carboniferous mudstone, siltstone, sandstone and frequent coal seams formed approximately 310 to 318 million years ago in an environment dominated by swamps, estuaries and deltas.²⁷ Soils in the vicinity of Bishop Auckland are acidic and inclined to be poorly drained. Historically, the Durham palatinate was better known for grass than grain crops and produced little timber for building; sheep and cattle were the domesticates commonly grazed.²⁸

The area is traditionally an important source of good-quality building stone, primarily sandstones from the coal measures, which occur across the north-eastern corner of County Durham including southwards to Bishop Auckland and beyond.²⁹ Many of the elaborate buildings in the castle complex and structures within the park are constructed in sandstone ashlar. However, Triassic and Carboniferous limestones from the wider region have generally been favoured as they are more durable and visually desirable; the latter can be seen used to great effect in the columns of the chapel (former great hall) at Auckland Castle (Figure 5).³⁰ The aerial mapping exercise recorded very little evidence of stone extraction



Figure 5: View of the north arcade inside the Chapel of St Peter, Auckland Castle, showing the mixed use of different stone for the columns, intended to create visual interest (© Historic England, photograph taken by Rebecca Pullen 2019)

within the study area, with the exception of a small discrete quarry scoop located close to Bishop Trevor's bridge over the Gaunless in Auckland Park. If urban stone quarries once existed, it is likely that these have been subsequently infilled and the land redeveloped. Exposed strata in the steep east cliff above the Gaunless River within Auckland Park was noted as a source of visual and intellectual stimulus in the 18th and 19th centuries, at a time when there was growing interest in geology, owing much to William Smith's seminal publication of the first geological map of Britain in 1815.³¹

The rich coal seams were the main source of the area's wealth from the early 19th century onwards, in large part because the Auckland coal could be processed into particularly high-quality coke.³² However, coal mining has been carried out in the area since the medieval period at which time the mineral rights were held by the Bishop of Durham.³³ The coal was generally brittle, however, making it difficult and costly to transport it beyond the local area until the arrival of the railways.³⁴ The coming of the railways meant that Bishop Auckland also benefited from greater connectivity and access to construction materials; the use of local building stone was increasingly replaced by imported stone and slate, and the cheaper, mass-produced option of brick. A coal seam within the exposed sequence above the east bank of the Gaunless in Auckland Park (which continues beneath High Plain) saw some limited working during mining disputes and strikes of the early 20th century.³⁵

Despite the primarily urban focus of the HAA, the buildings and streets of the town's historic core take up only about one-third of the study area, while the rest consists of the managed parkland and active golf course that make up Auckland Park. Land use in the hills and vales surrounding Bishop Auckland is predominantly gently undulating ground, farmed or improved pasture and some arable, interspersed with pockets of woodland and shelter-belt plantations.³⁶ Patterns of historic ploughing, land improvement and drainage, preserved as extant earthworks across parts of Auckland Park and in some of the fields adjacent to the study area, have been identified and mapped from lidar (*see* Figure 4).

HISTORICAL BACKGROUND

Early Bishop Auckland

Prehistoric evidence

There is little detailed evidence for pre-Roman settlement in the vicinity of Bishop Auckland. Diagnostic records of prehistoric activity are limited to a small number of discrete artefact finds and features. A large elongated mound within Auckland Park has been interpreted as a possible Neolithic long barrow (burial mound); on inspection for the present study, this was considered doubtful.³⁷ The mound is located on the steep north bank of the Coundon Burn and is more likely the result of localised dumping or geological slumping, although it is just possible it could be a medieval or post-medieval pillow mound (rabbit warren) which would not be unexpected within the park. It would, however, require intrusive archaeological investigation to confirm or disprove this. Elsewhere in the park a double-edged flint knife or flake of prehistoric origin has also been recovered, and a small number of prehistoric artefacts were recovered during recent excavations beside the castle.³⁸ As an elongated 'peninsula' with fairly steep slopes on three sides, the plateau on which the castle stands is not dissimilar to a classic promontory fort location, and so it is arguably a good candidate site for a later prehistoric hilltop settlement.³⁹ Although there is currently little sign of early occupation on the site, repeated remodelling of the plateau top over time could have removed most of the evidence.

In the immediate surroundings of Bishop Auckland, a ditched enclosure some 250m north-east of Park Head Farm, seen as cropmarks on an aerial photograph, has been interpreted as the site of a possible Iron Age or Roman settlement with indications of internal circular hut features.⁴⁰ A small number of prehistoric artefacts have been recovered within the environs of Binchester Roman fort (*see below*).⁴¹ Next to Binchester, a trackway of Iron Age or Roman origin is visible as cropmarks seen on aerial photographs, running north-east for a short distance from the north-east side of the fort complex.⁴²

Roman evidence

Although there is only limited Roman archaeology recorded within the footprint of the modern town, detailed information about Roman occupation of the local vicinity is provided by the intensively investigated neighbouring fort and civilian settlement (*vicus*) of Binchester (*Vinovia* or *Vinovium*) located some 1.5km north of Bishop Auckland.⁴³ Binchester was established in the early Flavian period (AD 69-75) and was continually occupied into the 5th century. Much of the site survives as earthworks and parchmarks and is protected as a scheduled monument.⁴⁴

Bishop Auckland is located at a strategic position with good vantage over the River Wear, and close to the meeting point of three Roman roads: the major route of Dere Street, running north from York to Corbridge via Binchester and then on to Edinburgh, and military roads running south-west towards Bowes from just south of Bishop Auckland, and north-east to near Durham from Willington to the north of Binchester.⁴⁵ Proximity to these important lines of communication, and to the fort at Binchester, attests to the importance of the local area in the Roman period and might have provided a draw for later settlement.

Within the modern town of Bishop Auckland, Newgate Street – the main axial road to and through the town on a NNE-SSW alignment – is commonly thought to overlie part of the line of Roman Dere Street. At its north end the supposed line of Dere Street is lost where it meets the market place. A straight projection would take it down the hill (roughly on the line of Wear Chare) to the banks of the River Wear where it would have had to cross the water twice in order to navigate the wide meander between Bishop Auckland and Binchester. Added to this, there is some suggestion that Newton Cap Flatts, on the north bank of the Wear, could have been an area of marshland, perhaps ill-suited for supporting a road.⁴⁶ A logical alternative from the northern end of Newgate Street would have taken the road east and then north to either follow the outer bank of the meander downriver or to cut through land now part of Auckland Park, requiring only a single crossing of the smaller River Gaunless. At present no physical evidence confirms or disproves either potential route, although a Roman cremation urn uncovered during the construction of Bishop Trevor's bridge over the Gaunless in 1757, and the subsequent discovery of further burial urns in the vicinity, lends weight to the latter hypothesis.⁴⁷ It is worth noting that some researchers have made a case for the road arriving at this crossing point on the Gaunless not from the line followed by Newgate Street, but rather from an alternative route on a north-east trajectory from Bowes, staying east of the Gaunless and passing through the village of South Church before entering the park; there is currently little evidence to support this interpretation.⁴⁸

Richley, writing in 1872, noted that well-preserved traces of what was taken to be Roman road were encountered some 6ft (1.8m) below the surface during the laying down of sewers at 'Newgate End' and 'Fenkle' [Finkle] Street.⁴⁹ More recently, excavations undertaken adjacent to the buildings of Auckland Castle have revealed parts of a Roman ditch and a number of fragments of pottery. Low levels of abrasion on the sherds imply that they have not moved far since their initial deposition, confirming some level of activity on the high plateau south of the Wear in this period.⁵⁰ Whether these might relate to the possible guard or watch house loosely posited by Roberts as responsible for the name *Weardseatle* (see below) – a lofty location – is unclear.⁵¹ In addition to excavated finds, a Roman inscribed stone was apparently identified in the western boundary wall of the Auckland Castle precinct, which may have originated from Binchester.⁵²

Early medieval evidence

Little is currently known of Bishop Auckland between the 5th and 11th centuries, although there is evidence of activity nearby. Saxon artefacts and burials found within Binchester fort span the 6th to 11th centuries.⁵³ About 2km west of Bishop Auckland is the grade-I listed 7th-century Saxon church of Escomb which was an early post-Roman Christian focus – albeit perhaps dependent on the nearby church site of St Andrew Auckland (see below)⁵⁴ – and within whose walls are fragments of a decorated Saxon cross shaft and reused Roman stones, including an arch, probably taken from Binchester (Figure 6).⁵⁵

The derivation of 'Auckland' is thought to be Celtic, and thus settlements incorporating the term – North (later Bishop) Auckland and West Auckland – may have existed long before the name started to appear in documents.⁵⁶ The earliest known reference to the settlement of North Auckland is in a charter (now lost) dating to between 995 and 1006 granting various estates to the community of St Cuthbert at Durham. The grouped villages included *Aclit ij* (i.e the two Aucklands, North and West), *Copland* (Copeland in West Auckland), *Weardseatle* ('the guarded seat', possibly the ridge top that later became the



Figure 6: The chancel arch at Escomb church possibly built using Roman stone (© Historic England, photograph taken by Clare Howard, 2019)

site of Auckland Castle), *Bynceastre* (Binchester), *Cuthberteston* (conceivably the nearby area now known as South Church), *Ediscum* (Escomb), and *Newatun* (Newton Cap) amongst other nearby vills.⁵⁷ While *Weardseatle* probably represents lordly or earlier occupation of the castle plateau, North Auckland was probably a simple village located in the area of either Durham Chare or Bondgate.⁵⁸ Nearly two centuries later, North Auckland is described in some detail in Boldon Book (or Boldon Buke), a survey compiled in 1183 (see below). Roberts suggests that the derivation of the place-names implies that none of these settlements were completely ‘new’ in 1183; the foci for eventual growth here had long existed, although the specific village plan forms may have only been recently established.⁵⁹ It is not until the 14th century that ‘North’ became ‘Bishop’ Auckland.⁶⁰

In terms of the immediate landscape, ‘Wear’ has been interpreted as a pre-Anglo-Saxon river name, whereas ‘Gaunless’ is the Scandinavian name for its local tributary, probably replacing an earlier name akin to Clyde (the second element of the early place-name *Aclit*).⁶¹ As previously mentioned, *Weardseatle* refers to a guard or watch house in a high position, probably the ridge top above the Wear which eventually became the site of the bishops’ palace: Auckland Castle.⁶² As already suggested, place-name evidence indicates that the present castle site may have been already occupied in some form prior to the establishment of the bishop’s residence, perhaps utilised for hunting and grazing as part of a landscape established before the Norman Conquest. It is unclear whether the park and castle site was first assarted (converted from forest to arable use) for the purpose of establishing a bishop’s estate, or whether clearance and/or improvement of the prominent plateau and ridges either side of the Gaunless had earlier origins. This particular location could potentially have been valued as a high and level place – good for vantage or settlement – since prehistoric or Roman times, particularly given its strategic location beside both Dere Street and the River Wear.

It is perhaps also interesting to note the occurrence of ‘Finkle Street’ within the town, which relates to the Northern dialect *fenkl*. It is probably of Norse origin and means bend, corner or elbow; it is often used to describe a crooked road.⁶³ The *-gate* element (from *gata*, Norse for road) of Newgate Street and the Bondgates may also reflect Scandinavian linguistic influence in the local area.

Bishop Auckland does not possess an important pre-Norman church centre, and nor does nearby West Auckland. Rather, the primary early church focus of the estate seems to have been at 'South Church' (St Andrew's Church of Auckland),⁶⁴ some 1.8km south of the castle and early town core, probably the *Cuthbertston* of the early Aucklandshire charter.⁶⁵ This location, nestled within the sharp bend of a river, is very typical of early monastic establishments, embodying the sense of being almost physically separate from their surroundings and serving as a metaphor for being in the world but not of it.⁶⁶ The present structure dates from the late 13th century, but it contains fragments of a decorated stone cross from the late 8th or 9th century.⁶⁷ The church here created a focus for additional medieval activity along the Gaunless in the form of a Deanery and prebends' college, and an associated bridge across the river in the South Church area.⁶⁸

Medieval Bishop Auckland

In the medieval period, Auckland was the administrative centre of the bishop of Durham's estates in Weardale, collectively known as 'Aucklandshire'.⁶⁹ From 1075, the role of the bishops combined civic, secular governance with religious duties, a status that was retained for more than seven centuries.⁷⁰ As such, the prince-bishops of Durham were recognised as holding greater secular eminence than that of other bishops through the establishment of an effective earldom or county palatine.⁷¹

In 1109 King Henry I granted the forest between the Rivers Tyne and Tees to Ranulf Flambard and his successors as bishops of Durham. This was predominantly the once extensive Forest of Weardale, which included Auckland Park and was under Forest Law.⁷² Auckland Park was one of 10 estates supporting the bishopric in County Durham, with further parks held in neighbouring Northumberland and Yorkshire. Alongside Stanhope and Wolsingham, Auckland was one of the oldest and largest of the bishops' estates.⁷³ The creation of a park by the bishop at Auckland may have disrupted the existing Roman road pattern, severing long-established routes through the landscape and perhaps forcing some road sections to take a new route around the outside of the pale at the north and west edge of the park.

The earliest known documented mention of Auckland Park is to be found in Boldon Book (or Boldon Buke) towards the end of the 12th century.⁷⁴ Compiled in 1183 by the order of Bishop Hugh de Puiset (Hugh Pudsey or Le Puiset in some sources; Bishop of Durham, 1153-95), the survey is a key document for understanding the state of the medieval county palatine and the estates then held by the bishopric. In many ways it is comparable to Domesday Book, which does not cover the northernmost counties of England. It provides informative details of the early tenures, descent of property, and services rendered to the bishop by different types of tenants.⁷⁵ The bishops' rights over local forests, services and tenants, as recorded in Boldon Book, could have been well-established and long held by the time it was documented.⁷⁶ Gill has suggested that, rather than confirming the existence of a pre-12th-century settlement at Bishop Auckland, Boldon Book could imply that the settlement was 'created' by or for the bishop as a town to provide provisions and labour, perhaps relocated and replanned from an earlier focus around Durham Chare (*see above*); although others disagree.⁷⁷

There was a decrease in the number of 'Aucklandshire' villas from the dozen or so listed by the pre-Conquest charter of 1006 to just four in 1183.⁷⁸ The smaller medieval villages which would have at one time surrounded Bishop Auckland have all now gone.⁷⁹ Beyond the settlement evidence, there are instances of medieval ridge and furrow cultivation recorded from aerial sources, such as immediately north of Auckland Park's present northern boundary; however, this is heavily outweighed by a predominance of post-medieval cultivation patterns.⁸⁰

In terms of the inhabitants of North (later Bishop) Auckland itself, Boldon Book presents the villa and its incumbent services as comprising 22 villeins (feudal/servile tenants - full status farmers, who were called bondagers by 1381).⁸¹ Each held one 'bovate' or oxgang (traditionally around 20 acres of land, but probably 32 statute acres using a 'Durham' land rod), and each appear to have been required to supply a high annual grain quota as well as an allotted amount of labour to support the lord's home farm or demesne.⁸² The record is notable for its rare mention of free tenants, but this perhaps reflects its purpose as a register of services and customs due from the land, and not as a catalogue of all people holding land within the see.⁸³

The bondsmen of North Auckland are listed in Boldon Book alongside those of West Auckland, Escomb and Newton Cap as having had the collective duty of building a hall 'in the forest' for Bishop de Puiset, which included a great hall 60ft by 16ft, with a buttery and service hatch, a chamber privy, a chapel 40ft by 15ft, and an enclosing fence around the whole. Added to this, the neighbouring bondsmen of Stanhope were responsible for the construction of a kitchen, larder, dog kennel and other small additions. The seemingly managed land of the park is mentioned, but with little detailed description.⁸⁴ This 12th-century forest hall is said by some historians to have been the first incarnation of the later bishops' palace, which began as a hunting lodge founded by de Puiset, intended to symbolise his status and used for entertaining visitors, but with a castle not truly in place here until the work of Bishop Bek (in office 1284-1310/1).⁸⁵ Conversely, other scholars suggest that the hall was dismantlable (capable of regularly being dismantled and re-erected) and may have stood elsewhere in the Forest of Weardale, being erected perhaps annually by his tenants for the bishop's pleasure.⁸⁶ There is reasonable validity to a third interpretation that the hall 'in the forest' was indeed a temporary and periodically used structure for great hunting campaigns as implied in Boldon Book, but that le Puiset was also responsible for the erection of a stone hall that later was incorporated into Bek's great hall, eventually becoming the Chapel of St Peter.⁸⁷

A century later the site was radically transformed into a great palace and hunting retreat by Bishop Bek.⁸⁸ He built a stone manor house with a great hall, a grand two-storeyed chapel and possibly a four-storey suite of private apartments, and enclosed the complex with stone walls, to reflect his power and wealth. Bek also established a college with a dean and nine prebendaries at the East Deanery near the Church of St Andrew at South Church in 1292; the college was moved to a new purpose-built site within the castle complex in the middle of the 15th century (*see below*).⁸⁹

Unlike the Durham bishops' other castles at Durham or Norham, Auckland Castle seems never have had a serious or active military role; that said, excavations in 2019 revealed evidence for a massive north wall that may have had a defensive appearance and/or role which future research may clarify.⁹⁰ Until approximately 1500 it was known as the Manor or Hall of Auckland, and only subsequently as the Castle or Palace to mark its status rather than to denote any defensive qualities.⁹¹ It played a brief part in a military campaign on

16 October 1346, when an army led by the Archbishop of York camped on High Plain in Auckland Park (the elevated area now occupied by the golf course) the night before the Battle of Neville's Cross between the English and the Scots; otherwise, it had little other direct involvement in border conflicts.⁹² The political prominence of Bishop Auckland and its castle at this time is, however, attested by its depiction on the Gough Map of Great Britain dating from *circa* 1360; the map includes an early cartographic representation of Bishop Auckland, prominent in comparison to other settlements in North East England. The settlement is shown as a dense group of structures, or perhaps a single large complex (the bishop's Manor or Hall), cocooned within the sweeping meanders of the river.⁹³

Between 1377 and 1380, some two centuries after the collation of Boldon Book, Bishop Hatfield (in office 1345-81) commissioned a detailed survey of the possessions of the See of Durham, listing all the people who owned land or held land in return for dues.⁹⁴ The 'Hatfield Survey' (also often referred to as 'the 1381 survey') is a wider record than Boldon Book; it demonstrates the extensive holdings of the bishopric as well as providing detail on individual manors and settlements. Richley explains that the entry for North Auckland (in Latin) records 17 cottagers (persons with dwellings but little or no land) each working three days on the hay, 20 tenants holding the demesne lands containing 134 acres and 22 tenants holding the new demesne lands amounting to 79 acres.⁹⁵ The survey also lists a number of free tenants and landowners including Johannes Pollard who owned numerous detached parcels of land which later formed the separate legal entity of Pollards Lands. These parcels were eventually amalgamated with the civil parish of Bishop Auckland in 1894, although the Pollard family had died out in the 16th century.⁹⁶ Gill reasonably suggests that the location, size and extent of Pollards Lands in the medieval period may have been similar to those shown on the Ordnance Survey map published in 1857, with the core of these lands centred on Pollards Hall, replaced by the Barrington School in *circa* 1810 and now the Spanish Gallery (*see below*).⁹⁷ The 1647 survey (*see below*) suggests that some of this land was given to Pollard as reward for killing a wild boar with his falchion (heavy sword); the date at which this event occurred and whether there is any truth to it, however, is unclear.⁹⁸

Bishop Walter Skirlaw (in office 1388-1406) is famously, but perhaps erroneously, associated with the construction of Newton Cap Bridge over the River Wear in about 1400.⁹⁹ Recent biographical studies of Skirlaw, along with an investigation of the present bridge, veer away from this claim, suggesting instead that the current structure is more comparable with bridges of 15th- or 16th-century origin elsewhere in the North of England.¹⁰⁰ It is, however, possible that Skirlaw was responsible for a predecessor to the current bridge, and he is credibly associated with bridges elsewhere in the Durham diocese at Shincliffe and Yarm.¹⁰¹ He is also said to have built a stone gatehouse into Auckland Castle (since replaced) at around the same date.¹⁰² Skirlaw was followed by Bishop Thomas Langley (in office 1406-37); extensive accounts survive from Langley's episcopate, published in six volumes by the Surtees Society.¹⁰³ Little change of great note seems to have happened in the town or castle during this time, although a new belfry was added to the Church of St Andrew Auckland at South Church and the bottom of the common (bread) oven of Auckland was renewed; this was said to have been located in Bakehouse Hill.¹⁰⁴

In the mid-15th century a new ecclesiastical college, built to a courtyard plan, was created within the south-western corner of the castle precinct, to replace that located at the East Deanery established by Bishop Bek in 1292. The exact date of construction for the new college is uncertain, but a receipt dated 1458-9 for a new store for coals and wood in the 'New College' suggests that it was probably built in the time of Bishop Laurence Booth (in office 1457-76), perhaps an early act of his episcopate.¹⁰⁵

Auckland Castle underwent substantial alterations during the 16th century, specifically under Bishops Thomas Ruthall (in office 1509-23) and Cuthbert Tunstall (or Tunstal; in office 1530-59). During this time two separate extensions were added to the north and south sides of Bishop Bek's two-storey chamber block, perhaps replacing earlier buildings, while to the west a new east-west range (now known as the Scotland Wing) was added to provide additional accommodation and services.¹⁰⁶

Auckland Park

The architecture of Auckland Castle's buildings and the design and form of the parkland landscape are intrinsically and intimately linked with the personal histories of the bishops of Durham, some more notably than others. The bishops' itineraries seem to suggest that Auckland Castle was used for longer-term visits between the 13th and 15th centuries, whereas other outlying estates were for shorter stays. Over time the bishops became gradually less inclined to travel, and by the 15th century they seem to have based themselves in Auckland for longer periods.¹⁰⁷

The size and outline of Auckland Park – the bishops' land, retained for their own use, occupation and economic support – appear to have varied greatly over the centuries, probably more so than any of the other episcopal parks.¹⁰⁸ In places hints of legacy boundaries from earlier footprints of the park can be traced. For instance, there is the line of a possible former park pale recently mapped from lidar as a ditch curving through the fields east of the railway embankment before running west to meet Middle Lodge (*see* Character Area 1). Unfortunately, no medieval maps of Auckland Park are known; the earliest firmly dated plans are of the mid-18th century. Nevertheless, comprehensive documentary research by Linda Drury and others has begun to identify the former position(s) and nature of the park boundary; this confirms that it has changed significantly over time.¹⁰⁹ With some caution, the park can be partially reconstructed from legal aspects, such as tenure and tithes, as well as from extant field boundaries, modern road lines (e.g. perhaps reflecting earlier roads forced to reroute around the outside) and so forth; however, a number of tithe disputes show that at times there were uncertainties and disagreements over the precise boundaries.¹¹⁰ For instance, mention of 'Old Park' in an Assize Roll record from the 1240s suggests that by this time the boundary had already contracted significantly from its former northern extents.¹¹¹ Old Park can be seen labelled on maps from the 16th century onwards; maps from the later 17th century include indications of former lodge sites, either earlier park entrances or perhaps hunting lodges, belonging to the previously larger park.¹¹²

There are references in documents dating from the 14th to 16th centuries to activity within the bishops' parkland that help to enhance our picture of the physical park and its workings.¹¹³ For instance, by Bishop Richard de Bury's period in office (1333-45), Auckland Park had an east gate (presumably the 'Park Head' entrance) as well as a town gate. Although there were some sections of stone wall, the external boundary was predominantly a ditch alongside wooden paling that required frequent repairs and replacement. In 1494-5, at the request of Bishop Richard Fox (or Foxe, in office 1494-1501), a ditch was dug all the way around the park and 100 oaks in the park were cut for paling. Over time the timber pale was increasingly replaced by stone walling, but there was still a mixture of 'walles and pales' in the early 17th century. Deer leaps or 'salters' (lower sections of the park pale which enable deer to enter the park, but with a deep internal ditch to prevent easy exit) may have been incorporated into the pale, though none has yet been identified. Purchase in 1534 of '2 great locks for the two great gates of the Park of Auckland' confirms that the park could be

locked for security or privacy.¹¹⁴ The park held deer, wild white cattle, draught oxen, horses and sheep. There were ponds for fish ('old fish ponds' were noted as early as 1208) and for swans.¹¹⁵ As well as areas of hay meadow for cropping winter fodder, there was wood pasture for grazing; great oaks for supplying timber; areas of coppice; and woodland for charcoal, fencing, wattle, brushes and fire wood and baskets for coal mining. There were also some small pits, probably for stone, clay and mineral extraction, and perhaps a fulling mill.¹¹⁶ The medieval park was a productive landscape at this time, focused as much on agriculture as on hunting; its workforce was brought in from nearby villages like Coundon, as well of from Bishop Auckland itself.¹¹⁷

Market Place

Of all the Aucklandshire villages of the pre-Conquest charter, only North (later Bishop) Auckland emerged as a market town in the medieval period.¹¹⁸ The castle site of *Weardsatle* seems to have formed a separate enclave, but immediately west of that and continuing along the ridge top was a planned market space and a village green probably known as St Anne's Green. The market place appears to have been triangular in plan as a result of the convergence of roads, namely Wear Chare from the north-east, Castle Chare from the south-east and Bondgate from the west (Figure 7). The road from Durham appears to have entered the town from the east probably via a crossing (in the location of the present Gaunless Bridge) over the River Gaunless along Durham Chare before meeting Newgate Street from the east.¹¹⁹ The name 'chare', a term commonly applied to narrow streets, lanes or alleys in North East England and often used to describe steep routeways leading to a river, has origins in the medieval period and so the establishment of the route may be contemporary with that of the market place and the bishop's palace in the 12th century.¹²⁰ Wear Chare is certainly mentioned in a grant of land in 1373 and the Gaunless appears to have been bridged in this position by 1576, as suggested by Saxton's map.¹²¹

Distinctive boundary patterns created by long, narrow plots, once containing a toft (house with small yard or garden) and croft (for growing crops and or grazing animals), can be identified along the north side of North Bondgate and the south side of Market Place on the 1857 Ordnance Survey map (see Figure 7). There may well have been similar crofts along the south side of High and Fore Bondgate, but the evidence has been lost to later sub-division and infill. Lidar data analysed for the HAA shows that a number of the plot boundaries north of North Bondgate survive variously as narrow scarps or sections of ditch, preserved in the large rectangular area of unimproved scrub ground on the north-facing slope that runs down towards The Batts and the River Wear (see Character Area 2). These vestiges of tofts and crofts almost certainly denote the settled area where the medieval villeins (or bondsmen – servile tenants, tied to the bishop) had their farmsteads, and might signify that the site of the early village of North Auckland was located in the area of North Bondgate and High Bondgate.¹²² As the market town developed and commercial value became determined by how much street frontage a property had, most of the street-ends of these crofts were sub-divided into narrower plots (burgages). Similar rows of long, thin tenement plots are also located along the north and south side of the market place following a basic two-row form and were probably held by burghers or burgesses (privileged inhabitants of a medieval town or borough).



Figure 7: Extract from the Ordnance Survey 1:500 Town map published in 1857 with gradiated colour overlay depicting the suggested extents of the medieval market place © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2021). Licence numbers 000394 and TP0024

An archaeological evaluation carried out in 2001, in advance of development in the council yard area of North Bondgate car park, identified a pit which contained artefactual and paleoenvironmental evidence implying a surviving medieval archaeological resource in this area.¹²³ Vaulted cellars have been identified below no. 38 (former Queen's Head) on the north side of Market Place and no. 7 on the south side of Market Place.¹²⁴ They have not been investigated further as part of this study, although it is possible that these could date to the medieval period given some of the surviving features (notably a large fireplace at no. 7). Medieval undercrofts were used for a variety of purposes such as storage units and shops; depending on their access arrangements, they could be leased separately from the main building.¹²⁵

The row of long tenement plots along the north side of North Bondgate probably continued almost as far as Wear Chare as suggested by a grant of land given to the Chapel of St Anne for its extension in 1391.¹²⁶ The land is described as extending from the chapel and northwards to the river, thereby presumably curtailing any further development to the east at this time.¹²⁷ This is the first known reference to a chapel of ease on this site, built to provide a more convenient place of worship than the Church of St Andrew almost 2km to the south. Grants from the bishop were made for the enlargement and restoration of the medieval chapel (on the site of the present 1848 building) in 1424 and 1452, but the chapel was in ruin by 1638 when it was mentioned in a grant for a building nearby.¹²⁸

The main route into the medieval market place was probably along Newgate Street, perhaps reusing the former Roman road of Dere Street (*see above*). It is uncertain whether Newgate Street was flanked by buildings during the medieval period, although it is likely that the built area extended along the northern stretch between the Market Place and Durham Chare. This may be corroborated by the narrower street width for this portion of Newgate Street as depicted on the 1857 Ordnance Survey map; the wider part, south of Durham Chare, may be a different phase of development. While the plots along Newgate Street are laid out in rows and are of the width expected for medieval tenement plots (and similar to those within the market place), these are not as long as those on the north and south side of the market place; they are also shorter than the standard length of tofts recorded for other Durham villages by Roberts.¹²⁹ Furthermore, their placement would have cut into the plots running north-south, suggesting that the Newgate Street plots are a later development. The exact date of these later plots is uncertain, although Newgate Street is certainly mentioned in documents detailing the property endowments (relating to a messuage and tenement) of the Church of St Andrew, dating to 1419 and 1440.¹³⁰

The plots lining Fore Bondgate, bounded by North (formerly Back) Bondgate and Finkle Street, are a result of later infill and the enclosure of the former market place and village green. Fore Bondgate is likely to have been a routeway lined with temporary market stalls which were gradually replaced with permanent structures in the later medieval period; this was common in medieval towns, with permanent structures starting to appear from about 1300.¹³¹ Again, the plots appear to be much shorter in length than the long plots on the north and south sides of the market place. The discovery in *circa* 1865 of a mid-14th-century earthenware jug in a well at the former Talbot Hotel on the south-east corner of Fore Bondgate (since demolished) has led to the suggestion that the south side of Fore Bondgate had at least been established by this date.¹³² There is no known further archaeological evidence to support this and, without further details of the deposition, the evidence is tenuous. The majority of the present buildings along Fore Bondgate date to the 18th and 19th century. However, the Bay Horse Hotel, built in the early 20th century on the north side of Fore Bondgate, replaced an earlier inn reputed to be of an early 16th-century date, and it is possible that early fabric may survive within the present complex.¹³³

16th century

The earliest known description of the town is by John Leland in his itinerary compiled between 1535 and 1543 in which he described North (Bishop) Auckland as ‘of no estimation, yet is ther [*sic*] a praty [*sic*] market of corne’; while he described the topography in great detail, he provided no account of the layout of the town or the buildings within it.¹³⁴ He gave a more detailed account of the castle, mentioning Bishop Bek’s hall; the park apparently contained fallow deer and wild bulls.¹³⁵

Within the first few decades following the Reformation, formal mapping of the county became a more accurate and regular occurrence. Although these county maps omit the detailed layout of individual settlements, they often helpfully depict formal parks, shown in semi-schematic form as landscape features alongside other significant details such as towns, rivers and hills.

John Rudd’s county map of 1569 appears to depict the boundary of Auckland Park as a timber fence or pale (implied by the hatched style), following a similar outline to that of the present day with the stretch of the Gaunless east of the castle incorporated.¹³⁶ The Rudd

map also indicates the presence of a bridge across the Wear in the position of the present Newton Cap Bridge, and possibly a bridge crossing the Gaunless north and immediately outside of the park boundary, presumably in a similar position to Jock's Bridge, although this is by no means clear. The map is not entirely accurate, as the omission of the broad meander of the Wear north of Bishop Auckland places Binchester on the wrong side of that river.

Less than a decade later, Saxton's county map of 1576 shows a more familiar course of the River Wear, with Binchester now correctly depicted on its east bank (Figure 8).¹³⁷ In this instance, the park is depicted as bound by, rather than encompassing, the stretch of the Gaunless east of the castle; however, the map scale may constrain the accuracy with which detail can be shown. Like the Rudd map, the Saxton map also shows two river crossings: one crossing the Wear (Newton Cap Bridge) and a second crossing the Gaunless. Given the lack of clarity over whether the final stretch of the Gaunless is mistakenly shown as outside of the park or not, it is unclear whether the second bridge is roughly equivalent to the modern position of Gaunless Bridge, but that seems to be the most plausible interpretation.¹³⁸ It is also unclear whether this map is indicating that Binchester was at this time within the northern extents of the wider park, but it is known from Drury's translation of a Clerk of Works' account that the park perimeter had been some 8km around 1494-5 (see above), giving an approximate area of 1,235 acres, which could indeed have incorporated Binchester.¹³⁹ It seems likely that the earlier Rudd map, therefore, is inaccurately portraying Binchester as outside of the park, or is showing only the inner or private park, whereas the Saxton map could be indicating the complete wider park. At such a small scale it is hard to confidently conclude what is true accuracy or inaccuracy, and what are simply artistic representation due to limitations of scale.



Figure 8: Extract from Saxton's 1576 County Map of Durham (DRO D/CL 23/2 Reproduced by permission of Durham County Record Office)

The general layout of the town probably continued much in the same way as it had in the medieval period, with some larger properties replacing earlier developments. One such building was the predecessor of the current Queen's Head on the north side of the Market Place, which historic photographs show had the characteristics of a 16th-century building with tall sloping roofs, low elevation and stone mullioned windows (Figure 9). The building was replaced by the present Queen's Head in *circa* 1898.¹⁴⁰ A building of similar height, proportions and characteristics survives at no. 69 Newgate Street, suggesting that this part of Newgate Street, south of Durham Chare, was also developed by the 16th century. Certainly, a building of 16th-century character is also believed to have stood on Newgate Street in the approximate location where Tenters Street now cuts through. This was described in notes prepared by Richley for his 1872 publication as 'a very old Elizabethan building, with projecting windows like buttresses with stone mullions, which was originally the principal inn of the town'.¹⁴¹

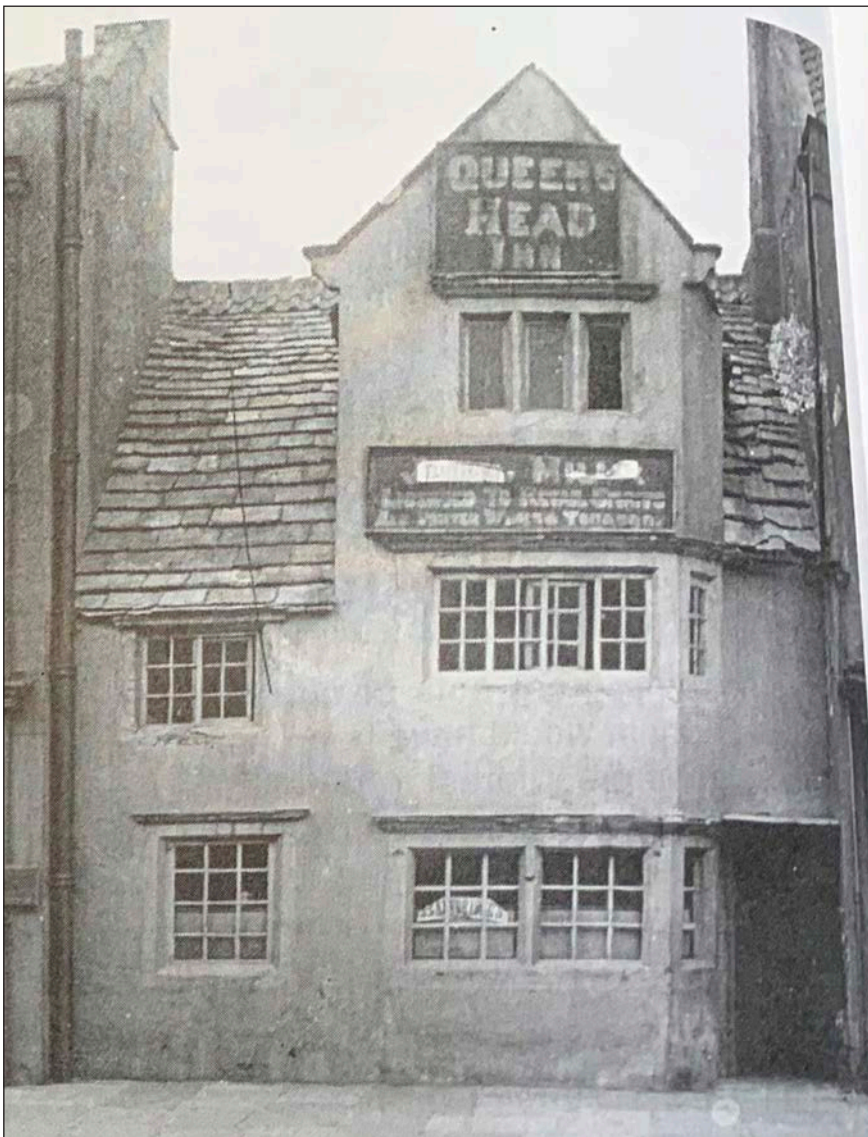


Figure 9: A photograph of the former Queen's Head public house on the north side of Market Place taken before it was rebuilt in about 1898 (Reproduced with kind permission of Barbara Laurie)

17th and early 18th century

Much of the common land and open fields around Bishop Auckland was enclosed in the first half of the 17th century, following a pattern prevalent in parts of the county where coal mining was expanding. By this date, Auckland Park was much reduced in size from its medieval extent, but the 17th and 18th centuries saw a great deal of investment and change in the castle and park to bring them up to contemporary standards of comfort and prestige.¹⁴² This began with Bishop Richard Neile (in office 1617-27) who spent vast sums repairing the fabric of Auckland Castle and restoring properties belonging to the see.¹⁴³ A record from 1622 confirms that ox teams were being used to move stone within the park, presumably in connection with Neile's restoration activities.¹⁴⁴ The park's size is documented several times in the 17th century. It varies from around 652 acres (roughly 264ha) 'within the walles and pales,'¹⁴⁵ increasing to between 956 and 972 acres (about 387-393ha) – when the park within the pale was combined with the 'Somers and Winter Parks', along with 'Tyle Meadow' or 'Tile Close' and 'Rough Mire(s)'; the latter two being fields adjoining Newgate Street.¹⁴⁶

Bishop Thomas Morton's episcopate (1632-59) was interrupted by the English Civil Wars (1642-51) and Cromwell's Protectorate (1651-59). This period of war, political unrest and regicide saw a backlash against the authority of religious institutions, leading to the suppression of the secular power of the bishops and archbishops and centralised control over their lands and possessions. There was also a run of poor harvests and a downturn in economic activity; the coal trade had peaked in the mid-1630s. Economic recovery began very slowly in northern England following this period.¹⁴⁷

During this brief confiscation of church lands, a Parliamentary Survey to record the holdings of what were until recently the bishop's estates in the County Palatine of Durham was instigated in 1646 and completed by 1647, providing a useful oversight of the 'Manor of Auckland'.¹⁴⁸ It records details of freehold, copyhold and leasehold property within Auckland and several neighbouring manors, as well as including a written survey of the *Ruines of the Castle or Pallace of Bishop Auckland*.¹⁴⁹ The survey – which seems to have been a written document only, no accompanying map is known – provides some insight into the 17th-century town, through its records for Bondgate in Auckland and the Borough of Auckland.¹⁵⁰ Bishop Auckland held a weekly market on Thursdays (which still continues), the Borough Court met once a fortnight, and fairs were held twice a year. All trading tolls were paid to the bishop via the toll booth in the market place. The Town Field contained some areas of arable, and corn mills were located on the Gaunless (Burne Mill) and the Wear (West Mill). A crumbling fulling mill with a failing dam was also listed, as was a newly erected dye house.¹⁵¹ A large proportion of land was held by the Pollard family and it is noted that this had been given by the bishop at an unknown date. The King's Highway and Gib Chare (now Durham Chare) are listed. The former was a term commonly used to describe the toll roads or waterways available for the use of the public and therefore probably refers to Durham Chare and the upper part of Newgate Street as the main route from Durham.¹⁵² There is also a suggestion that there were pits for the extraction of lime to the west of Gib (Durham) Chare.¹⁵³ As was common for the period, the individual landholdings were listed by the name of the owner or tenant, making it difficult to identify their former location and extent in the town today.

Auckland Castle was described in 1647 as a stately manor house with two chapels, stables, brewhouse, bakehouse and other offices, all in poor repair, with stone garden walls – crenellated in places – and an associated gatehouse, enclosing gardens and courtyards amounting to 5 acres (2ha). Auckland Park covered 500 acres (202ha) and enclosed in

part by decaying dry-stone walls and the rest by timber pales all damaged and in need of repair, containing only small numbers of rabbit, fallow deer and wild cattle compared to past stocks.¹⁵⁴ The wider park included land known as the 'Somer' and 'Winter' Parks, and totalled about 926 acres (375ha), along with parcels of meadow land called Tyle Close and Rough Mires.¹⁵⁵

The manor of Bishop Auckland was briefly held by the parliamentarian military governor of Newcastle, Sir Arthur Hesilrige [Haselrig] (1601-61). His purchase of Auckland Manor in 1648 included Auckland Castle and Park along with associated lands in Weardale.¹⁵⁶ In the 1650s Hesilrige demolished Bek's two-storey medieval chapel in order to have John Langstaffe build him a new Italianate house within the forecourt of the castle; it was only half completed.¹⁵⁷

With the Restoration of 1660, Hesilrige was imprisoned in the Tower of London and the bishopric was re-established under Bishop John Cosin (in office 1660-72). Formerly chaplain to Bishop Neile, he actively restored the episcopal see and much of his work was the completion of building schemes originally conceived, and partially realised, by Neile in the 1620s.¹⁵⁸ Cosin left a prominent architectural legacy in the region, blending inherently English qualities with influences derived from his relationships with other centres of clerical learning from across Europe; this can be seen most notably at Auckland Castle and in the episcopal library that he added at Durham Castle.¹⁵⁹

At Auckland Castle, little of the medieval layout or fabric – including approaches, services, and gardens – escaped reworking and its architecture remains strongly associated with Cosin.¹⁶⁰ This was in part born of necessity. Cosin seems to have inherited a manor stripped of many of its assets, as, amongst other things, Hesilrige was recorded as having left the park with no 'tree or pollard standing' and in need of completely restocking with deer.¹⁶¹ That said, in some instances Cosin seems to have greatly exaggerated how ruinous he found the estate.¹⁶² In 1661 he dismantled Hesilrige's house and set about refurbishing the castle.¹⁶³ The construction of a new chapel was a priority. St Peter's episcopal chapel, completed in 1665 by John Langstaffe, was a conversion of the former hall to replace Bishop Bek's chapel that was demolished in the 1650s, and is one of his most famous architectural works.¹⁶⁴ Cosin also commissioned a new dining hall and episcopal library, constructed courtyard walls around the gardens adjoining the castle and instigated investment and improvement in the park (including renewal of the fish ponds), which was doubtless in a poor state.¹⁶⁵ He is also generally attributed with having created the walled kitchen garden on the slope south of the castle, perhaps the first large-scale walled kitchen gardens in the north of England; although its omission from a painting dated *circa* 1680 implies that it was the work of, or at least completed by, his successor.¹⁶⁶

Another drawing by John Langstaffe from 1665 shows the castle with the detached college buildings to the west arranged as a courtyard plan with a 'barne' attached to its south-west corner along the north side of the castle approach (Figure 10).¹⁶⁷ On the opposite side of the castle approach, Langstaffe depicted an interrupted line of buildings facing the south entrance of the college, perhaps the earliest depictions of domestic houses in the town. The buildings shown include a two-storeyed house with two projecting gables and a single-storey outbuilding and a small two-storey house attached to its west side; an accompanying annotation reads 'pt of the towne', therefore presumably outside of the castle complex. A second detached row of houses of one and two storeys is shown to the west, some also with pitched gables typical of the early to mid-17th century. It should be noted that there was no gatehouse at this time.

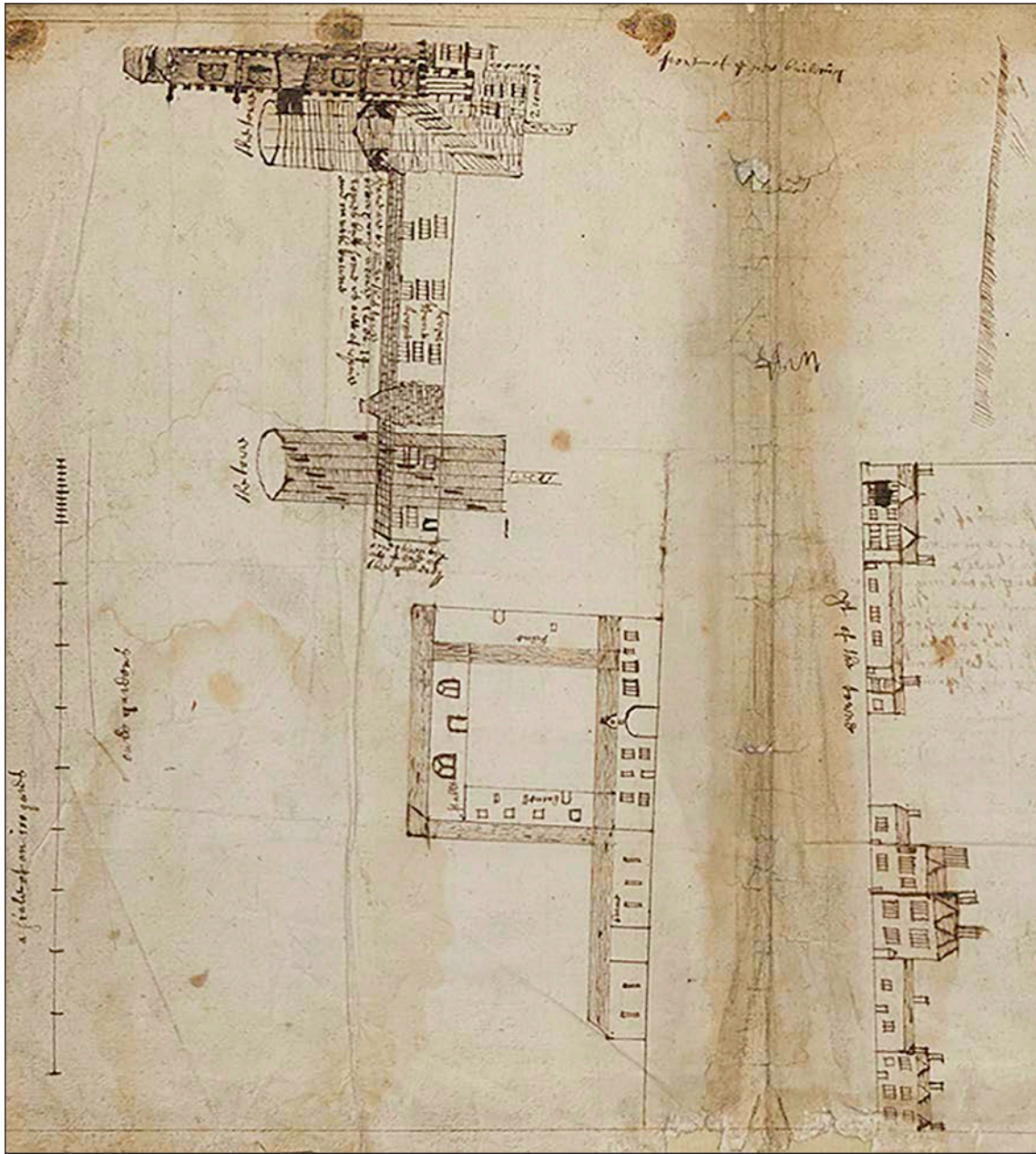


Figure 10: Plan of Auckland Castle by John Langstaffe, circa 1665. North is to the left of the image (DUL MSP 91 f3 Reproduced by permission of Durham University Library)

The earliest known detailed overall depiction of Bishop Auckland is a prospect of the town and castle viewed from the east, drawn by Gregory King in 1666, during Cosin's period of office (Figure 11). Newgate and Bondgate are labelled, and the illustration of three parallel rows of buildings where Bondgate is marked suggests the presence of both Fore Bondgate (shaded) and North Bondgate. In addition, Gib/Durham Chare, Castle Chare and buildings clustered around King Street, the market place and the castle's town entrance are clearly identifiable, as are individual parallel plots running south from behind properties along Bondgate and Market Place. Amongst the buildings shown to the east of the market place must be the newly erected almshouses constructed for Bishop Cosin in 1662 (replaced in 1845), although it is not possible to identify with confidence specific structures in the drawing.¹⁶⁸ In contrast, Newgate Street appears to be outside the main focus of the settlement and with no long plots perpendicular to the road; perhaps it was a fairly recent expansion of the town (as suggested above). King's prospect paired with his detailed study of the new chapel (former hall), also of 1666, provide a useful record of the castle during Cosin's time; the core of the castle's medieval and 16th-century buildings survived, despite the supposed ravages of Hesilrige in the preceding decade (Figure 12).¹⁶⁹

A large oil painting currently hanging in the main staircase at Auckland Castle, and thought to date from the 1680s, shows a view of the castle buildings and their immediate foreground from the south-east (Figure 13).¹⁷⁰ The full extent of Cosin's work can be appreciated with the new Chapel of St Peter in the north range, Bek's two-storey north-south chamber block in the centre with a new cupola added by Cosin, the four-storey apartment block to the west also with cupola, and the east-west wing (now called the Scotland Wing) stretching to the west. There are walls enclosing a garden on the east side and separating the castle complex from the carriage drive on its south side. Castle Lodge (without crenellation) and the college are shown either side of the drive on the left-hand side.

A more elaborate (and certainly more dramatic) painting, which is said to date from about 1700, shows the castle from a similar angle but with more substantial crenellated walls within the forecourts and along the drive; it also includes a small section of the town, glimpsed as rooflines in the background beyond the gatehouse (Figure 14).¹⁷¹ This is a romanticised view of the castle and should be treated with caution. Similar to the 1666 prospect, the buildings of the town are clustered within the market place and along Newgate Street and Bondgate with a dense area of smaller buildings at the western end of Durham Chare. The buildings on the south side of the market place, probably large houses, are accompanied by long, wooded rear gardens running down the steep slope of the hill towards Durham Chare. The tall front and rear gables of the buildings lining the market place are typical of the late 17th century, perhaps suggesting investment and rebuilding precipitated by the restoration of the bishops and investment in the castle and town by Cosin. Two unusually tall buildings, perhaps town houses, with south-facing gables stand at the corner of Newgate Street and the market place; they tower over the rest of the town. These were perhaps exaggerated in the painting to highlight particular buildings of notable people. If the buildings did exist, they were replaced in the 19th century. In contrast to the buildings of the market place and western end of Durham Chare, the majority of those along Newgate Street are shown aligned north-south alongside the road with gables at the ends rather than the front and or back. Durham Chare is shown correctly as a substantial road climbing the steep bank towards Newgate Street. The shadow of Castle Chare is also shown leading from the bottom of Durham Chare to the western side of the market place, while a group of buildings at the base of the valley, presumably where the road crosses the Gaunless (as now), are likely to be an early mill. The land above the mill, on the south (or left) side of Durham Chare, is enclosed fields.

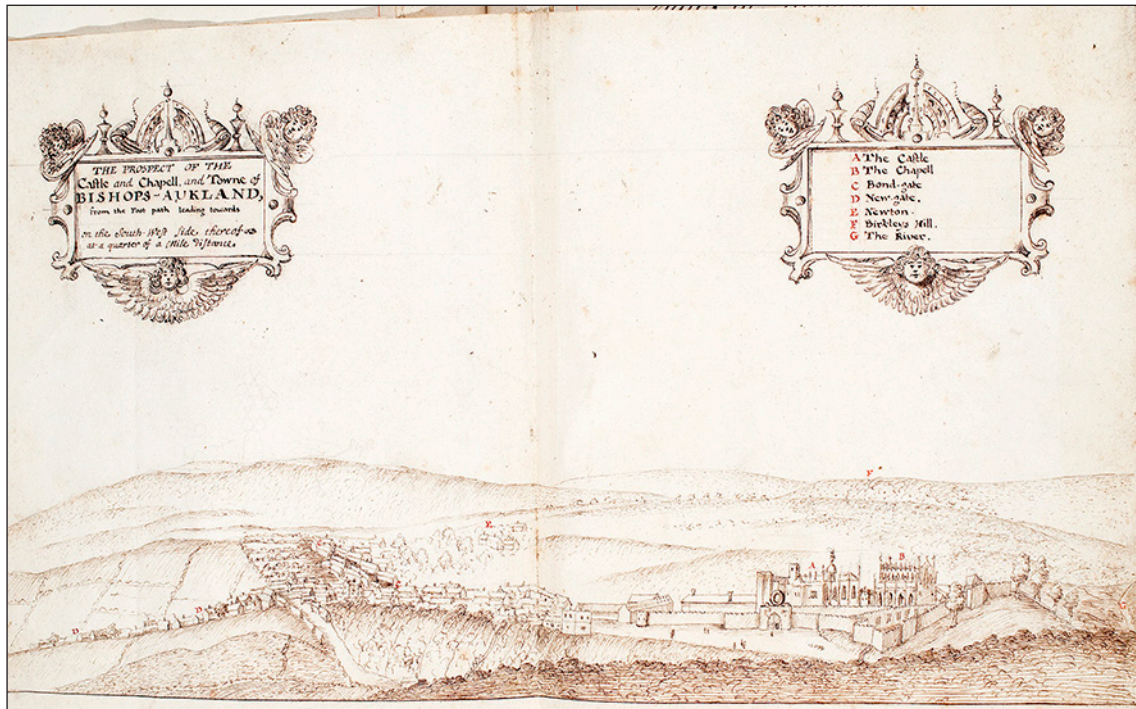


Figure 11: Gregory King's prospect of the Castle, Chapel and Town of Bishop Auckland, 1666. MS C.41 'Durham Church notes' fol. 10b © The College of Arms. Reproduced by permission of the Kings, Heralds and Pursuivants of Arms

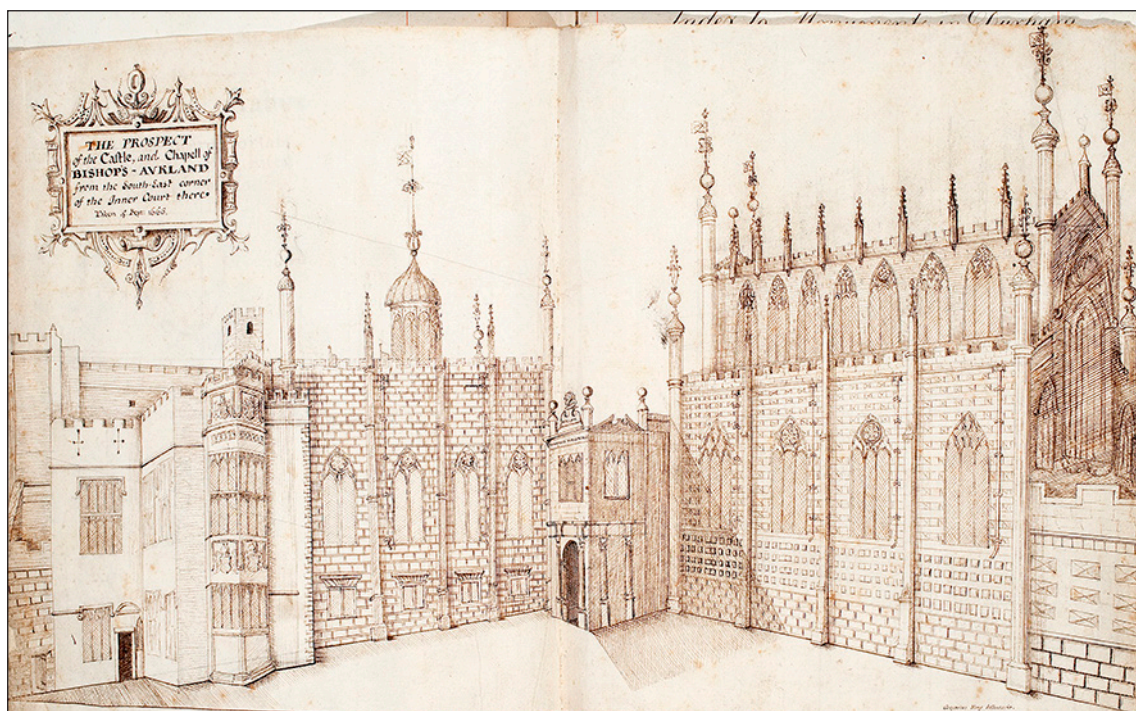


Figure 12: Gregory King's prospect of Auckland Castle and Chapel from the south-east, dated 4 September 1666. MS C.41 'Durham Church notes' fol. 10a © The College of Arms. Reproduced by permission of the Kings, Heralds and Pursuivants of Arms



Figure 13: Painting of Auckland Castle from the south-east by an unknown artist, circa 1680 (CC.2012.39 © Church Commissioners and The Auckland Project)



Figure 14: Painting of Auckland Castle from the south-east by an unknown artist, circa 1700 (CC.2012.40 © Church Commissioners and The Auckland Project)

The 1666 and *circa* 1700 depictions of the town indicate that the settlement had expanded beyond its medieval core with the construction of larger properties, further exploitation of tenement plots and, in some cases, the amalgamation with neighbouring plots. This expansion included the construction of smaller houses at Jock's Row, at the bottom of Wear Chare, which is listed in the parish registers for St Andrew's.¹⁷² Good examples of late 17th-century buildings (which may conceal earlier fabric) include nos. 22-25 Market Place and no. 30 Market Place, also known as the Merry Monk public house. These buildings are narrow in plan and have steeply pitched roofs and gables similar to those shown in 17th-century depictions of the town. The row of four almshouses located formerly within an island on the market place were originally built for Bishop Cosin in 1662, as suggested by the plaque on their 1845 replacements.

Around this time the area beyond the principal streets was probably meadow and pasture, and Richley claims that the area now occupied by Tenters Street then contained tenter frames for stretching cloth as part of the bleaching process.¹⁷³ In 1672 the land to the west of the town known as Hitherfield, Middlefield and Farfield was enclosed and distributed amongst the burgesses and copyholders.¹⁷⁴

Mid-18th- and early 19th-century investment

Cox's *Magna Britannia*, compiled in about 1730 and published in 1734, explained that the town was now commonly known as Bishop Auckland, though previously called North Auckland and sometimes Market Auckland. Cox thought the houses 'very handsome', and the town 'one of the best in the County'.¹⁷⁵ By the mid-18th century Bishop Auckland was certainly a bustling market town; this was largely as a result of the establishment of the Bowes and Sunderland Bridge Turnpike Trust, which received its first Act of Parliament in 1747 and enabled coal mining activity in the surrounding areas to expand which in turn boosted the local economy.¹⁷⁶

An estate map of Binchester and Newton Cap Flatts, drawn by Richardson in 1762, focuses on holdings north of the River Wear but usefully shows the position of Newton Cap Bridge, Gaunless Bridge, Bishop Trevor's parkland bridge over the Gaunless, and Jock's Bridge, as well as four hatched blocks indicating buildings labelled as Jock's Row.¹⁷⁷ It is not clear which version of the Gaunless Bridge is depicted since the Turnpike Trust had just advertised for tenders to rebuild it in the January of the same year, but the depiction of a crossing at the site of Jock's Bridge is the earliest evidence known for a bridge at that location.¹⁷⁸

Fordyce, writing in 1855, recorded that in the mid-18th century Newgate Street, along the line of the Roman road from Piercebridge to Binchester, had been (and continued to be) the main route into the market place.¹⁷⁹ Despite the establishment of the turnpike road running along Durham Chare and meeting Newgate Street from the east, the road network within and connecting Bishop Auckland in the early 19th century generally remained inadequate. The steep climbs of Castle Chare, Wear Chare, Newton Cap Bank and Durham Chare (via Newgate Street) were described in a contemporary account as 'both disagreeable and difficult to be descended on horseback'.¹⁸⁰

Maps of County Durham from the 18th century, such as the map of the County Palatine surveyed in 1768 by Captain Armstrong and engraved by Thomas Jeffreys (printed 1791), depict the main road network as well as a fairly reliable representation of the built footprint

of towns, villages, farmsteads and major houses (Figure 15).¹⁸¹ This map clearly shows Bishop Auckland's strong east-west linear trend focused on the alignment of the medieval market place and Bondgate, with only a little development along Durham Chare and the north end of Kingsway (which runs south from Durham Chare) and Newgate Street. The map does not show the three separate roads of North Bondgate, Fore Bondgate and Finkle Street which must have existed (*see above*). Bridges are clearly shown crossing the River Wear at Newton Cap, and the River Gaunless at Durham Chare and Jock's Bridge. The northern part of Auckland Park is shown with much the same outline as the modern registered park, with the north-east side not reaching as far as the roadside at Park Head Farm; the southern edge of the park is shown as extending further south to meet the road to Durham, beyond the present park boundary. The depiction of this southern edge differs greatly from that shown on Dixon's 1772 plan of Auckland Park which is more closely consistent with the modern park footprint (*see below*).

The map of County Durham surveyed by Greenwood in 1818 and 1819, and published in 1820, is more detailed than Armstrong and Jeffreys' and includes the infill along Fore Bondgate (Figure 16). Great Gates and Westgate Road (formerly Back Way) extend to the west of Newgate Street, suggesting that the town was gradually encroaching upon fields.¹⁸² The map also shows a notable change in the park's eastern boundary, which was previously shown as a sweeping arch passing through the site of Middle Lodge (reminiscent of the extant boundary ditch recently recorded from lidar data (*see Character Area 1*). Greenwood also shows the east edge of the park extending fully to meet the Durham Road (A688), terminating at the former driveway entrance at Park Head Farm.



Figure 15: Detail of Bishop Auckland from Armstrong and Jeffreys' 1768 map of the County Palatine of Durham, printed 1791 (DRO D/LO/P239 Reproduced by permission of Durham County Record Office)



Figure 16: Extract from Map of the County Palatine of Durham surveyed in 1818 and 1819 by C Greenwood, printed 1820 (DCO 912 L1 Reproduced by permission of Durham County Record Office)

Auckland Castle and Park

In 1728, Samuel and Nathaniel Buck produced an engraving showing the castle from a very similar angle to that used in the late 17th-century paintings (Figure 17).¹⁸³ Some changes are clear, such as the construction of a walled garden on the south-facing slopes beneath the main castle entrance. The creation of the large walled garden represents a huge investment. Despite its obvious productive potential, it was largely about ornament and display; an important aesthetic development for high status horticulture and one that reflects the 18th-century fascination with growing of exotic fruits.¹⁸⁴ The Buck engraving, like the 1666 drawing by King and the *circa* 1700 painting, gives a glimpse of the nearest rooflines of the town buildings beyond the castle entrance along the eastern side of the market place. Overall, the Bucks' illustration is more intricately detailed than the earlier painted views, but there are several areas where artistic licence or the intentional distortion of perspective is at play – a common factor in many Buck images – particularly in the depictions of the rivers Gaunless and Wear, perhaps in order to fit several key aspects of the site into a single prospect view.¹⁸⁵

The second half of the 18th century saw repairs and major works to the castle, mainly in ceremonial and domestic spaces: interiors were remodelled along more contemporary lines and crenellation was extended along the top of the east and north walls of the 'bowling green' to match the rest.¹⁸⁶ This period saw the idea of scenic pleasure touring begin to take hold among the English gentry class; the bishop entertained an increasing number of invited guests, particularly following work on the castle buildings and landscaping of his gardens and park. Auckland Castle and its parkland offered attractive surroundings in this regard, with clean air, privacy, and various leisure opportunities. It was also by now the much-favoured residence of the bishops, although Durham Castle remained the ceremonial centre of the bishop's authority until 1832. Significant time and money were invested within the parkland by a succession of bishops.¹⁸⁷



Figure 17: Samuel and Nathaniel Buck, engraving of 'The south-east view of Bishop Auckland Palace...', dated 1728 (PLB/N070723 © Historic England Archive)

During his brief term, Bishop Joseph Butler (in office 1750-52) began a number of significant improvements in the park including extending the boundary by some 130 acres, terracing the ground to the north of the castle, creating the earthworks of the Broad Walk, which descends south-east from the castle to the Gaunless, and rebuilding the east wall of the bowling green.¹⁸⁸ Butler died before his work was completed.

His successor was Bishop Richard Trevor (in office 1752-71), who implemented a substantial redesign of the 18th-century park. In 1754, Trevor took advice from the writer and landscape gardener Joseph Spence (1699-1768) on how the parkland could be altered to enhance its scenic qualities.¹⁸⁹ Spence produced a detailed sketch plan that appears to be a survey of the park, illustrated with potential improvements, alongside a detailed written discussion of his thoughts (which he claimed to be hastily compiled based on a cursory examination) (Figure 18).¹⁹⁰

As the earliest detailed drawing of the inner park, Spence's plan and accompanying written advice of 1754 are hugely valuable in understanding its layout and antiquity.¹⁹¹ Spence's list of recommendations is lengthy, and although not all were implemented, ground evidence suggests that many were.¹⁹² This plan and a slightly earlier unattributed sketch from 1740 show a pair of modest buildings on Hawthorn Hill – a keeper's lodge with smoking chimneys and a deer shelter with three wide openings in its frontage – soon replaced in a similar position by a larger quadrangular deer shelter and rooms, based on Spence's proclamation that the hill deserves 'a pretty Temple' (see below).¹⁹³ Spence's plan also notes the names of several spaces within the park as well as indicating a number of further features which were probably already in existence, such as ponds north of the castle, and what appears to be a ford taking the carriageway through the Gaunless at an oblique angle, close to where the bishop would soon replace the ford with the fine masonry bridge that stands there today.¹⁹⁴ It has been suggested that the plan may also depict some of Spence's proposals that were never executed, being part proposal and part illustration.¹⁹⁵

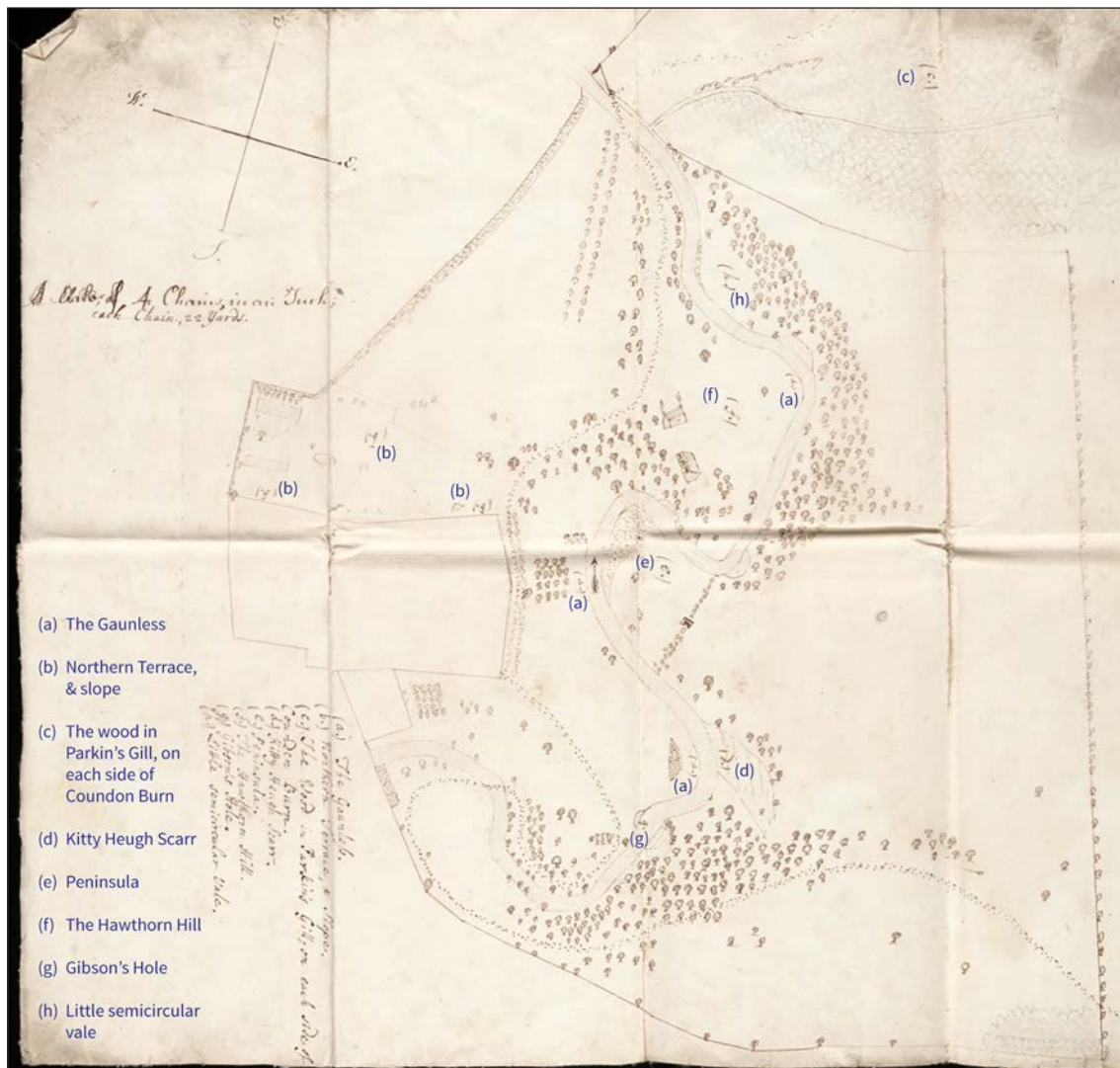


Figure 18: Joseph Spence's sketch plan of Auckland Park, circa 1754, thought to show his proposed alterations. The annotations have been added to aid interpretation (OSB MSS 4/5/159, Joseph Spence Papers. James Marshall and Marie Louise Osborn Collection, Beinecke Rare Book and Manuscript Library, Yale University)

Spence's influence probably resulted in the creation of riffles and weirs to transform the River Gaunless into a series of small cascades and still sections to reflect the surrounding planting, new paths through the park, the enhancement of views and other architectural embellishments. As part of this, Bishop Trevor erected the masonry bridge carrying the driveway over the Gaunless in the park, which carries a date stone inscribed with RD (commemorating Bishop Richard Trevor of Durham as 'Richard Dunelm') 1757.¹⁹⁶ Trevor commissioned a new gatehouse (now known as the Clock Tower) facing the Market Place, designed by architect Sir Thomas Robinson (1702/3–77), along with two adjacent lodges along the southern wall used for his secretary's office and a private tearoom.¹⁹⁷ Around 1757, heated glasshouses were added to the southern walled garden, presumably to grow exotic fruit such as pineapples.¹⁹⁸

In about 1760, Bishop Trevor constructed the impressive deer shelter to replace the original, which Bishop Edward Chandler (in office 1730–50) had only repaired a couple of decades earlier.¹⁹⁹ The new deer house was probably designed by Thomas Wright

(1711-86); it is a rare and well-preserved example of Gothick Revival architecture. Besides providing shelter and food for the park's deer, it contained a banqueting room and provided a dramatic eye-catcher in the parkland landscape.²⁰⁰

A new plan of Auckland Park was produced by Jeremiah Dixon in 1772, shortly after Bishop Trevor had been succeeded by Bishop John Egerton (in office 1771-87). This plan gives rise to further questions about which of Spence's proposals for Bishop Trevor had been enacted.²⁰¹ It indicates a park boundary largely consistent with that of today, with the exception of a small rectangular projection from the southern park wall to take in the highest ground of High Plain, which is occupied by a circular stand of trees. It clearly shows the new quadrangular deer house, the rectangular ponds on the north terrace, and a series of circular and sub-circular tree plantations interspersed across High Plain, several of which have survived as subtle earthworks within the present golf course (Figure 19). Bishop Trevor certainly constructed bridges in the park, yet neither these, nor the paths and carriage drives which they must have served, are depicted on Dixon's plan. This appears to be an omission from the illustration, rather than an indication that none existed.



Figure 19: 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon' (© The Church Commissioners for England / The Auckland Project)

A major flood in North East England in 1771, known as ‘The Great Inundation’, caused damage to many bridges and riverside areas, though the bridges of Bishop Auckland seem to have escaped without much damage.²⁰² An undated 18th-century map of the River Wear immediately north of the park shows the ‘Old Course’ of the river alongside ‘Present Course Occasioned by the Great Flood’ (probably referring to the 1771 event). Comparison with earlier maps suggests that the movement of the river channel also resulted in a necessary alteration to the line of the road to Binchester.²⁰³ Flooding in the summer of 1799 caused widespread damage in Auckland Park which required repairs, as well as crop devastation which greatly impacted upon the poorer residents of the town and surrounding area.²⁰⁴

Bishop Shute Barrington (in office 1791-1826) was the last bishop to make substantial changes to the castle and park, reflecting the status of the episcopal seat as well as his personal power.²⁰⁵ He commissioned James Wyatt (1746-1813), architect to George III, to restore and renovate parts of the castle in 1797 – a choice that received a certain amount of architectural criticism but which also created local employment and investment.²⁰⁶ Wyatt’s work included a new altar in the chapel and adding an ante room off the throne room at the castle for those seeking a private audience with the bishop. He also built the distinctive screen wall and inner gateway enclosing the south side of the castle, which required the demolition of two lodges which had been built in the 1750s for Bishop Trevor.²⁰⁷

Barrington also had the castle forecourt lowered and the roadway levelled, at great expense, to improve the approach from the gatehouse to the chapel porch.²⁰⁸ Prior to this – as shown on the *circa* 1680s and 1700 paintings and the 1728 Buck engraving – the chapel and main buildings were considerably lower than the forecourt and gardens to the south and east, requiring a flight of steps down to the main south door. In the wider park there is a keystone carved with the initials ‘SD’ (for ‘Shute Dunelm’) and dated ‘1819’ on the eastern, park-facing, elevation of Jock’s Bridge, which seems to have been partially reconstructed or refaced at this time, possibly to integrate the east parapet with the outer park wall. Jock’s Bridge carries the road to Binchester north from Bishop Auckland across the mouth of the Gaunless.²⁰⁹ Much of it is earlier than 1819 and is perhaps the structure mapped in 1762 (*see above*).²¹⁰

The anachronistic powers of the county palatine grew ever more unpopular in the early 19th century, as pressure for local representation combined with national calls for parliamentary reform increased. There was a continued rise in localised public protest, including the burning of an effigy of Barrington’s successor Bishop Van Mildert (in office 1826-36) in the market place immediately outside the castle gates in 1831.²¹¹ Van Mildert had recently reinforced the wall around the castle and later wrote that he did not feel safe leaving the castellated defences.²¹² An effigy of his successor, Bishop Edward Maltby (in office 1836-56), met a similar fate in 1838,²¹³ although by that time the prince bishopric of Durham was at an end; in 1836 the Durham (County Palatine) Act abolished the semi-regal powers of the bishops of Durham and returned them to the crown.

Investment and growth in the town

In the 18th century, the market place, particularly the part to the west of the church, remained the focal point of the town; a weekly market was held on Thursdays in addition to two annual fairs for the sale of cattle, sheep and horses.²¹⁴ The Chapel of St Anne was rebuilt in 1781-3 – perhaps precipitated by the rise of non-conformism in the town – with a room for the King James I Grammar School and a justice room for the meeting of the magistrates on the ground floor and the chapel above.²¹⁵ The grammar school continued to occupy the church until the 1840s (*see below*).

A market cross stood at the centre of the space between Fore Bondgate and the church until it was demolished in 1797. It took the form of a market hall which accommodated shops and a toll booth, and was probably similar to that at Barnard Castle which is dated 1747. Shortly after the market cross had been demolished, in the same year, a new square tower was added to the Chapel of St Anne with accommodation for a market house at ground level.²¹⁶ The market house was reputedly rebuilt as a wishing temple in the castle parkland; it was eventually replaced in the market place by a second detached octagonal market cross in the mid-19th century, both since demolished (*see below*).²¹⁷

As one of his many acts of social benevolence, Bishop Barrington purchased a house (no. 4 Market Place) for the incumbent of St Andrew's (to which St Anne's was attached) in about 1810.²¹⁸ In that year he also established the Barrington School for girls and boys on its west side (no. 3 Market Place, on the site of Pollards Hall); it was one of the first model schools for primary education (Figure 20).²¹⁹ He also established the Girls School of Industry in 1815 (since demolished); located in Silver Street, it was for girls over the age of 11.²²⁰

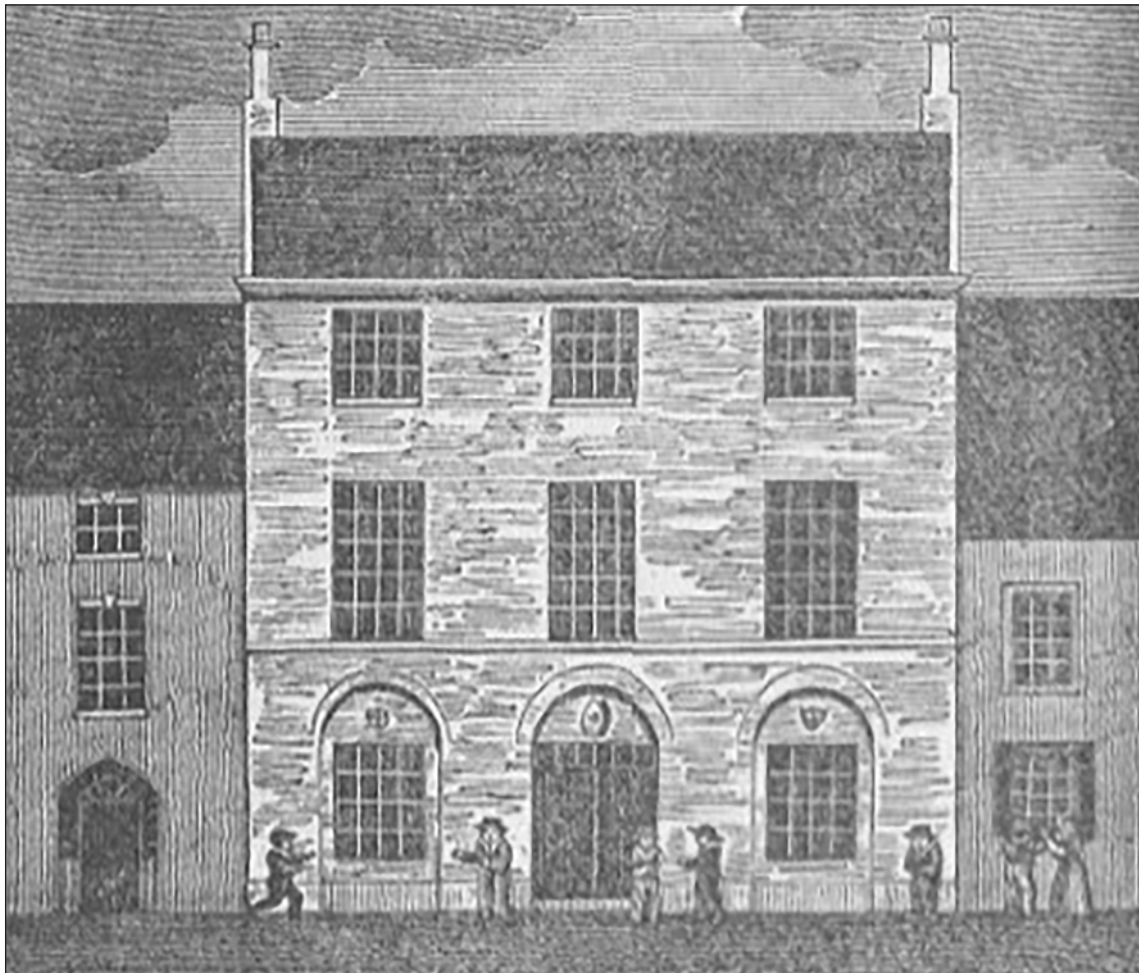


Figure 20: Engraving of the former Barrington School from 'A description of Bishop Auckland, including the castle and park, and several gentlemen's seats in the neighbourhood' published by Peter Fair in 1820

By the mid-18th century, non-conformism was an increasingly popular alternative to the Church of England. Initially, the meetings of such groups were generally accommodated in private settings, inns or outbuildings. The earliest known non-conformist chapel in Bishop Auckland was the Friends' Meeting House on Newgate Street, built in 1768 and rebuilt in 1840 (since demolished), which included a large burial ground at the rear. By 1828 there were at least three others: the Independent Chapel on Great Gates (built in 1829), the Wesleyan Methodist Chapel on Back (later North) Bondgate (built 1804, rebuilt 1846 and again in 1866), and a licensed room for the Primitive Methodists on Fore Bondgate.²²¹

The establishment of the turnpike trust in 1747 between Bishop Auckland and Durham appears to have increased commercial activity. White's Directory of 1827 lists a total of 16 inns and taverns in and around the Market Place, Far (later Fore) Bondgate, Back (later North) Bondgate and Newgate Street, all of which were within close proximity of the stage-coach terminus in the Market Place.²²² The Lord Exmouth coach operated daily from the Talbot Inn (where the horses were stabled) to Lancaster (via Staindrop, Barnard Castle, Kirby Stephen, Sedbergh and Kirby Lonsdale), Durham and Newcastle.²²³ The Talbot Inn also served as the posting house and excise office in 1827.²²⁴ There were four inns listed in the Market Place, of which the Hare and Hounds (no. 41, later the Railway Hotel, the Commercial, the Castle Hotel and more recently the Castle Bar) and the King's Arms (no. 36, more recently the Post Chaise) still survive. There were five taverns or inns in Newgate Street, all of which were replaced in the late 19th and 20th centuries by banks and other commercial premises.²²⁵

In 1822, Gaunless Bridge was widened, probably to the design of Ignatius Bonomi (1787-1870), Durham County Surveyor of Bridges between 1813 and 1850.²²⁶ The new bridge was built up against the one constructed by the turnpike trust 60 years earlier. Bonomi was probably also responsible for replacing the road bridge across the Gaunless at South Church in 1835.²²⁷

The Bishop Auckland Savings Bank was the earliest to be established in the town in 1816 as part of a government scheme to encourage the development of Trustee Savings Banks across the country to support the poorer labouring classes. The bank does not seem to have had permanent dedicated premises at its inception; by the mid-19th century it occupied premises on the east side of the Elms, Silver Street (now demolished).²²⁸

Industry

Bishop Auckland sits within a region well-endowed with deposits of coal, and there is evidence for coal mining at nearby Escomb, Coundon, Softley, Cockfield and Evenwood dating from the medieval period.²²⁹ The Parliamentary Survey of 1646-7 identified collieries across the bishop's lands, including at Bitchburn and Etherley Moor.²³⁰ Coal mining was well-established in Bishop Auckland itself by the 18th century: Bishop Auckland Colliery was located just outside the south wall of the bishop's park and was owned by the bishop of Durham.²³¹ It began as a drift mine from the banks of the River Gaunless, although as it progressed along the seam, shafts were sunk at intervals for ventilation and raising coal.²³² In 1769 it was one of 60 Durham mines drawing water from their workings by engine.²³³ At the beginning of the 19th century, the colliery was 36 fathoms (65.8m) deep and produced 4,400 chaldrons (about 12,000 tons) of coal a year, employing 14 men.²³⁴ By this time, several new collieries – Woodhouse Colliery, Witton Park Colliery, Cockfield Colliery, Woodfield Colliery and Bitchburn Colliery – also surrounded the town.²³⁵ These operated on a relatively small scale, producing coal for local markets. Writing of this time in 1872 Richley remarked that:

...it was no uncommon sight to witness in the streets of Bishop Auckland three or four droves of mules and donkeys, of from twenty to thirty each, wending their way from Old Beechburn or Old Etherley Collieries, laden with coal, consigned for the East Coast, or for the northern parts of Yorkshire.²³⁶

The Auckland coalfield had potential, especially because the coal was highly suited to the manufacture of coke, but growth was restricted by the limitations of road transport (the coal was reportedly brittle) and mining technology.²³⁷ The opening of the Stockton and Darlington Railway in 1825 had a massive impact on the industry in the region, reducing the cost of transportation and enabling larger quantities of coal to be carried over much longer distances.²³⁸ The railway's access to new markets encouraged the expansion of old pits and the opening of new ones. By 1837 there were 12 pits within three miles of Bishop Auckland town centre: Black Boy (Gurney Valley), South Durham (Eldon), Eldon, Adelaide, Shildon Lodge, East Thickley, Cobby Crooks, Brusselton, Woodhouse Close, St Helen's (Catherine Pit), Woodhouses, and Old Etherley Collieries.²³⁹ A year later a further two collieries opened at West Auckland and Westerton.²⁴⁰

Manufacturing also took place in Bishop Auckland, either in small-scale factories or as cottage industries. There had been a fulling mill in the bishop's park since at least the mid-15th century, and the present porter's lodge (Castle Lodge) is said to have once operated as a woollen manufactory.²⁴¹ Pigot's Directory of 1828-9 lists two corn mills in the town: the Gaunless Mill (situated near to the Gaunless Bridge) and West Mill (to the south-east of the town).²⁴² Three linen weavers were listed in Wear Chare, and three worsted manufacturers in Newgate Street, Back (Fore) Bondgate and High Bondgate.²⁴³ Dyers (one also identified as a bleacher) operated from Newgate Street.²⁴⁴ The area to either side of Tenters Street was used for stretching out bleached cloth on 'tenter' frames.²⁴⁵ Pigot's Directory of 1828-9 also identifies a wide range of craftsmen operating within the town and probably from their homes, such as blacksmiths, shoemakers, plumbers and glaziers, brewers, joiners and cartwrights, coopers, glovers, hat manufacturers, ironmongers, saddlers, tailors, tallow chandlers and whitesmiths (polisher or finisher of metal goods).²⁴⁶

Housing and social conditions

The replacement of smaller houses with larger buildings, sometimes across amalgamated tenement plots, continued through the mid- and late 18th century and into the early 19th century, particularly within the market place closest to the castle. A number of large, prestigious houses were erected in the Market Place and Fore Bondgate. No. 5, now the Stanley Jefferson public house, dates to the mid-18th century. It was occupied from the 1820s by Richard Bowser, the only qualified lawyer in the town at the time, and his son, also Richard.²⁴⁷ The Bowsers were an ancient family who held offices of trust under various bishops; they owned most of the Pollards Lands, which were granted special rights by the bishops.²⁴⁸ The large detached house known as the Elms on Silver Street (north-east corner of the Market Place) was probably an earlier building which was substantially rebuilt in the mid-18th century to form a house of three storeys, set within a large plot of land (presumably amalgamated tenement plots) extending down the slope towards the river. Nos. 10 and 11 Fore Bondgate, formerly a single property known as the Shepherd's Inn, probably once formed a similar house with large gardens and extensive outbuildings to the rear.

Prior to the mid-19th century, the majority of the buildings along Newgate Street were domestic and some were large properties with extensive rear gardens. Richley, in 1872, recalls that in the early 19th century many of the buildings were in a poor state of repair; Pigot's 1828 Directory lists a range of active trades including butchers, flour dealers, curriers (specialist leather worker) and grocers, suggesting that much of the street was now commercial.²⁴⁹ Smaller and poorer housing would also have existed within the town. These would perhaps have taken the form of simple, one- or two-storey stone structures, such as those at 51 Fore Bondgate, and larger dwellings could be sub-divided.

As industrial activity intensified in the early 19th century, so too did the pressure on housing and services in the town; many travelled up to five miles to reach their place of work.²⁵⁰ The population increased from 1,961 in 1801 to 5,099 as recorded in the 1851 census with new houses built primarily at Dial Stob Hill, Batts Terrace and Town Head.²⁵¹ There was increased plot intensification, particularly along Back (North) Bondgate, Town Head and Newgate Street: rows of cottages were built at the back of older properties fronting the main roads creating 'yards', accessed from the street via narrow passageways or ginnels. Houses of the labouring classes tended to be subdivided into separate tenements with one family occupying one room. The conditions in these areas were deplorable, with perhaps one or two privies for up to 40 people and, in many cases, no drains to discharge household waste.²⁵² Water was supplied by a spring in Newgate Street and by a public pant (fountain) in the market place which was fed by a pipe conveying surplus water from the castle. Wealthier households had a private well such as that surviving on Silver Street.²⁵³

Many houses would have only been single-storey, such as Brougham Place, a long row of houses built on the west side of Newgate Street by 1834.²⁵⁴ The development was possibly named after abolitionist Henry, Lord Brougham and Vaux, who was Lord Chancellor between 1830 and 1834.²⁵⁵ A relocated stone plaque on the wall of the Four Clocks Centre (former Wesleyan Methodist Church) preserves the name 'Brougham Place 1835'. The 1851 Census identified Brougham Place as a hamlet within Bishop Auckland, and listed 37 separate properties within the row.²⁵⁶ The occupants were mainly colliery workers, but included the superintendent of the new gasworks which was located at the southern end of Newgate Street.

The Auckland Poor Law Union was established in 1834 leading to the construction of the first workhouse on Newgate Street in about 1838 (near the site of the later Eden Theatre at the corner of Newgate Street and Princes Street) in an attempt to support the poorer residents of the town and its surrounding areas.²⁵⁷ The workhouse was demolished in the 1850s and was replaced by the new Auckland Union Workhouse (now the District Hospital) on Cockton Hill Road in 1853-5.²⁵⁸

Mid-19th and early 20th-century expansion

Following the establishment of the railways and the subsequent growth of industry in and around the town, Bishop Auckland experienced a period of intense expansion, rebuilding and investment in the latter part of the 19th century. It provided for the needs of a burgeoning population and offered a wide range of shops and trades; by the early 20th century there was also an increased number of venues for entertainment.

The 1844 tithe map is the earliest known depiction of the town at a scale sufficient to identify individual land holdings (Figure 21). It shows the Market Place with Wear Chare to the north, Castle Chare to the south-east and Durham Chare leading into Newgate Street on the south. Newgate Street becomes wider south of Durham Chare (this is also shown on the 1:500 1857 Town Plan), perhaps suggesting that this part is a later development (*see above*). William Street and Tenters Street, running from the west of Newgate Street, are both depicted, as is Finkle Street running along the south side of the Market Place behind properties along Fore Bondgate. Only a few individual buildings are shown, including the Church of St Anne and Gaunless Mill and areas known to be occupied by buildings, along North Bondgate (then Back Bondgate) and Newgate Street, are simply annotated as 'gardens'. It is not clear why this was the case, but one possibility is that these areas were occupied by properties held by the bishop, hence they did not pay tithes.

The Ordnance Survey 1:500 Town Plan, surveyed in 1856 and published in 1857 (*see Appendix 2*), is the earliest known map providing a comprehensive illustration of the town's buildings, with some identification of notable public and religious buildings, schools, public houses and hotels. The market place with its 'market cross' remained the focus of the town, but the town had expanded along Newgate Street, beyond what is now known as Princes Street. By the publication of the 1897 Ordnance Survey map, new streets had been laid out to the east and west of Newgate Street and between South Church Road and Newgate Street in the south part of the town. These maps also document the influential arrival and spread of the railway lines into and through Bishop Auckland (*see below*).



Figure 21: Bishop Auckland Tithe Map, 1844 (DUL CCB/MP/98 Reproduced by permission of Durham University Library)

Administration

Until 1836, when the Durham (County Palatine) Act reduced their powers, the bishops held the majority of the land in the town and maintained many of the rights that they had held since the medieval period.²⁵⁹ The Act separated the bishopric from the palatinate, abolished the palatinate court and passed many of the bishops' powers and privileges to the crown. The Local Board of Health, established in 1854 under the Public Health Act 1848, was the first local authority to take a more co-ordinated approach to the conditions of the town (see below). This was replaced by the Bishop Auckland Urban District Council in 1894 which amalgamated the various parishes and townships (including the separate parcels of Pollards Lands) under the Local Government Acts of 1888 and 1894.²⁶⁰

A burgeoning national communication system, prompted by the introduction of post boxes by 1853,²⁶¹ followed by electric telegraph system in 1880 and the subsequent development of the telephone service, led to the construction of Bishop Auckland's large three-storey General Post Office, complete with counter service, sorting office, telephone exchange and administrative block. This was built on Tenters Street in about 1911 by Middlemiss Brothers of Newcastle to a design by His Majesty's Office of Works.²⁶² It stood to the east of the Bishop Auckland Labour Exchange, established a few years before under the Labour Exchange Act of 1909. This building (since demolished) was replaced by a larger purpose-built structure on Kingsway *circa* 1925, also to a design by the Office of Works.²⁶³

Institutional activity

The Chapel of St Anne was rebuilt between 1845 and 1848 in the popular Early English Gothic style to the designs of William Thompson (*circa* 1810-58), architect to the Ecclesiastical Commissioners (Figure 22).²⁶⁴ At around the same time, the 17th-century almshouses to the north-east of the church were rebuilt, funded by Bishop Maltby.

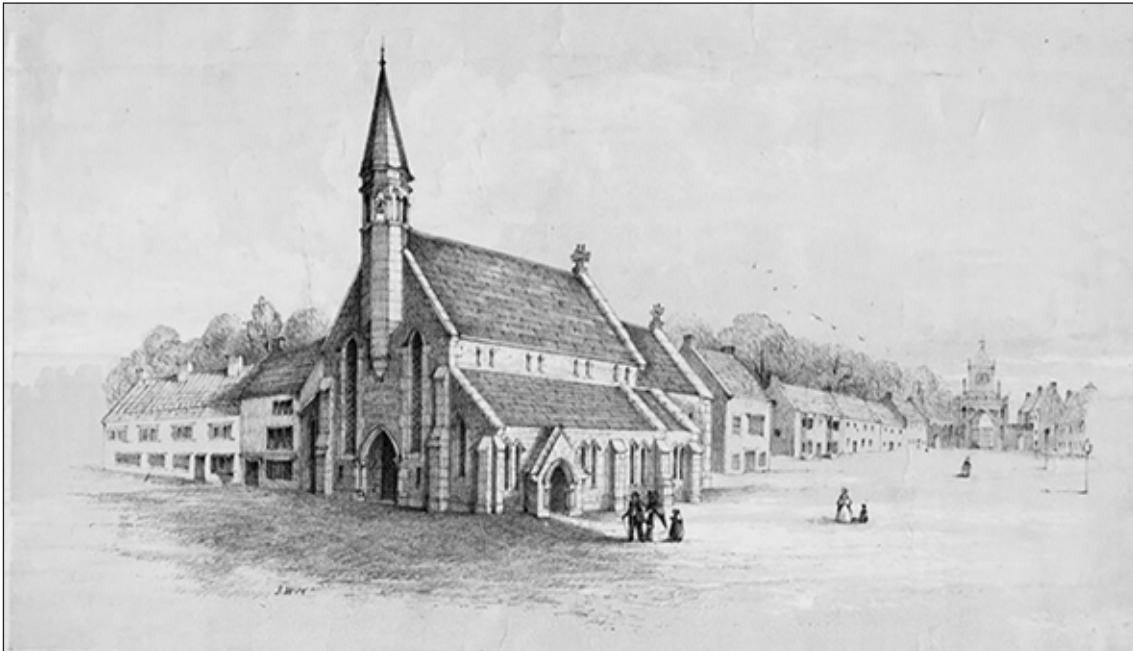


Figure 22: The Chapel of St Anne in the market place, drawn by Reverend J W Hick in 1846 (DCO Prints (C) Rut/Durham 4/37a Reproduced by permission of Durham County Record Office)

William Thompson was the father of William Vickers Thompson (1836-88) and Robert Wilkinson Thompson (1850-96): the brothers were responsible for designing a number of buildings across the town in the second half of the 19th century. W V Thompson followed his father as architect to the Ecclesiastical Commissioners in the late 19th century.²⁶⁵ Perhaps one of W V Thompson's most notable works is the first phase of the Co-operative building (no. 80 Newgate Street) built in 1873-4 which was extended in the same style in 1882-3 by his brother Robert. His other important buildings included the former Royal George Hotel at the corner of Victoria Avenue (nos. 41, 43 and 45 Newgate Street, now Homefair blinds, Bright House and Specsavers) and the Congregational Church on Victoria Avenue/ Kingsway built in 1877 (since demolished).²⁶⁶ As well as commercial and public buildings, W V Thompson also designed some of the houses along Victoria Avenue in the 1870s and 1880s.²⁶⁷ Notable buildings by R W Thompson included the Mechanics Institute on Victoria Avenue, completed in 1880-1, and the nearby Lightfoot Institute on Kingsway which was built as the Young Men's Church Institute in 1882.²⁶⁸ Like his brother, R W Thompson designed domestic properties including the Old Vicarage on Park Street which overlooks the Gaunless, built about 1880.²⁶⁹ The architectural dynasty continued with Robert Brown Thompson (1878-1929), son of R W Thompson, who was responsible for a number of changes to existing buildings in and around the town including the additional storey at no. 25 Newgate Street (former McIntyre's boot and shoes shop).²⁷⁰ James David Thompson (1824-71), an architect based in the town from the mid-1860s until his death, does not appear to have been related to this Thompson family. He was responsible for a number of buildings across the town. including the extension of the Bishop Auckland Savings Bank (no. 45 Market Place) in about 1870, the extension and refronting of Auckland House (no. 1a and 1b Market Place) in about 1871 and outbuildings at the rear of the Co-operative Stores at no. 80 Newgate Street in about 1869 (since demolished).²⁷¹

Mid-19th-century Bishop Auckland did not have a formal meeting place to conduct town business; meetings were generally held at inns or hotels, particularly at the King's Arms or the Shepherd's Inn (later Ye Oakland Hotel) or even the Union Workhouse.²⁷² With the establishment of the Local Board of Health in 1854 and the growing demand for such a meeting place in the prospering town, the joint stock company called the Bishop Auckland Town Hall and Market Company was formed to raise funds for a new dedicated town premises.²⁷³ The company was largely led by Colonel Henry Stobart, proprietor of Etherley Colliery, director of the Stockton and Darlington Railway, and later of the North Eastern Railway. The Town Hall (*see* Character Area 2) was built in 1861-2 on the north side of the Chapel of St Anne. Its Gothic Revival design, reminiscent of northern French and Flemish architecture, was by John Philpot Jones (1830-73) of London but it was adapted by John Johnson (1818-84) of Newcastle who oversaw the building works; the contractor was Richard Cordner.²⁷⁴

Non-conformism, particularly Methodism, grew in England in the second half of the 19th century; in Bishop Auckland there was much construction, or reconstruction, of a number of places of worship. The Friends' Meeting House at the corner of Newgate Street and Great Gates was rebuilt in 1840 and again in 1876.²⁷⁵ The Wesleyan Methodist Church in Back (later North) Bondgate of 1804 was rebuilt in 1842 and again in 1866.²⁷⁶ The eastern elevation of no. 56 North Bondgate retains the only fragmentary remains of the former chapel. The Primitive Methodist Church, previously occupying a private setting, was built in William Street in 1842.²⁷⁷ The Wesleyan Methodist Free Church, originally built in 1844 as the Wesleyan Methodist Association Chapel in Newgate Street, was rebuilt in 1869 to hold a larger congregation, designed by J D Thompson.²⁷⁸ He also designed a Gothic Revival United Presbyterian Church in South Church Road in 1865; it seated 260 people, with a

tower and school room, and accommodation for the chapel keeper.²⁷⁹ The Congregational Church was built on Victoria Street (later Victoria Avenue) in 1877 to a Gothic design by W V Thompson, complimenting the nearby Temperance Hall and contemporary housing along Victoria Street and Regent Street.²⁸⁰ In 1908-14 a new Wesleyan Methodist Church was constructed in Newgate Street (formerly South Road), designed by London-based architects Henry Thomas Gordon (1846-1922) and Josiah Gunter (1861-1930), and constructed by builder Thomas Hilton.²⁸¹ With the exception of the latter, all of these non-conformist chapels have since been demolished.

A national school for girls and infants was established at the corner of South Church Road and Kingsway in 1855.²⁸² Consequently, the Barrington School on the south side of Market Place became just for boys; the Girls School of Industry on Silver Street was sold and the building was later replaced by a masonic institute (also since demolished). The national school was extended around 1873 to designs by W V Thompson, with a new wing to the north-east, and again between 1896 and 1898 to the designs of Frederick Clark (1854-1944) and William Jobson Moscrop (1858-1929) of Darlington with a new building to the south-east to accommodate 704 pupils.²⁸³

With the reconstruction of the Chapel of St Anne, the grammar school moved to a new building on South Terrace in 1846.²⁸⁴ It moved to the present site on South Church Road in 1864, into a building designed by Thomas Austin (1822-67) of Newcastle which included a drawing room, dining room, school room, kitchen scullery and yard with conveniences.²⁸⁵ It was significantly extended to the north-west and north-east by W V Thompson between 1875 and 1878 with a new sitting room, housekeeper's room, science class room, small classroom and larger schoolroom to accommodate 150 boys including 40 boarders; Thompson also added the bay windows at the front of the building.²⁸⁶

The Bishop Auckland County Girls' School became the third school to be added along South Church Road in 1910: it remains by far the largest and perhaps the most impressive of the three buildings. It was designed by Edwin Francis Reynolds (1875-1949) of Birmingham for 270 girls with laboratories and gymnasium.²⁸⁷ The construction of a new west wing to house a dining room and kitchen (although originally intended to accommodate a gymnasium) was commenced in 1939 and finally completed in 1954 owing to delays caused by the Second World War.²⁸⁸ The extension gave the school its distinctive U-shaped plan; it overlooks the new King James I Academy built to the north in 2014.

In the context of the growing labour movement and the campaign for increased workers' rights across Britain, Bishop Auckland, like so many industrial towns, saw the establishment of a number of institutions in the late 1870s and early 1880s designed to promote education amongst the working classes. The Temperance Hall (later the Masonic Hall from about 1970), built at the corner of Victoria Street (later Victoria Avenue) in 1875-7 to the designs of James Garry (*circa* 1849-1918) of Hartlepool, was built both as a platform from which the society could advocate their principles and as a place for adult education and enlightenment. It consisted of a committee room, Band of Hope room and tea preparation room on the ground floor with a large assembly room with gallery above.²⁸⁹ On its west side, the Bishop Auckland Mechanics' Institute moved from a building in Silver Street which it had occupied since the mid-19th century into one designed by R W Thompson in 1880-1. In 1882, the Young Men's Church Institute – later known as the Lightfoot Institute after Bishop Lightfoot who funded it – was opened on Kingsway. It was also constructed by Thompson (and extended in 1906 by his son R B Thompson) and comprised a large hall, class and recreation rooms and a library containing 300 volumes.²⁹⁰

In addition, in 1883 the Edgar Memorial Hall was built off Tenters Street, designed by R W Thompson in a Tudor style. It was intended to serve the ‘spiritual and temporal necessities of the poorest of the poor’, to promote church temperance and support a Sunday school and other meetings. It comprised three classrooms, soup kitchen and large meeting hall.²⁹¹

Commercial activity

The Market Place continued to be the commercial hub of the town in the mid-19th century with Newgate Street and Fore Bondgate as the key retail areas branching to the west and south. The market place was a large open space with an island of buildings – including the Chapel of St Anne rebuilt in 1848 – at its centre, much as it is today. The reconstruction of the church meant the loss of the market hall in its tower, requiring the construction of a new purpose-built market hall (known as the market cross) to the west of the new church. Designed by William Thompson, it was intended to incorporate the public pant (fountain) and offer shelter for the market people, although by 1857 it was also accommodated stalls.²⁹² It was built on an octagonal plan with open sides of polished stone, with a crenellated roof and cupola.²⁹³ The building is depicted on the 25-inch 1857 Ordnance Survey map (surveyed in 1856), but was shortly afterwards taken down following reports to the Local Board of Health that it had fallen into a poor state of repair; it was referred to as an ‘ugly abomination’.²⁹⁴

Banks, shops, inns and refreshment houses surrounded the market hall along each side of the market place and into Newgate Street and Fore Bondgate. The Bishop Auckland Savings Bank was constructed on the east side of the Chapel of St Anne *circa* 1860 (altered in 1870).²⁹⁵ It was amalgamated with Backhouse’s Bank (although it remained open) and a new and imposing Italianate building was constructed opposite in 1870 (opened 1871).²⁹⁶ More modest buildings were built for the York City and County Bank (no. 21 Newgate Street) in 1893 to the designs of Walter H Brierley (1862-1926) and James Demaine (1842-1911) of York, and the Yorkshire Penny Bank (no. 18 Newgate Street) in 1898 designed by John R Whitaker (1872-1944) of Leeds.²⁹⁷

Unlike the banks, the majority of the shops before 1870 operated from small premises, often adapting the front room of a house into commercial space with lodgings above and/or behind. A good example can be found at no. 25 Newgate Street: probably constructed as a pair of houses in the early 19th century, it was used as shops with storage above and workshops at the back from around the mid-19th century.²⁹⁸

The Board of Health reported in 1856 that there were a large number of butchers’ shops with slaughterhouses at the rear, reflecting the town’s role as an agricultural centre where produce could be processed and traded.²⁹⁹ Gregory’s butchers (nos. 103 and 105 Newgate Street) is a fine example of a small specialist shop dating from the mid- to late 19th century, already operating there by 1857 when a ‘slaughter house’ is marked to the rear on the 25-inch Ordnance Survey map. William Gregory came from a family of butchers and farmers; they occupied one of the shops from at least 1871 and by 1881 they had both premises with a beef shop on one side and a pork shop on the other.³⁰⁰

Despite the range of goods on offer in Bishop Auckland, individual shops remained fairly small, constrained by the low incomes of their customers. This changed with the arrival of the co-operative movement. Membership – which was open to all – included shares in the institution, and this shared capital was used to purchase a range of goods of reputable quality which could be sold at affordable prices. The first Bishop Auckland Co-operative –

one of the earliest in the country – was established on Belvedere (South Church Lane, later Kingsway) in about 1860 and moved to premises on Newgate Street in 1862.³⁰¹ The store became so popular that by 1873 a new three-storey purpose-built shop was constructed with grocery and boot and shoe departments, new stabling (to enable home deliveries) and warehousing.³⁰² It was designed by W V Thompson and within a decade was extended southwards by R W Thompson in a similar Gothic Revival style.³⁰³

The 1870s saw the construction of larger purpose-built shops and emporiums, including Hedley's (later Doggart's, in 1895) drapery emporium on the south side of Market Place (nos. 1a and 1b), which was extended and refronted between 1871 and 1874.³⁰⁴ The sophisticated classical stone elevation of this three-storey building epitomises the town's increasing confidence and architectural investment. It was accompanied by Rowntree and Duff's drapery (later Gill's) which previously stood on the site of no. 42 Market Place, one of the largest firms in Bishop Auckland in the late 19th century.³⁰⁵

Newgate Street flourished in the last quarter of the 19th century with almost every building along it serving a commercial purpose. Victoria Street (later Victoria Avenue) was laid out in the early 1870s, its western end framed by three-storey stone buildings in a classical style. The south corner of Victoria Avenue and Newgate Street was originally known as Victoria House and was built in the early 1870s while those on the opposite corner were built as the Royal George Hotel.³⁰⁶ Buildings between Tenters Street and William Street on the opposite side of Newgate Street were also set back and rebuilt in order to widen the upper part of Newgate Street in line with that to the south.³⁰⁷ The Central Buildings, another large and imposing building incorporating a row of shops with accommodation above, was added in about 1885.³⁰⁸

Commercial investment continued into the early 20th century with the replacement of shopfronts and refurbishment of existing premises along Newgate Street. A notable example is the double frontage across Gregory's butcher's shop (nos. 103 and 105) added about 1910. Many of the larger well-known high-street chains were also starting to appear: Woolworths (previously at no. 84) was built in 1922 and a new and larger Marks and Spencer (previously at no. 23) was built in 1930. McIntyre's (no. 25) Art Nouveau shopfront demonstrates that long-established family businesses were also able to thrive at that time. Advertisements from the 1930s for shops offering golfing equipment, attire and repairs trading in Newgate Street, indicate the growing popularity of the local golf course and its impact on the town's commercial offer.³⁰⁹

A number of inns, hotels and public houses were rebuilt in the Market Place in the late 19th and early 20th centuries. The Talbot Hotel (no. 43 Market Place, now demolished) was rebuilt in about 1875 by the brewery, Plews of Darlington and Bedale, at a cost of nearly £30,000.³¹⁰ It was one of the leading hotels in Bishop Auckland with many bedrooms and a distinctive two-storey stable with a ground floor for carriages and a first floor for horses.³¹¹ The Queen's Head (rebuilt *circa* 1898) and the Bay Horse (rebuilt *circa* 1909) also replaced earlier establishments. There were a large number of public houses, inns and taverns in the Market Place and Fore Bondgate at this time, suggesting that there was a significant amount of confidence in trade within the area as well as commercial competition.³¹²

As Newgate Street became more congested towards the end of the 19th century, further widening was required. Unlike the buildings south of William Street (nos. 30, 32, 34 and 36) which appear to have been rebuilt in one phase (*see above*), those north of William Street appear to have been rebuilt and refronted individually between 1898 and 1912.

This row included the Yorkshire Penny Bank and the North Eastern Bank along with three public houses: the Market Tavern, Criterion and White Lion. The Market Tavern (no. 14 and possibly also 16, previously the Spirit Vaults) was rebuilt about 1899.³¹³ It was described in 1900 as 'newly rebuilt' with a faience front (sadly gone) and comprising extensive bars, service areas, six bedrooms, stabling and bottling warehouse with stores above (Figure 23).³¹⁴ In 1899, a new façade was planned for the Criterion Hotel (no. 12) to the designs of Frederick Howard Livesay (*circa* 1869-1924).³¹⁵ The White Lion (nos. 6 to 8) was entirely rebuilt with new stabling to the rear between 1911 and 1912 (*see* Figure 120).³¹⁶



Figure 23: A photograph of the Market Tavern, later known as the Market Hotel taken in the early 20th century (Reproduced with kind permission of Tom Hutchinson)

Transport and infrastructure

The first railway to enter Bishop Auckland opened in November 1843.³¹⁷ The Act of Parliament for a new railway branching from the Stockton and Darlington Railway (S&DR) at Shildon, to be operated by the newly formed Bishop Auckland and Weardale Railway Company (a subsidiary venture of the S&DR), was passed on 15 July 1837.³¹⁸ The new line would link the Stockton and Darlington Railway with the coalfields around Crook and Witton-le-Wear to the north-west of Bishop Auckland.³¹⁹ It took five years to build due to the scale of the engineering works required, particularly to construct the Shildon Tunnel and a new bridge over the River Gaunless.³²⁰ The line from Shildon to South Church was completed in 1842, and extended into Bishop Auckland itself and to Crook in the following year.³²¹ A further stretch of line from Crook to Waskerley was completed in 1845, connecting with the Stanhope and Tyne Railway and thereby forming a direct link with the ports on the River Tyne at South Shields.³²² The Wear Valley Railway extended the line from Wear Valley Junction (north of Witton Park) to Frosterley, opening in 1847.³²³

The development of the new railway network had a profound impact on the economic and industrial growth of Bishop Auckland and its surrounding areas (Figure 24). The railway and goods stations, situated to the south of the town on South Road (later Newgate Street), were important interchanges for passenger and freight traffic; typical goods included coal, coke, lead, copper, as well as limestone, ironstone and marble from Weardale.³²⁴

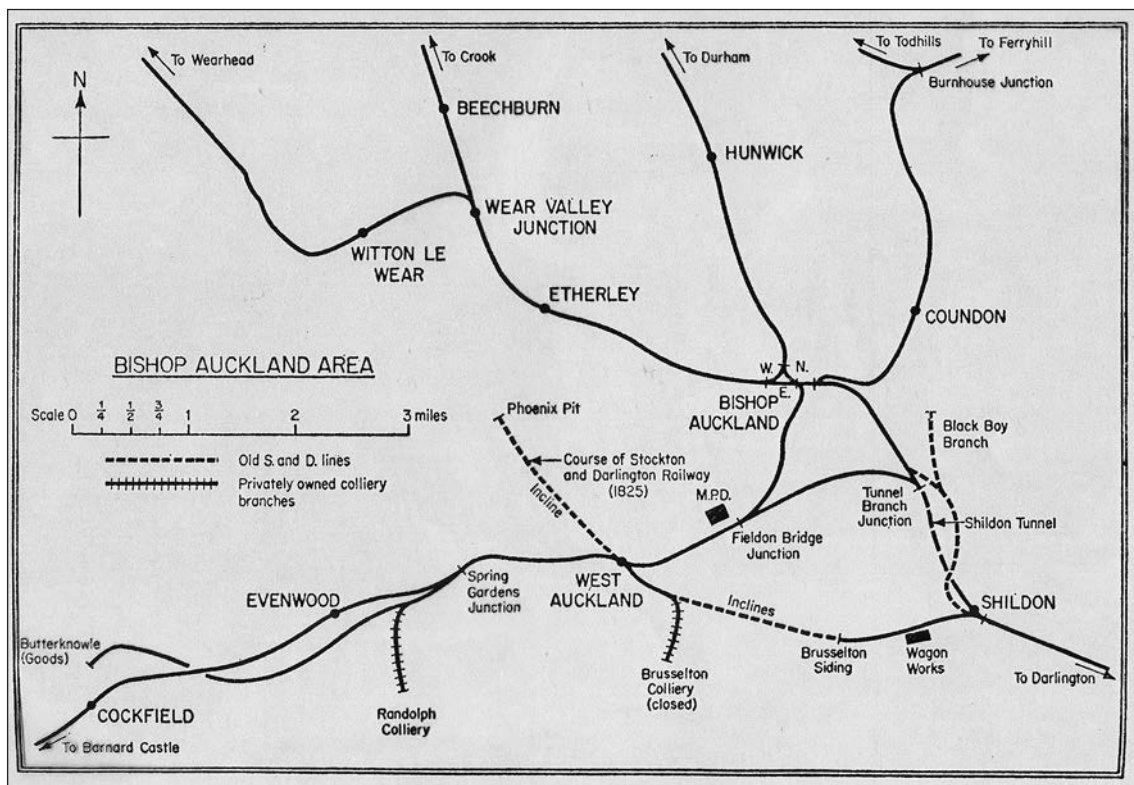


Figure 24: Railways in the Bishop Auckland area before the Second World War (Reproduced with kind permission of Tom Hutchinson)

In 1853, the North Eastern Railway (NER) re-started work on a 15-mile line connecting Durham to Bishop Auckland, which ran northwards from a temporary station located on Tenters Street to the small village of Leamside near Durham.³²⁵ The viaducts, bridges and embankments along the route were overseen by engineer-in-chief T E Harrison and resident engineer R Hodgson, and largely implemented by the main contractor Richard Cail of Elvet Villa near Durham.³²⁶ They included the 11-arch Newton Cap Viaduct over the River Wear and a tunnel underneath High Bondgate in Bishop Auckland itself (since removed). The line formally opened in April 1857.³²⁷ The station at Bishop Auckland was rebuilt to accommodate platforms for both the North Eastern Railway and the Stockton and Darlington Railway, which had opened by December 1857.³²⁸ The Ordnance Survey 25-inch map published in 1857 (surveyed 1856) shows the original rectangular-shaped railway station on the Stockton and Darlington Railway, and the six-inch map of 1859 (surveyed 1857) identifies the new station situated between the two lines.³²⁹ The two railway companies amalgamated in 1863.³³⁰

To the south/south-west, a new line constructed by the South Durham and Lancashire Union Railway was extended to Bishop Auckland in 1863, having previously opened from Tebay in Cumbria to Barnard Castle in 1861.³³¹ This line enabled the cross-regional transportation of coke from South Durham to the ironworks of Cumbria, and Cumbrian iron ore to the mills at Teesside and Consett.³³² There was also a regular passenger service to Barnard Castle.³³³ As an indication of its development into a regional railway hub, Bishop Auckland station was enlarged in 1867.³³⁴ The goods station, which was first shown on the 1857 25-inch map (surveyed 1856) to the north-east of the railway station, was also replaced in the 1870s with a much larger building adjacent to the Durham line with its own dedicated goods yard, as shown on the 1897 Ordnance Survey map (revised 1896) (*see* Appendix 2).³³⁵ This was a sign of the increased volume of raw materials and produce that was passing through Bishop Auckland in the later 19th century.

To the east of the town, the Bishop Auckland and Spennymoor Branch Railway line (later known as the Bishop Auckland and Ferryhill Railway) was opened in 1885 as an extension of the Byers Green Branch of the Clarence Railway.³³⁶ The construction of this line had a huge impact on Auckland Park, running straight through its eastern part on a high embankment and creating an isolated eastern corner previously known as 'Kings Island', then continuing north as a prominent cutting through the surrounding fields.³³⁷ In order to retain communication across the Auckland estate, several accommodation bridges were constructed, including one to carry the bishop's driveway from Park Head towards the castle.³³⁸ The introduction of this railway line and associated bridges, and the formalisation of the area called High Plain as a golf course (*see* below), represent the most prominent physical changes to the park since Bishop Trevor's alterations in the mid- to late 18th century.

By the end of the 19th century, Bishop Auckland railway station had taken on a distinctive triangular-shaped plan, as shown on the 1897 Ordnance Survey map (*see* Appendix 2), including an additional platform for passengers to Spennymoor and Ferryhill, and a new booking office.³³⁹ The goods station, nestled between the North Eastern Railway line and the buildings of South Road (later Newgate Street), was also well-established by this time, with an office attached to the north of the main building, an expansive goods yard, a crane and numerous sidings (Figure 25). The signal box at the north junction towered over the area. By 1905, a fourth (and final) platform had been added to the complex.³⁴⁰



Figure 25: Bishop Auckland goods yard with the north junction signal box in the background (Reproduced with kind permission of Ernie's Railway Archive)

Industry

The expansion of the rail network had a huge impact on the coal mining industry (Figure 26). The opening of a branch line from the Stockton and Darlington Railway to Crook in 1843 expanded coal mining to the north-west of the town, and by 1850 no fewer than 30 pits had been sunk on both sides of the River Wear and up through the Gaunless valley.³⁴¹ This was to become one of the most important coalfields in the country. The coal of the Durham coalfield was particularly suited to the manufacture of coke, and demands for coal to supply the iron industry on Teesside also led to increased production.³⁴² By 1863 there were 65 collieries in the Auckland Coalfield producing around 4,700,000 tons per year.³⁴³ By 1880 three large collieries – Newton Cap Colliery, Woodhouse Close Colliery and Auckland Park Colliery – operated in close proximity to the town.³⁴⁴

Bishop Auckland was now a thriving market town, serving the region with a wide range of industrial and commercial activities.³⁴⁵ The area to the south of Princes Street (formerly Fairless Street) was intensively developed in the second half of the 19th century, largely as a result of the opening of the railway and the goods station. The 1857 Ordnance Survey 25-inch map shows new housing on South Road (later Newgate Street), South Terrace and Flintoff Street (*see* Appendix 2). The area also attracted other industries, with the gas works, brick and tile works, and a rope walk operating from the area. The gas works were privately built by a Mr West of Durham, reusing timber and stone from the demolition of nearby Binchester Hall (*circa* 1830).³⁴⁶ Gas pipes were laid through the streets for businesses and domestic properties, and the town was illuminated with public gas lamps from the end of December 1835.³⁴⁷ To the east of Newgate Street, a brick and tile works occupied a large corner plot directly to the north of the NER Bishop Auckland to Darlington line.³⁴⁸ It was served by its own railway spur and was operated by Braithwaite and Watson from at least 1858.³⁴⁹ A further brickfield lay to the south-west of the railway station.³⁵⁰ These sites may well have supplied building materials for local construction.

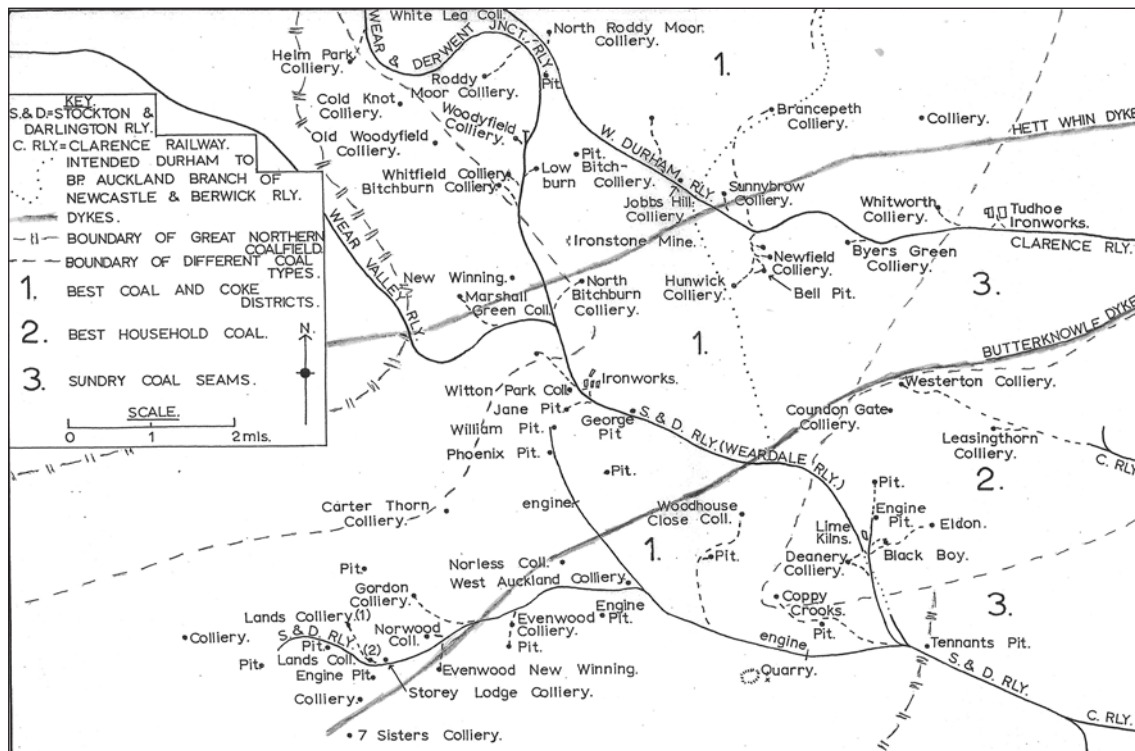


Figure 26: Map of the Auckland Coalfield, 1852 (Reproduced with kind permission of Tom Hutchinson)

Landholders also began to realise the potential for undeveloped land close to Newgate Street. Peel, Chester, Railway, Southgate and Frederick Streets were laid out to the east of Newgate Street by the end of the 19th century. A proposed layout of these streets appears on a plan dated to 1856 (Figure 27). The land was in the ecclesiastical ownership of the St Helen Auckland Glebe, and leased to Henry Tuke, a prominent local businessman.³⁵¹ Chester Street was named after Reverend Matthew Chester of St Helens, who held the stewardship of the land.³⁵² It is possible that Peel Street was named after Prime Minister Sir Robert Peel (1788-1850).³⁵³ The proposed grid-style street pattern is not dissimilar to that shown on the 1897 Ordnance Survey 25-inch map (revised 1896) (see Appendix 2), although there are some clear differences between proposal and construction. Instead of continuing southwards to Railway Street, Frederick Street was re-aligned and terminated at Peel Street, and Southgate Street extended to Chester Street.³⁵⁴ As built, the northern part of the area was developed predominantly for housing; the southern part, from Peel Street southward, mostly contained industrial premises.

Lingford Gardiner and Company (established in 1861) was one of the first to purchase a plot of land in the area. In September 1856, they entered into a 99-year lease with Henry Tuke for a plot measuring 2,311 square yards between Railway Street and Chester Street, for £25 13d per a year.³⁵⁵ The Ordnance Survey 25-inch map of 1897 shows that the firm – identified as Auckland Engine Works – later expanded their works eastwards and acquired another large plot to the south of Railway Street.³⁵⁶ The railway spur leading to the former brick and tile works to the south was extended into the engineering works and linked to the site north of Railway Street by a level crossing. By 1900, Lingford Gardiner and Company was a successful engineering business operating from a 3 to 4 acre site (1.2-1.6 ha), supplying mining and other industries across the region.³⁵⁷ In 1894 it was recorded that

they specialised in the repair and manufacture of locomotives for collieries and ironworks, as well as colliery hauling engines, winding engines, pit head gear, points and crossings, gauges, steam boilers, brass fittings, castings and parts.³⁵⁸ Their works included iron and brass foundries, machine and fitting shops, engine erecting shops, a pattern shop and store, forges and a boiler shop. In the 1890s they expanded into the manufacture and design of bicycles, patenting a spring-framed bicycle that was advertised as the Rational Umpire Spring Framed Cycle. The company operated from this site until 1931.³⁵⁹

Several other prominent businesses were established in the same area. The Auckland Ironworks (identified on the 1897 Ordnance Survey map as the steel works) was built on a plot adjacent to Lingford Gardiner and Company, to the south of Railway Street.³⁶⁰ It was opened in 1863 by Joseph Vaughan, nephew of John Vaughan of the Bolckow and Vaughan mining and iron-making company, initially to make edge tools and later as an ironworks.³⁶¹ It closed in 1884 and part of the site was taken over by Lingford Gardiner and Company. A further engineering firm, Robert Wilson and Sons, was also set up to the north of the Bishop Auckland and Ferryhill line. The firm was established in 1842, although it is first shown to the east of Newgate Street on the 1897 map as the railway forge.³⁶² It became a key employer in Bishop Auckland, operating until the 1990s; in 1894 it was described as 'engineers, steel manufacturers, iron brass founders and forgemen, operating from Railway Forge and Auckland Steel Works'.³⁶³ The 1920 Ordnance Survey 25-inch map (revised 1915) shows that the railway forge and steel works were linked to each other by railway spurs, and that Robert Wilson and Sons had expanded their works across these two sites. They also took over some of Lingford Gardiner and Company's business when they closed in 1931.³⁶⁴ Holdforth Roller Flour Mill, operated in 1894 by Appleton, French and Scafton Ltd millers and corn merchants, was also established between the Bishop Auckland and Ferryhill line and the Barnard Castle line (*see* Appendix 2).³⁶⁵

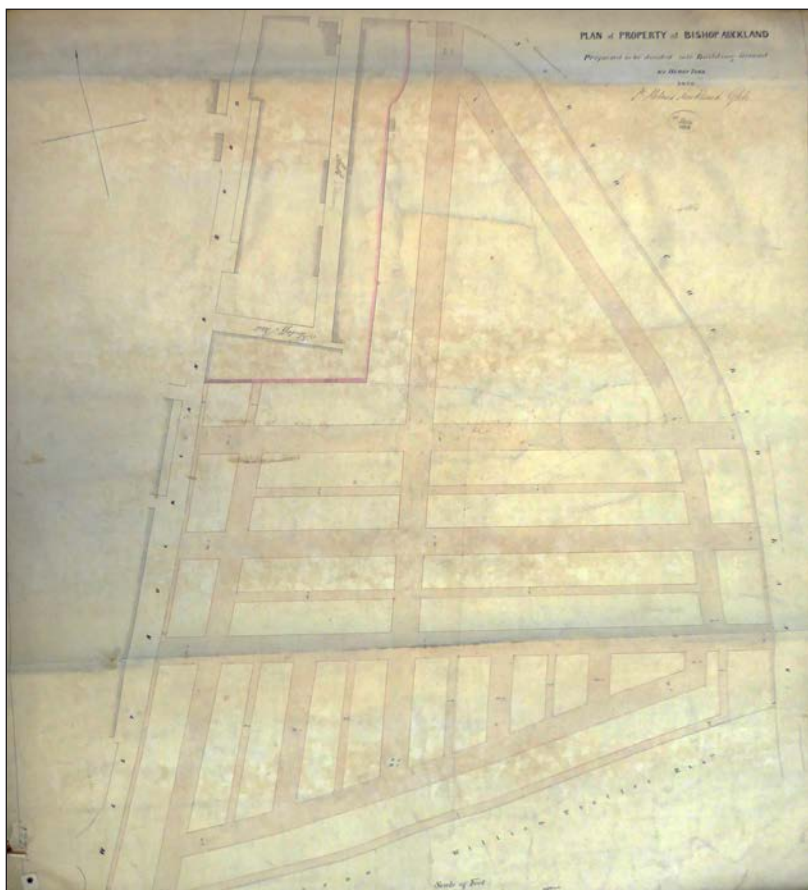


Figure 27: 'Plan of Property at Bishop Auckland, Proposed to be divided into Building Ground', by Henry Tuke, 1856 (DUL CCB MP 511 Reproduced by permission of Durham University Library)

A number of smaller industries were also set up within the area. The 1897 25-inch map identifies two saw mills, one on the former gas works site to the west of Newgate Street, and another between Chester Street and Railway Street, next to Lingford Gardiner and Company (*see Appendix 2*).³⁶⁶ Kelly's Directory of 1902 lists a number of timber merchants and associated businesses in the area.³⁶⁷

A number of manufactories and smaller-scale businesses operated from other parts of the town. The Gaunless Roller Flour Mills, later known as Ferens Flour Mill, was situated on the bank of the River Gaunless; its building butted up against the south-east side of Gaunless Bridge. Established in 1830, it was later owned by flour miller Michael Ferens, elder brother of MP Thomas Robinson Ferens, who acquired the site in the 1870s.³⁶⁸ The white buildings of the mill were a local landmark, clearly visible from Durham Road (Figure 28) until it was destroyed by a fire in 1970.³⁶⁹ Lingford's baking powder manufactory in Durham Street operated from the 1880s until 1973.³⁷⁰ There was a tallow factory in Back Bondgate and a tannery in Wear Chare.³⁷¹

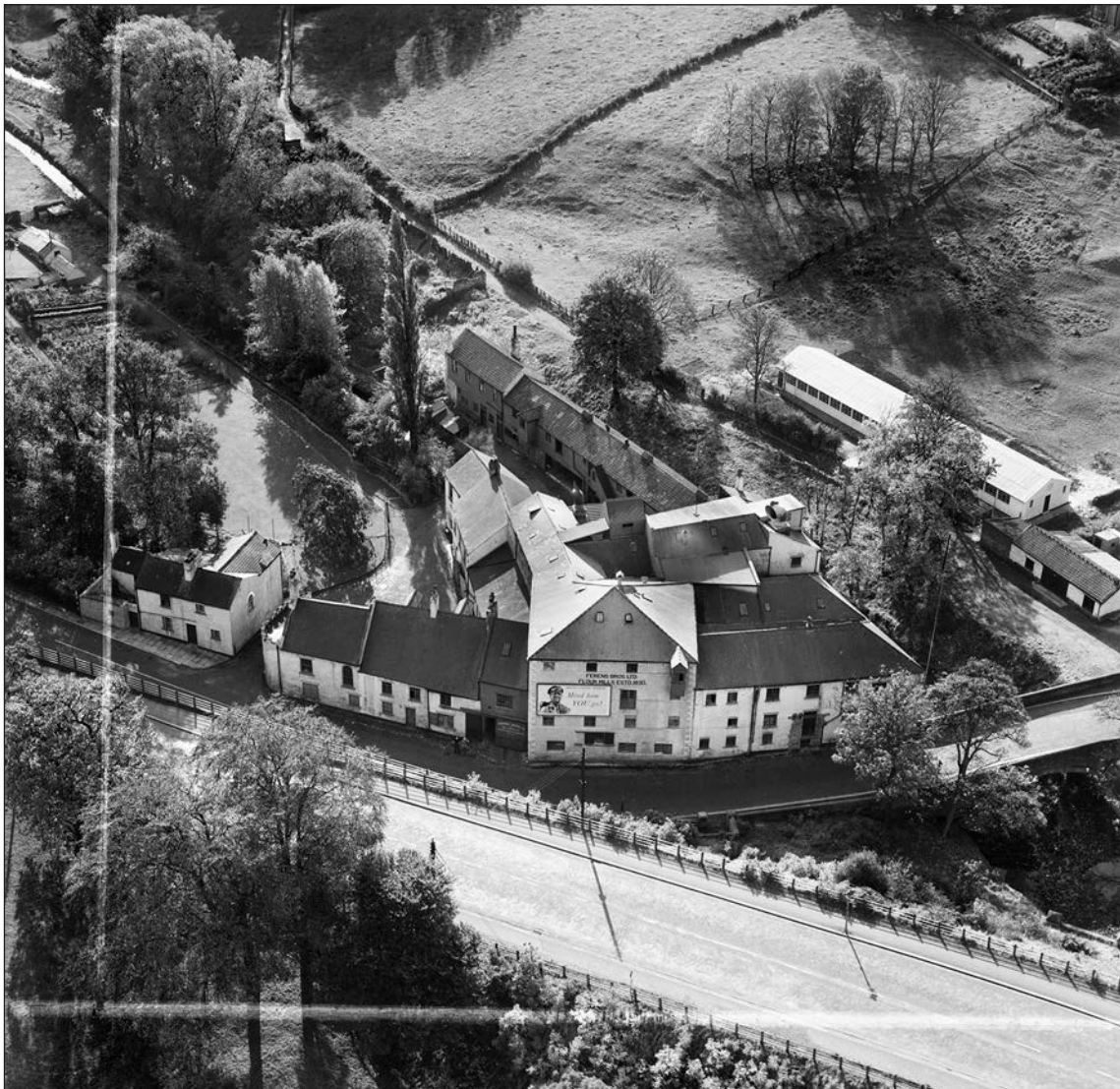


Figure 28: Aerial photograph of the Ferens Mill complex 1950, looking south. The frontage is painted with the sign 'Ferens Bros. Ltd Flour Mills Estd. 1830'; taken by Aerofilms Ltd in October 1950 (EAW033890 © Historic England Archive, Aerofilms Collection)

Housing

The conditions of the town, particularly the houses and lodging houses of the labouring class, had reached such a squalid state that a petition was drawn up to request a public health enquiry in 1851. This was duly carried out in the same year by Thomas Rammell, Superintending Inspector to the General Board of Health, in accordance with the Public Health Act of 1848. His report, first published in 1852, highlighted major causes for concern, particularly poor or absent drainage, a deficiency of privies and sanitation, insufficient and poor-quality water supplies, and overcrowding (notably in Back Bondgate, Townhead and Newgate Street).³⁷² In September 1854, a Local Board of Health was elected and immediately initiated plans to construct a new waterworks, drains and sewerage.³⁷³ Even so, the Bishop Auckland Medical Officer reported in 1894 that the conditions in certain areas remained very poor and overcrowded, and disease was rife.³⁷⁴

The 1857 Ordnance Survey map (revised 1856) shows that back-to-back housing and tightly packed smaller housing in back yards were common at this date. To the north of the town, there was housing of this kind on Dial Stob Hill, Wear Chare, Finkle Street and Clayton Street, and on the north side of North Bondgate. To the south, a series of back-to-back houses were erected on the east side of Newgate Street (formerly South Road) and on South Terrace. These would have been very small houses, probably with a single room to the ground and first floors, and with access to shared facilities in a communal yard. The 1897 Ordnance Survey map shows fewer back-to-backs on Newgate Street and South Terrace, suggesting that these properties had been made into through-housing (where two back-to-back houses were knocked through to create a single house) by the end of the 19th century. This was probably undertaken on the recommendation of the Local Board of Health.

In stark contrast to the smaller and poorer houses and yards, there were some larger houses built in the town in the mid-19th century, particularly along Newgate Street. The large three-storey property at nos. 73 and 75 Newgate Street, formerly known as Beethoven House, was a family home with extensive gardens at the rear running through to Kingsway. In 1851 it was the home of the Brotherton family who established their music shop in the premises.³⁷⁵ A row of three-storey houses at the corner of Kingsway and South Church Road, originally known as Belvedere, is a further example of better housing in this period.

By the 1870s, Bishop Auckland was attracting more middle-class professionals and investors. This led to the construction of larger terraced houses along Victoria Street (later Victoria Avenue) and Regent Street and very large detached villas overlooking the River Gaunless on Park Street, built in the late 1870s and early 1880s.³⁷⁶ The Thompson brothers were involved in the design of these properties as well as many of the public buildings nearby, namely the Young Men's Church Institute and the Temperance Hall (*see above*), promoting a uniformity of style and design.

Leisure and sports

Throughout its history Auckland Castle and Park had stood apart from the town as a place of status, display, governance and the bishops' private enjoyment, but this period saw a gradual shift towards public access for leisure. For example, in 1814 a mineral spring was discovered in the park and local people, who usually only entered the park as labourers, were drawn in to take the 'healing waters'.³⁷⁷ Newspaper articles and illustrations from the 1850s show that large numbers of people were welcomed into the park for an annual horticultural fete, amongst other occasions (Figure 29); in 1853 it was reported that:³⁷⁸

This is the third time within the last month or two that the Bishop, with a kind and liberal spirit, has thrown open his grounds for the amusement of his neighbours...³⁷⁹

The flower show became known as 'the Annual Gala of the North' and drew visitors and musicians from across the country.³⁸⁰ By 1890 the park was open daily from sunrise to sunset, and Bishop J B Lightfoot (in office 1869-79) granted local gentry, the police and doctors permission to drive their carriages through it.³⁸¹ Postcards sent at the start of the 20th century depict romantic meetings and evening trysts being enjoyed in the park.³⁸²

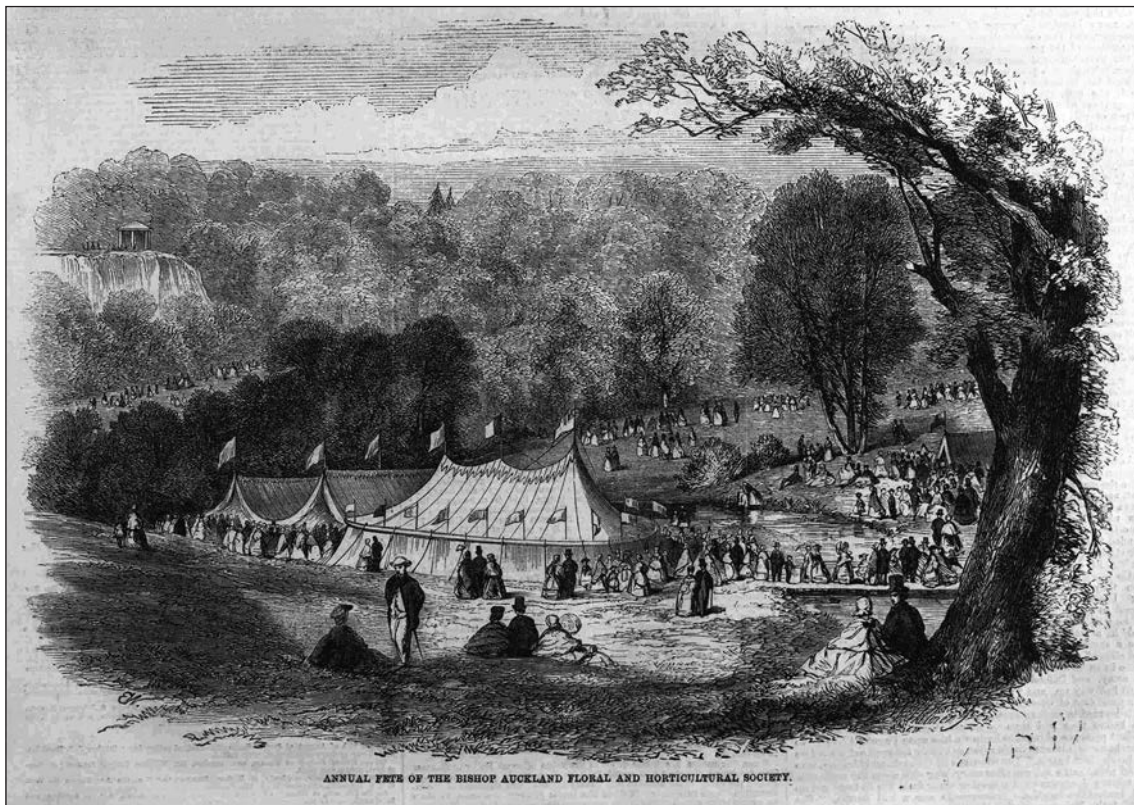


Figure 29: 'Annual Fete of the Bishop Auckland Floral and Horticultural Society', engraving published in Illustrated London News, 17 September 1859; the drawing shows the view looking south along the Gaunless Valley from the deer shelter, with the small Grecian folly on high ground east of the river (top left). (Public Domain, Google-Digitised for non-commercial use, via Hathi Trust digital library)

Perhaps the most notable change in the use of Auckland Park was the conversion of a large proportion of land to a golf course. Golf became firmly established in England in the later 19th century, with the number of registered clubs rising dramatically in the decades following the 1860s. By around 1890 golf was being played in the outer park at Bishop Auckland.³⁸³ What began as a fairly casual activity enjoyed by theological students training at Auckland Castle – probably with little alteration to the existing park layout and planting – was formalised in 1894 with the founding of the Bishop Auckland Golf Club and an agreement that High Plain could be used for golf but that grazing by sheep and ponies would remain alongside; grazing continued until 1960.³⁸⁴ The club's first groundsman was taken on shortly after to manage the landscape of High Plain. Throughout the lifetime of the club the office of president has always been held by the bishop of Durham, starting with Brooke Foss Westcott in 1894, maintaining a form of link across the differently managed areas of the park.³⁸⁵ The golf club was established within the 'golden age' of course design (1890s to 1920s); the original 9-hole course was laid out by James Kay in 1894, and redesigned in 1913-4 when Kay extended the course to 18 holes.³⁸⁶ There have been three successive club houses, the first a former tennis pavilion relocated from the local cricket field in 1894. It was replaced with a purpose-built timber structure in 1902, extended in 1909; this was itself replaced in 1969 by the present club house (*see below*).³⁸⁷ The course layout at Auckland Park has seen continual alterations and improvements for over a century; many were relatively minor or cosmetic, but some more intense episodes of development – the planting and removal of trees, or the levelling of tees and greens – will have impacted on underlying parkland features.³⁸⁸ Economic pressures in the war and interwar years probably meant little improvement or growth to the course, and the club was fortunate that no parts of the site were commandeered for cultivation of food towards the war effort during either of the world conflicts; a factor that has also protected the earlier parkland features across the course.³⁸⁹

A new cricket ground was established on the eastern side of Kingsway in the mid-19th century. The ground was shared with the amateur football club formed by the Young Men's Church Institute in 1882 and reformed as the Auckland Town Football Club in 1887. The ground-share agreement was confirmed and formalised in the same year when the club signed a 999-year lease with the Ecclesiastical Commissioners.³⁹⁰ Auckland Town were founding members of the Northern League, formed in 1889, but they left league football for a brief spell in 1891 to return as Bishop Auckland Football Club in 1893. The club was extremely successful: between 1893 and 1988 they won the league championship 19 times.³⁹¹ A grandstand is shown against the northern boundary on the 25-inch 1897 Ordnance Survey map and a cricket pavilion was built on its western side in about 1903 to the designs of William Perkins (*circa* 1870-1908) of Bishop Auckland.³⁹²

Theatres and cinemas

The first theatre to be established in Bishop Auckland was the Masonic Music Hall opened in 1865 on the corner of Newgate Street and Princes Street.³⁹³ In 1892, while under the management of Arthur Jefferson, father of the famous comedian Stanley Jefferson (later Stan Laurel), it was reopened as the Eden Theatre after considerable changes to its internal layout.³⁹⁴ On 6 December 1909 the Hippodrome Theatre was opened in Railway Street, designed by Darlington architect Joseph James Taylor (1881-unknown) under the supervision of George F Ward of the Birmingham-based architectural firm Owen and Ward.³⁹⁵ The scheme was promoted by local lemonade manufacturer E W Sant and cost

£10,000.³⁹⁶ It was not a successful venture however, and was unable to compete with the growing demand for film.³⁹⁷ It went into liquidation in 1911 and was sold in March 1912 to Picton's Pictures, who converted it into a cinema.³⁹⁸ The Eden also became a cinema in 1927 and further new picture houses were established across the town.

An early cinema was established in the Temperance Hall at the corner of Victoria Avenue and Kingsway around 1900 and a cinema known as the Lyric was opened in 1911 on Newgate Street.³⁹⁹ The first purpose-built picture house in the town, however, was the King's Hall on Newgate Street (no. 77); built in 1914, it opened in 1915.⁴⁰⁰ The large three-storey building (since reduced in height) fronting Newgate Street contained shops with a central 'arcade' leading to the hall at the rear. The hall was equipped to show silent films and included a stage for live variety performances, a library, ballroom and restaurant.⁴⁰¹ It was later extended into the neighbouring building (no. 73 and 75, previously known as Beethoven House).⁴⁰² The Majestic was the last purpose-built cinema constructed in the town centre and was opened in 1938 on Tenters Street; it had 1,385 seats and a wide screen of 40 feet (12m).⁴⁰³ It became part of Oscar Deutsch's chain of Odeon Cinemas in 1944; it was renamed as the Odeon in 1946.⁴⁰⁴ A year later, the remaining three cinemas (King's Hall, Hippodrome and the Eden) were purchased by the Essoldo group.⁴⁰⁵

Other leisure pursuits included the Olympia Skating Rink in Railway Street, which was approved for construction in September 1909.⁴⁰⁶ In December 1909 it was advertised as 'The Finest Skating Rink Surface in the District', with a rock maple floor and four skating sessions a day, along with a café serving afternoon teas and music provided by a military band.⁴⁰⁷ Demonstrations were also given by a Professor P Hall, 'the World's Renowned Teacher of Scientific and Ornamental Skating' at the end of each session. By 1912 it also operated as a music hall and it was also used for Saturday-night boxing matches.⁴⁰⁸

Mid- to late 20th-century change

Administrative changes

In 1937 the Local Government Act allowed the Bishop Auckland Urban District Council authority over more of the surrounding area,⁴⁰⁹ which it retained until further reorganisation in 1974 (under the Local Government Act 1972); this led to its replacement by the Wear Valley District Council, and many services were transferred to Durham County Council.⁴¹⁰ The district council vacated the town hall and for a short time occupied the Elms in Silver Street before moving to Crook. The town hall was reopened in 1993 as a cultural and recreational centre.⁴¹¹

By far the tallest building dominating the skyline of Bishop Auckland is the former Department of Health and Social Security building located at the south-west corner of the bus station and accessed from Tenters Street. This ten-storey building was built in 1969-71 and although its design was controversial, it brought much needed new employment into the area (Figure 30).⁴¹²



Figure 30: The former Department of Health and Social Security building dominating the skyline behind the buildings of the Market Place, viewed from the north-east (DP234719 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

Education

The King James I Grammar School for boys and the Bishop Auckland County Girls' School were amalgamated as the Bishop Auckland Grammar School in 1962; the building which accommodated the Girls' School remained in use. The original 1864 King James I school building on South Church Road continued to be used as the Lower School until 1992 when it became redundant.⁴¹³ The separate High School for Girls at no. 9 Market Place, later called The Mount, was closed in 1964, marking the start of comprehensive education in Bishop Auckland.⁴¹⁴ The Grammar School became a comprehensive in 1974 and this led to the construction of additional premises to the east of the former County Girls' School.⁴¹⁵

Transport and infrastructure

From the 1930s onwards, railway freight traffic through Bishop Auckland declined as the coal mining industry contracted, coupled with shrinking Weardale lead, ironstone and limestone production.⁴¹⁶ Passenger services were also affected by the introduction of regular bus services to the surrounding areas, although to a much lesser extent than freight. The Second World War saw a revival in the use of the railways for freight and passengers, although this was relatively short-lived.⁴¹⁷ The national rationalisation of the railways in the 1950s and 1960s resulted in the closure of nearly all of the lines through the town between 1962 and 1968.⁴¹⁸ Passenger trains to Barnard Castle were suspended in June 1962.⁴¹⁹ In May 1964, the passenger service to Durham ended and in August 1968 the freight line was permanently closed, with the Newton Cap Viaduct becoming redundant.⁴²⁰ The passenger service to Crook ceased in 1965 along with freight services from Wear Valley

Junction through Crook to Tow Law and from Etherley to Witton-le-Wear.⁴²¹ The lines to Spennymoor and Ferryhill were completely closed in 1966.⁴²² Apart from the passenger service to Darlington, the only remaining services were those to the tip at Etherley Station (closed 1989) and the cement works at Eastgate (until 1993).⁴²³ The booking office at the railway station, the north and west signal boxes, and the goods station and goods yard had all closed by the end of 1971.⁴²⁴

A new inner ring road, named Bob Hardisty Drive after the international footballer who spent much of his early career in the town, was constructed on the old Bishop Auckland to Durham railway line to relieve traffic through the town, and was opened in 1980.⁴²⁵ This involved the demolition of the bridge which carried Tenters Street over the railway to Etherley Lane and its replacement with the present footbridge, as well as of the railway bridge at Princes Street.⁴²⁶ The improvements were in response to the Bishop Auckland Town Action Plan published by Wear Valley District Council in 1979, which sought to draw new investment into the town with new and improved vehicular access and a large new bus station.⁴²⁷ Newton Cap Viaduct was proposed for demolition in 1984, although a public campaign led by the Civic Society persuaded the Council to retain it for use as a road to relieve traffic over Newton Cap Bridge.⁴²⁸ The former railway tunnel beneath High Bondgate was removed as part of these works and the new route was connected with Bob Hardisty Drive. The new road bridge was opened in 1993.⁴²⁹ The demolition of the station buildings, including the goods station and goods yard, began in 1981. The railway station was replaced with the much smaller present structure in 1986, and the rest of site was sold for retail development.⁴³⁰ Bishop Auckland Station is now served by the Northern Railways Tees Valley Line and the Bishop Line Community Rail Partnership; the latter follows part of the original route of the Stockton and Darlington Railway. The Weardale Railway – a heritage railway between Bishop Auckland and Stanhope – runs from a separate platform, Bishop Auckland West.⁴³¹ The former Spennymoor and Ferryhill line is now a popular walking and cycling route known as the Auckland Way Railway Path.⁴³²

The development of the Durham Road (A689), which opened to traffic in 1926, provided a route directly into the market place at its south-western corner, thereby bypassing Durham Chare for the first time. It resulted in the loss of approximately a quarter of the original walled garden area on the western boundary of Auckland Park, along with a small area of woodland and the north end of Castle Chare.⁴³³ Further road improvement involved the widening of North Bondgate (previously Back Bondgate) in 1939, although owing to certain ‘projections’ it was not possible to straighten the road as hoped.⁴³⁴

The stretch of Kingsway from Durham Chare to Durham Road was constructed in about 1980.⁴³⁵ It cut through the original long, narrow plots on the south side of the market place, bisecting the medieval routeway of Durham Chare and Castle Chare. The development also involved the loss of buildings along Durham Chare, Gaunless Terrace and outbuildings and extensions at the rear of properties on the south side of Market Place. At around the same time, Princes Street was widened and reopened, resulting in the loss of the former Waterloo Hotel (later Auckland Cocoa House and afterwards Rossi’s ice-cream parlour).⁴³⁶

Industry

Coal mining was severely affected by the depression in world trade between 1920 and 1939.⁴³⁷ Thomas Sharp of Witton-le-Wear wrote of Bishop Auckland in 1935:

Of its male working population, approximately 30% are mineworkers. The next highest occupation is commerce with 14% of the total, followed by metalworkers with 10%. For 60 years a large pit on its northern outskirts (Newton Cap) employed over 850 men. It has been closed and dismantled for ten years. During the same period there were twelve other large pits working within a radius of three miles. Today there is one, and that employs a mere handful of men. Within this three-mile radius of Bishop Auckland there was normally employment for 9,350 workers. Today there is employment for 250.⁴³⁸

Open-cast mining commenced in 1942, and a number of sites were opened in the Bishop Auckland area to contribute to the war effort.⁴³⁹ By the end of the 1960s, all of the deep mines in the south-west Durham coalfield were permanently closed, although some open-cast mining continued.⁴⁴⁰ The mining industry was replaced with a new and diverse range of light industries that operated in, and on the outskirts of, the town.

Changing commercial activity

Commercial activity in the town appears to have fluctuated within a general gradual decline during the second half of the 20th century. Pockets of new shops were built in the 1970s including a rows of two-storey shops along the eastern side of Newgate Street.⁴⁴¹ No. 42 Market Place, at the north corner of Fore Bondgate and Market Place, was built in the 1970s as Hintons supermarket.⁴⁴² No. 43, on the south corner, was built in the 1990s as an Iceland supermarket, replacing the former Talbot Hotel.⁴⁴³ Further buildings have been replaced to the north side of the Market Place (nos. 32 and 34).

Many more shops, including the expansive Deggarts' department stores on the Market Place and Newgate Street, faced closure in the 1980s as they were hit by the financial recessions and increasingly unaffordable costs.⁴⁴⁴ The entertainment industry also took a downturn in the late 20th century: the King's Hall became a supermarket in 1962, the Eden Theatre closed in 1969 and was demolished in 1973-4, and a decade later the Odeon (formerly the Majestic) was closed, then demolished, in 1994-5 to make way for a new supermarket.⁴⁴⁵

In an attempt to counter the decline in the local economy, the Newgate Shopping Centre was completed in 1983 (refurbished 2003), offering a range of new shops and a large multi-storey car park to accompany the new bus station at its rear.⁴⁴⁶ Its Newgate Street entrance involved the widening of William Street and the partial demolition of buildings on the south side of William Street. It included a cut-through from Fore Bondgate, allowing shoppers access to the shopping centre from North Bondgate. Following this, a shopfront restoration scheme in the 1990s resulted in the façades of several buildings along Fore Bondgate being renewed and renovated.⁴⁴⁷

Housing: demolition and clearance

By the late 1930s, there were still pockets of very small and unsuitable housing, many in a very poor state of repair and posing a risk to health. In accordance with the Housing Act of 1936, the Urban District Council assessed and identified a number of areas that were unsatisfactory, enacting clearance orders in 1939 for properties in Gregory's Yard (east side of Newgate Street behind nos. 103 and 105), Market Place, Jock's Row, Clayton Street, George Street (previously on the site of the bus station), Finkle Street and Silver Street.⁴⁴⁸ An area of smaller houses was also cleared on the north side of North Bondgate (west of no. 56 North Bondgate) around this time.⁴⁴⁹

Slum clearance resumed following encouragement to move families into the new towns and housing estates outlined in the New Towns Act of 1946, and more particularly after the publication of Durham County Council's Development Plan in 1951.⁴⁵⁰ The development plan included new policies for inspecting houses and identifying those unfit for habitation as category D – for demolition. This led to the clearance of houses on Finkle Street, Saddler Street (the site of the bus station), The Batts, Jock's Row, Wear Chare, Tenters Street and yards behind the eastern side of Newgate Street.⁴⁵¹ Houses on Dial Stob Hill were demolished in 1962.⁴⁵² Many of these cleared areas were never rebuilt and some are now used as car parks. To counter the loss of housing, the council built 105 new houses between 1945 and 1947 including those at Woodhouse Close on the south side of the town.⁴⁵³

Improvements to the town by Wear Valley District Council led to the compulsory purchase of the area between Clayton Street and Tenters Street in 1977.⁴⁵⁴ This was followed by massive clearance of Clayton Street, Saddler Street, George Street, Hall Terrace, High Hall Terrace, Grainger Street, Thompson Street and Hawthorn Cottages, and included the Edgar Memorial Hall built in 1883 (Figure 31).⁴⁵⁵ The site became the location of the new bus station which was proposed in 1979.⁴⁵⁶

The majority of new housing in the mid- to late 20th century was built beyond the town centre and in the surrounding areas of Escomb, West Auckland and St Helen's. The exception was the development beside the River Gaunless, accessed from Durham Chare, known as the Dell and the Willows, constructed in the late 1970s/ early 1980s; this involved the loss of the dilapidated Gaunless Flour Mills and its mill race.⁴⁵⁷



Figure 31: Extract from the 1962 Ordnance Survey map showing the area north of Tenters Street prior to clearance © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2021). Licence numbers 000394 and TP0024

Leisure and sports

Changing economies in the post-war years meant that by the late 1950s membership of a golf club was in financial reach of a much wider section of society; membership of the Bishop Auckland golf course increased greatly through the 1960s and 70s.⁴⁵⁸ This period probably saw the course's most dramatic changes, and by 1994 only one of the original greens survived. Modifications included removal of several mature trees, a subsequent phase of relocating and planting trees in attempt to preserve the parkland aesthetic of the course, and an extensive programme of digging in order to lay a piped water system to all greens (the pattern of buried drains are visible in the earthworks recently mapped from lidar).⁴⁵⁹ In September 1969 a new brick club house replaced the Edwardian timber building; it was further extended and improved in 1983 and remains in use as the club house today.⁴⁶⁰

The Bishop Auckland Football Club was formed into a limited company in 1997. The club moved out of its Kingsway premises in 2002 and entered into groundshare agreements with Spennymoor United, Shildon and later West Auckland Town. They finally moved into the new stadium at Heritage Park on Stadium Way, south of the town, in 2010.⁴⁶¹

21st-century decline and revitalisation

Commercial decline

High-street shopping in Britain has suffered a severe decline in the last 20 years as inflation, increasing business rates, high rents, the growth of online shopping and rising wage costs have placed greater pressure on shop owners, forcing many to close. This has affected not only smaller independent shops but also many familiar high-street chains such as Woolworths, which closed its Bishop Auckland store in 2008. Furthermore, the construction of out-of-town retail parks has encouraged many high-street chains to move to larger, more convenient and increasingly popular locations. The move by Marks and Spencer, which had occupied no. 23 Newgate Street since 1930, to the retail park on Maude Terrace in 2012 was a significant blow to the local economy of the town.⁴⁶² This was soon followed by the closure of the largest remaining shop in Bishop Auckland, Beale's department store (no. 80 Newgate Street, the former Co-operative Stores) in January 2017 and a series of popular high-street chains including Burton's and Dorothy Perkins in January 2019.⁴⁶³ Burton's had occupied the same building at the corner of Victoria Avenue (previously Victoria Street) and Newgate Street since the 1920s.

Investment and revitalisation

Apart from periodic alterations to the golf course layout and facilities, there had been little in the way of major physical modification at the castle and park during the late 20th and early 21st century. However, there have been dramatic changes since 2012, when Auckland Castle, along with its important collection of paintings by the Spanish artist Francisco de Zurbarán, was purchased from the Church Commissioners by the Auckland Castle Trust (now The Auckland Project) and the Zurbarán Trust (TAP's collection holding trust). Both trusts were founded by UK-based financier Jonathan Ruffer, who remains a trustee. This purchase was linked to the creation of the Auckland Castle Trust with a vision to transform the castle into a prominent visitor destination, in turn helping to reinvigorate the town and

create opportunities for the local community.⁴⁶⁴ In 2017 the programme of regeneration and investment was renamed The Auckland Project whose activities continue toward those same goals. The present bishop continues to have offices in Auckland Castle but no longer resides there.

The Auckland Project has ambitious programmes of research, repair and reinstatement. Within Auckland Park this has thus far focused on refurbishment of the walled garden south of the castle, building conservation and the construction of new buildings within the castle complex, all still in progress at the time of writing this report. There is currently free public access to the parkland (as there had been for many years), and on 2 November 2019 a large proportion of the castle itself was opened as a ticketed visitor attraction to showcase the buildings and art collection.

Bishop Auckland Golf Club celebrated its 125th anniversary in 2019 and remains an active and popular leisure site. It plays an important part in shaping the current character of the parkland as well contributing to the town by bringing in members and visitors, both from the local area and those travelling in from further afield. Although managed separately from the rest of Auckland Park, the land at High Plain belongs to The Auckland Project as part of the wider estate. The club's current contract is through a 60-year lease to operate, originally agreed in 1966.⁴⁶⁵

TAP's acquisitions and ideas soon expanded beyond Auckland Castle to take in other notable buildings with a particular focus on creating art galleries and teaching spaces around the Market Place. A sizeable new historical entertainment facility was constructed on the adjacent bank of the River Wear – named 'Kynren' – which, while not universally welcomed at the time of its development, has brought considerable seasonal employment to the town, as well as attracting new visitor audiences. The former Savings Bank (no. 45) was acquired in 2016 and is now the Mining Art Gallery which houses the Gemini Collection of Mining Art, including works by prominent local artists such as Tom McGuinness and Norman Cornish. No. 42 was also acquired at this time to accommodate a shop and units for small businesses. The former Backhouse (later Barclays) Bank at no. 2 Market Place and the neighbouring former Barrington School at no. 3 will become the Spanish Gallery, an exhibition space and research centre for Spanish art and culture.

Auckland Tower, the distinctive new welcome building and observation tower at the entrance to Auckland Castle, was completed in 2017 (Figure 32). In advance of construction, Durham County Council improved the layout of the Market Place. New footpaths were constructed and existing ones were widened, traffic speeds were reduced, the whole area was repaved and new lighting was installed. This work was part of a wider programme of improvements in the Market Place which commenced in 2009.

Building upon this major investment at Auckland Castle and to support the change taking place in the town, the Bishop Auckland Heritage Action Zone was launched in April 2018 as part of a five-year programme to revitalise and regenerate the historic market town. The HAZ aims to strengthen and encourage growth and regeneration within the conservation area with a series of targeted projects, of which this research report forms part. This new focus on the potential for Bishop Auckland to present a strong offer for learning, leisure and tourism is beginning to reshape and revive elements of the town, castle and park.



Figure 32: Auckland Tower, viewed from the west, with the entrance to Auckland Castle far right (DP234729 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

The outbreak of Covid-19 in early 2020 and the subsequent government restrictions placed on movement and business operations has had a devastating impact on high-street retailers and the national and local economy. It remains to be seen what the extent of this impact will be on Bishop Auckland but the successful and ongoing projects being undertaken as part of the HAZ will undoubtedly play an even more vital role in the recovery of the local economy.

CHARACTER AREAS

According to the Historic England *Understanding Place* guidance, ‘character in the historic environment is a subtle compound of many different ingredients’.⁴⁶⁶ These ingredients include visual attributes such as the type, scale, style and materials of buildings, but also topography, the street pattern, vistas, open and enclosed spaces, and street surfaces. For the purposes of defining this character, the Bishop Auckland study area has been divided into five character areas. In some cases, individual area descriptions have been further subdivided in order to reflect distinct aspects of character or to aid reader orientation.

The five character areas within the HAA are:

- Character Area 1 (CA1): Auckland Castle and Park
- Character Area 2 (CA2): Market Place
- Character Area 3 (CA3): Newgate Street
- Character Area 4 (CA4): Newgate Street (formerly South Road)
- Character Area 5 (CA5): Kingsway and South Church Road

A map showing all five character areas can be found towards the beginning of this report (see Figure 3). Each character area’s description is illustrated by a relevant extract from that map, and each map also shows the current NHLE designations.

Where central concerns and recommended areas for future research or recording were identified during the HAA investigation, they are considered in more detail through a discussion of conservation issues and opportunities towards the end of this report (see Heritage and Conservation).

Character Area 1: Auckland Castle and Park



Figure 33: The extent of Character Area 1: Auckland Castle and Park (orange outline) showing listed buildings as blue triangles, scheduled monuments shaded red and registered park shaded green (Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900)

Character Area 1 accounts for approximately two-thirds of the entire HAA study area. It is located at the north-eastern edge of Bishop Auckland, only adjoining the town itself at the park's western boundary; from there the parkland stretches east and north-east (Figure 33). The extents of the character area are largely coterminous with the modern limits of Auckland Castle Park, hereafter Auckland Park, (NHLE 1000727) – close to 1.27km² in size – which is listed at grade II* on the Register of Parks and Gardens of Special Historic Interest in England.⁴⁶⁷ This encompasses the buildings of the castle, its formal and walled gardens, the buildings on the eastern arm of Market Place leading to the castle's gatehouse (previously Castle Square), Bishop Auckland Golf Course and a short stretch of disused railway embankment. Character Area 1 also includes the castle's West Mural Tower, which sits just outside the park boundary and adjoins the north-west castle yard and Silver Street (in Character Area 2), as well as a small portion of ground along the east side of Durham Road, immediately south of where the River Gaunless enters the park, south of the walled garden. There are 22 listed buildings in the character area, including 7 at grade I and 1 at grade II*; they encompass a mixture of castle buildings and parkland structures of varying purpose, scale and condition which are currently benefiting from a programme of refurbishment work under the umbrella of The Auckland Project (TAP). The deer shelter, listed at grade I, is also a scheduled monument and an English Heritage Trust guardianship site. The boundary of the Bishop Auckland Conservation Area passes through Auckland Park taking in much of the park's western side, including all ground west of the River Gaunless as well as its steep east bank as far as the golf course boundary.



Figure 34: Oblique aerial photograph showing Character Area 1 outlined in cyan: Auckland Castle and Park, facing south (34095_002 © Historic England Archive, photograph taken by Emma Trevarthen, 18 October 2018)

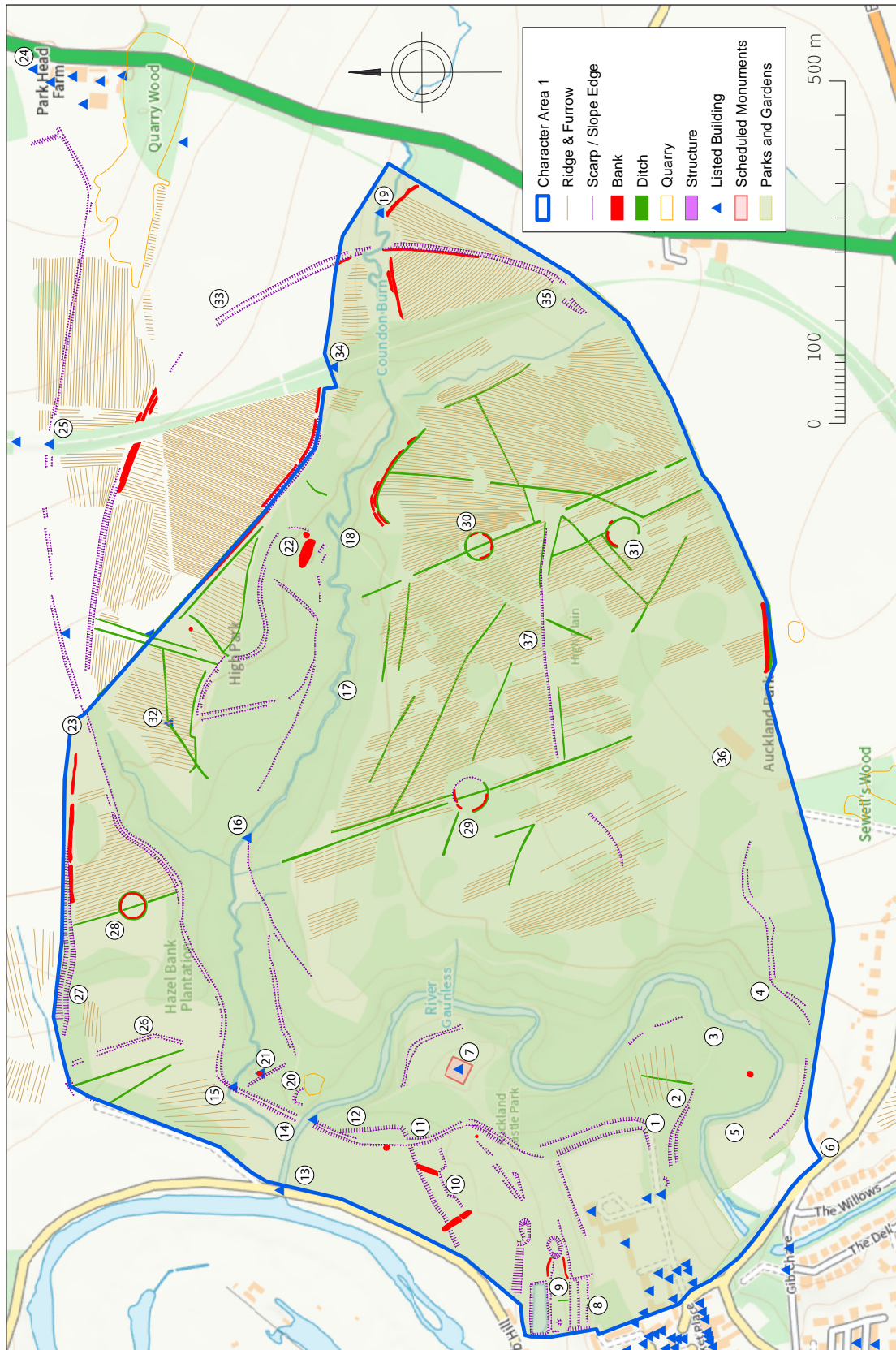
Most of the character area boundary is demarked by a fairly unremarkable stone wall with primary points of entry through the gatehouse at the east end of Market Place and along the golf-course driveway leading north from Durham Road. Additional maintenance tracks provide access from Dial Stob Hill to the north, from the eastern extent of ‘Kings Island’. The former main driveway used by the bishops begins at a fine stone gateway beside Park Head Farm (top right corner of Figure 33) on the main Durham Road (A688).⁴⁶⁸ It approaches the north-east edge of the park as a private farm track, and enters the park beside the former site of Middle Lodge before snaking its way through the parkland to meet the castle building to the west.⁴⁶⁹

There has been an episcopal park and residence here since the early 12th century, potentially making it one of the first areas of the town to be established. Auckland Park began as a medieval deer park, focused as much on aesthetics and agriculture as on hunting. It was adapted and refined into private pleasure gardens and a designed landscape park (with areas of tenant grazing) through the 17th and 18th centuries, and latterly has become an increasingly public and recreational space. As a main seat of the Bishops of Durham for almost a thousand years, Auckland Castle (‘The Bishops’ Palace’) and Auckland Park are intrinsically linked with the town’s development and status. The full extent of the historic park has expanded and contracted several times, but the area within the modern park boundary remained a core element throughout.⁴⁷⁰ The formal link between bishopric, castle, park and town was broken in 2012 when the Church Commissioners sold Auckland

Castle, its paintings and its land to the Auckland Castle Trust (now The Auckland Project: TAP) and the Zurbaran Trust, which is The Auckland Project's collection holding trust.

The vast majority of the character area is managed parkland with relatively few buildings; it is dominated by green space comprised of distinctive natural topography modified to create a particular parkland landscape (Figure 34). The north, west and east zones of the park consist of open grassland and wood pasture on areas of raised plateau and across the lower-lying valley bottoms. This is bisected by the narrow valleys of the River Gaunless and the Coundon Burn which are characterised by steep sides covered with scrub woodland. The central/southern area – High Plain – has been adapted and used for golf for the past 125 years. High Plain is distinct from High Park: the latter is the north-eastern area, north of the Coundon Burn. Collectively, all parts of the park east of the River Gaunless form the 'outer park': High Plain, High Park and Hazel Bank Plantation (*see* Figure 33).

The buildings of Character Area 1 may be few, but they are high in prominence and architectural merit. As well as the buildings of the castle complex and the approach from the town, there is the ornate deer shelter, several parkland bridges, an ice house, ornamental well head and simple stone boundary walls, as well as masonry accommodation bridges associated with the later railway embankment. Collectively the park preserves a number of archaeological features from several phases of activity: some represent what remains of the once much larger deer park and others denote various layouts of the subsequent designed landscape. A network of footpaths and former carriageways through the park – historical features in their own right – offer ample opportunity to explore and take in views of the monuments which dot the landscape. Many of the subtle earthworks representing phases of parkland management or landscape design are best appreciated from aerial sources; key areas and individual features within the park mentioned in the text for the Inner Park, High Park and High Plain sections are labelled 1 to 37 on Figure 35. Description of the parkland character is derived primarily from the aerial mapping work and complementary rapid walkover of accessible elements within the current area of the registered park, in consultation with existing studies.⁴⁷¹



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Figure 35: The results of aerial interpretation and mapping archaeological remains in Auckland Castle Park, undertaken in 2019 using Historic England Archive aerial photographs, Environment Agency lidar and historic Ordnance Survey mapping. The number labels relate to key areas and individual features mentioned in the text © Historic England



Figure 36: Oblique aerial photograph showing Auckland Castle, adjacent formal gardens, and the distinctive terraces of the walled garden, during major refurbishment to the ground and building in 2018, viewed from the south-east and showing the close physical link with the town (Detail from 34095_029 © Historic England Archive, photograph taken by Emma Trevarthen, 18 October 2018)

Auckland Castle buildings and approach from the Market Place

The domestic and ceremonial buildings of the castle complex, and associated gardens and yards, are located at the north-eastern edge of Bishop Auckland, in close communication with the Market Place; they form a physical link between the historic town core and the wider park (Figure 36). Individual buildings and key areas in the castle complex are labelled A to P on Figure 37. These buildings represent a physical and visual legacy of successive bishops altering, expanding or retaining various elements of the complex in order to convey varying messages of religious and civic status, and to leave a personal mark, as well as also responding to changing ways of living, working and entertaining. At the time of our field visits, many parts were undergoing conservation and refurbishment and much of the complex was an active construction site; not all areas could be fully accessed. This work is now largely completed and in November 2019 TAP opened a large portion of the castle as a ticketed visitor attraction giving public access to the impressive buildings and important art collection.

Auckland Castle's gatehouse, now known as the Clock Tower, (E) is approached via a short stretch of road, previously named Castle Square and now part of the Market Place.⁴⁷² The area has a close association with the public realm and setting of the principal historic Market Place (Character Area 2) but, largely owing to its separation from the remainder of

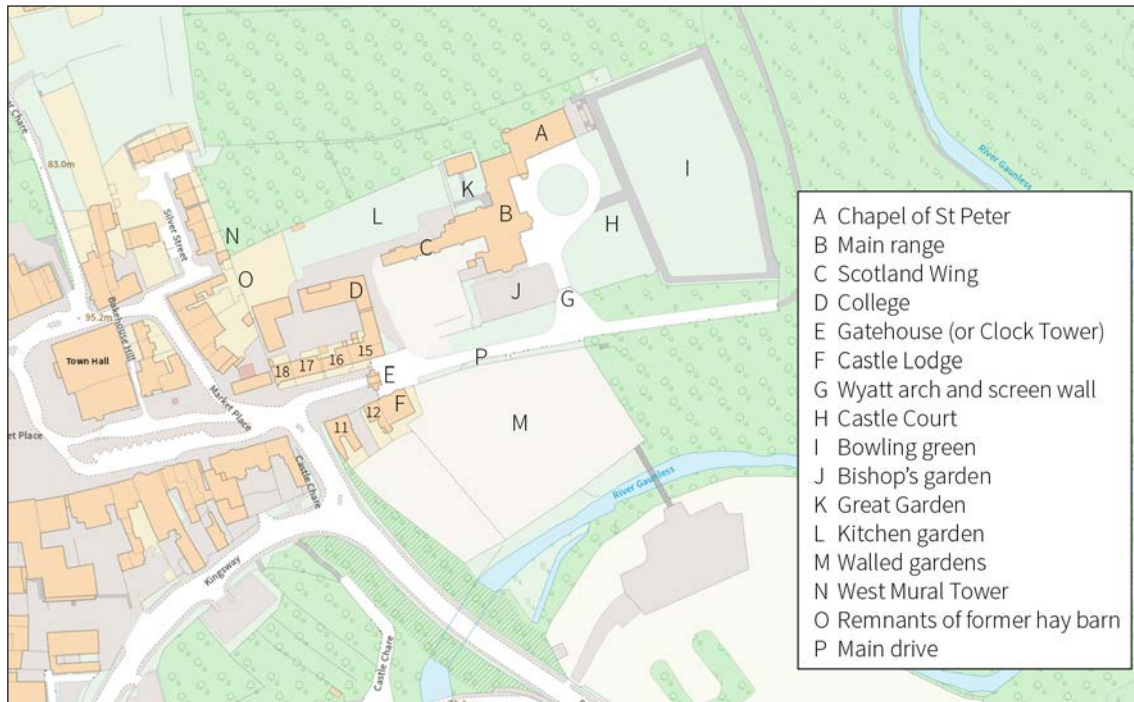


Figure 37: Site plan of Auckland Castle and its immediate surroundings with main parts of the Castle labelled A to P. The numbers along the Castle approach are house numbers relating to 11-18 Market Place (© Historic England. Background map includes Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900)

the market area by the main road, its character and appearance now fits more comfortably with that of the castle and its approach. The road – paved with stone setts – has been recently reduced to a single carriageway and now leads directly to the gatehouse. There are wide pavements to either side (that to the south side is wider), which are laid with stone flags and set level with the road (Figure 38). Narrow bollards and low flower tubs mark the west end of the approach and there is a single tree and flower bed at the south-west corner; the style of street furniture is a continuation of that used throughout the Market Place.

The south side of the castle approach is lined with buildings of varying dates. The largest and perhaps earliest of these is the three-storey building located on the east (inner/castle) side of the gatehouse (see below), known as Castle Lodge (F). The building is constructed of dressed coursed stone with a crenellated roofline, and is listed at grade I (NHLE 1297529) (Figure 39). The main elevation faces north, towards the castle, and is of three bays. The central bay contains a doorway with triangular pediment supported on scrolled brackets, with two-light stone mullioned windows above, perhaps reused from Hesilrige's demolished manor house (see Historical background: 17th and 18th century). This is flanked by full-height canted bays housing mullioned and transomed windows on the ground and first floors, and smaller mullioned windows on the second floor (much renewed). The rear elevation, overlooking the walled garden to the south, is constructed of stone rubble and is of three bays; oculus windows sit in the centre of each of the three floors with 12-pane sashes set within plain stone surrounds to either side (see Figure 53).



Figure 38: View of the castle approach from the top of Auckland Tower showing the gatehouse and buildings lining the road, as well as the north end of the Durham Road (DP234700 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

Stylistically, the building appears to be largely mid-17th century, perhaps incorporating earlier fabric; it was largely restored by Bishop John Cosin. Langstaffe's drawing of *circa* 1665 depicts a building on the south side of the castle approach which may be the lodge, but there are distinct differences: the depiction shows a two-storey building with full-height bays topped with gables (*see* Figure 10)⁴⁷³. It is possible that the building was subsequently heightened and the crenellation added, as this is how it was shown from the south-east *circa* 1700 (*see* Figure 14). The sash windows at the rear certainly date from this time.⁴⁷⁴ The lodge was purchased by Bishop Trevor and transformed into a porter's lodge in about 1760 when the gatehouse was built, thus formalising and perhaps changing slightly the castle's boundary with the town (*see* below).⁴⁷⁵

Adjoining Castle Lodge on its west side is a two-storey, two-bay house (no. 12 Market Place), with rendered front and side, a steeply pitched pantile roof, and an end chimney stack. The steepness of the roof and the string course might indicate that the building has origins in the early 18th century while the 12-pane sliding sash windows and plain surrounds are perhaps later replacements. The slightly larger two-storey, three-bay house (no. 11 Market Place) set apart from it to the west may be of a similar date, if not a little later. The front elevation of the house is composed of a central doorway with large 16-pane sashes above it and to either side. Both buildings have stone rubble rear elevations and attached outbuildings overlooking the walled gardens to the south; the rear plot boundary walls, however, ensure that there is a distinct separation between the two.

Although similar in appearance, largely owing to their restoration and adaptation in the 19th century, the row of buildings on the north side of the castle approach belong to two separate phases of construction, with the break between the two marked by a change in roof height and materials. The buildings at the east end of the row (nos. 15 and 16 Market

Place) are part of the south range of a group of buildings arranged in a U-shaped plan, extending to the north: this is the former college, established in the mid-15th century (D). These buildings once formed a quadrangle, but the west range was removed between the publication of the 1920 25-inch (revised in 1915) and 1947 Ordnance Survey (revised 1939) maps. The three remaining ranges are each listed separately at grade II (NHLE 1196608, 1217919 and 1297646). They are of two storeys with a pitched roof, hipped at the south-east corner, and covered with 20th-century brown concrete pantiles. The majority of the walls are rendered; where exposed these are constructed of stone rubble and contain evidence of earlier features. The north elevation of the north range incorporates a row of blocked square-headed windows and a blocked doorway with a moulded arched head, while the north gable of the east range retains a blocked four-light mullioned window typical of a 15th- or 16th-century date. These features perhaps indicate the location of the former common hall and or chapel or schoolroom for the college (the north range is annotated 'hall' on the *circa* 1665 depiction, *see* Figure 10).⁴⁷⁶ The main college entrance is uncertain: some argue this was via the West Mural Tower while others suggest it was within the south range (now nos. 15 and 16 Market Place) through a large segmental archway, which was in the process of being unblocked and restored during the course of this research.⁴⁷⁷ By the late 17th century the east range (perhaps largely rebuilt at first-floor level as implied by the setback across the east elevation) housed a laundry and wash house; features relating to this use survive within the north end of the range. The southern end was converted to stables by 1826 and then to domestic accommodation in the late 19th or 20th century as suggested by the early 20th-century design of the windows.⁴⁷⁸ The inserted windows and the addition of lean-tos on the north side of the north range, shown on a plan dated 1826, suggests that this range was also adapted for stabling; a tack room survives.⁴⁷⁹ This range remains in use as garages and outbuildings. The L-shaped single-storey range with rendered walls and red pantile roof to the west of the former college was built in recent years to accommodate electricity generators and services for parts of the castle.



Figure 39: Castle Lodge, at the entrance to the castle complex; viewed from the north (IOE01/03242/24 © Historic England, photograph taken 2001)

The two cottages at nos. 17 and 18 Market Place, at the western end of the north row of the castle approach (listed at grade II, NHLE 1217931), may be the former barn depicted and labelled on the *circa* 1665 drawing (see Figure 10).⁴⁸⁰ This is somewhat corroborated by the remains of a large cart or threshing door (now blocked) visible on the north elevation and marked by later buttresses. The cottages are of two storeys with pitched roofs covered with red pantiles. The front elevation is rendered while the rear is constructed of coursed dressed stone. The style of the windows and doorways, though later replaced, suggest that the buildings were renovated in the late 18th or early 19th century.

The impressive Gothick Revival gatehouse (also known as the Clock Tower) is the main entrance into the castle complex (E). It was designed by the architect Sir Thomas Robinson (1702/3–77) in 1760 and is listed at grade I (NHLE 1297645). It is attached to the south elevation of no. 15 (the former south range of the college) and the north-west corner of Castle Lodge (Figure 40).⁴⁸¹ Although the former college and attached barn (nos. 15-19 Market Place) have always been part of the castle, the buildings on the south side are labelled on the *circa* 1665 drawing as ‘pt of the towne’ and have always stood outside (at least partly) of the formal gatehouse (see Figure 10). The placement of the 1760 gatehouse was a deliberate attempt to gentrify the castle approach, make a statement to the town and perhaps to obscure the views between castle and town. Previous gatehouses had all been located further east, on the north side of the carriage drive and close to the position of the present Wyatt arch and screen wall (G) (see below).⁴⁸²



Figure 40: The gatehouse to Auckland Castle and buildings lining the approach from Market Place, viewed from the west. Note this was taken prior to the road remodelling (DP182413 © Historic England Archive, photograph taken by Patricia Payne, 8 June 2015)

The gatehouse is constructed of ashlar and takes the form of a taller central block flanked by lower crenellated walls which contain pointed-arched pedestrian entrances. The central block has a large pointed carriage arch at ground level with clustered colonettes to either side rising to tall pinnacles on the crenellated parapet. Above is a clock tower, square in plan, with pilaster strips to each corner surmounted by shorter pinnacles; a weather vane sits on the apex of the tower's leaded ogee roof. There are clock faces on both the east and west side of the tower, while the other sides feature quatrefoil windows. Similar, albeit simpler, quatrefoils pierce the flanking walls of the gatehouse at ground level (on both the east and west elevations), set above ogee-headed niches. In February 2021, an examination of the gatehouse bell was carried out by bell historian George Dawson who dated it to *circa* 1175-1200, making it possibly one of the earliest surviving examples in the country cast using the 'Cire Perdu' or lost wax method.⁴⁸³

The gatehouse provides access onto the raised rectangular peninsula upon which the castle complex is constructed. This is a roughly level-topped plateau at an elevation of about 95m above Ordnance Datum (aOD). It projects east from the edge of Market Place to form a distinctive promontory jutting into the parkland with slopes falling away on three sides: north towards the valley bottom of the River Wear, some 30m below, and south and east towards the River Gaunless.⁴⁸⁴ The main drive follows the southern edge of the plateau (P), walled to the south by coursed, squared, stone walls with ashlar dressings but a brick inner face, and wrought-iron railings and gates; the walls are 18th or 19th century and the railings 19th century in date, collectively listed at grade II (NHLE 1297647).⁴⁸⁵ At the east end of the drive the wall terminates at a vehicular and pedestrian gate leading into the Inner Park (*see below*), marking the main public entrance to the parkland. Across the south wall, open views extend south and east. In contrast, views north towards the River Wear and the landscape beyond are obscured by the main castle buildings, designed to be enjoyed from the north-facing windows within. The impressive buildings of Auckland Castle command the space north of the road, forming a staggered run of complex and grand buildings of varied architectural styles and periods. Surrounding the castle buildings are a number of simple formal gardens, former kitchen gardens and small yards.

The south and east parts of the plateau are characterised by neat areas of lawn set against the distinctive Gothick Revival ashlar screen wall (G), built *circa* 1795-7 by James Wyatt (1746-1813), which runs the length of the southern side of the gardens.⁴⁸⁶ The wall is interrupted by a grand entrance gate consisting of a taller section of canted walls with three wide pointed arches, while the end bays are defined by tall octagonal turrets with arrow slits and corbelled battlements (Figure 41). The central arch forms the main entrance to the inner ward and is aligned directly opposite the main doorway into Auckland Castle and the Chapel of St Peter. The rest of the screen is crenellated and punctuated by pointed arches, each barred to half height by iron railings. Adjoining this, to demark the east and north-east edge of the lawns, are garden walls of coursed squared stone with crenellated ashlar coping incorporating pointed-arched doorways at each end of the north wall.⁴⁸⁷ The wall at the east end, enclosing the bowling green (*see below*), was rebuilt in 1751.⁴⁸⁸

Within the screen wall, the area in front of the castle is laid out with gravel including a turning circle with areas of lawn within and to either side (known as Castle Court, H). The area of lawn immediately south of the South Apartment (the present bishop's office) and west of the entrance is known as the Bishop's Garden (J). Recent archaeological investigations carried out in this area have identified highly significant evidence of wall foundations and other structural features relating to the large chapel built by Bishop Bek in the early 1300s and almost entirely demolished in the 1650s to make way for a house for

Arthur Heslirige, as well as smaller walls relating to garden divisions or an ancillary range of buildings.⁴⁸⁹ Results of a recent ground-penetrating radar (GPR) survey undertaken immediately east of this appear to indicate the footprint of Heslirige's house, which was never fully completed.⁴⁹⁰ The eastern end of the plateau is taken up by a large rectangular sunken garden, known as the bowling green (I). The central lawn sits around 0.8m below a perimeter path, within a circuit of earthen scarp set with trees of mixed variety and size (Figure 42). Archaeological investigations across this area have identified a medieval ditch and evidence of a pattern of planting beds relating to a post-medieval parterre.⁴⁹¹

Intrinsic to the former working complex of the castle buildings and their immediate setting are the enclosed small yards (known as the Great Garden, K) and kitchen garden (L) to the north-west, with high walls of stone or brick along the north side of the plateau. These sheltered, south-facing plots were ideal for growing food for the kitchens, and for keeping small livestock, such as pigs and poultry. At the time of survey many of these areas housed temporary site offices and storage spaces for the on-site construction workers, and thus they were partially obscured. Oblique aerial photographs taken in 1947 show these yards and a small kitchen garden laid out with vegetable plots, stores and small animal houses, as well recording the larger walled garden on the south terrace in its former glory (*see below*) (Figure 43). A key survival from these service areas are six dressed stone columns (O) – listed at grade II (NHLE 1196447) – within the westernmost yard, close to the West Mural Tower (*see below*). The piers are 17th-century in appearance and formerly supported the roof of an open-fronted structure used at various times as a hay barn, a shed and a coach house (Figure 44).⁴⁹² The roof appears to have been removed during the 1950s.⁴⁹³



Figure 41: The late 18th-century screen wall and entrance to Auckland Castle, designed by James Wyatt, viewed from the north-east (© Historic England, photograph taken by Rebecca Pullen, 2019)



Figure 42: The sunken garden known as the bowling green, viewed from the south-west (© Historic England, photograph taken by Rebecca Pullen, 2019)



Figure 43: Aerial photograph of Auckland Castle from the south-west, with the River Wear and the parkland extending beyond; taken by Aerofilms Ltd in April 1947 (EAW005548 © Historic England Archive, Aerofilms Collection)



Figure 44: West Mural Tower (right) and the three northernmost stone pillars beside the west wall of Auckland Castle, viewed from the east (© Historic England, photograph taken by Rebecca Pullen, 2019)

Auckland Castle is a complex collection of buildings, extensions and adaptations dating from the late 12th century to the present day. The castle and the attached Chapel of St Peter are each separately listed at grade I (NHLE 1196444 and 1196446 respectively). It is not the purpose of this report to examine these in detail but the following chronological description will provide an overview in order to present the general character of the castle and to highlight its significance, focusing largely on the external appearance and the main phases of development. The key components of the building complex mentioned in the text are labelled on Figure 45.

The Chapel of St Peter (A) is the earliest part of the castle complex, commenced in about 1190 for Bishop Hugh de Puiset as the great hall, perhaps built on the site of an earlier hall and against earlier buildings on its western side. It was completed in the first half of the 13th century and converted to a chapel in 1661-5 by Bishop Cosin.⁴⁹⁴ The building takes the form of a four-bay aisled nave with clerestory (Figure 46). Much of the building is constructed of squared coursed stone with the exception of the south elevation which was rebuilt of rusticated ashlar for Cosin and the east and west elevations which were similarly refaced. The north elevation, however, was not refaced and contains further evidence relating to the medieval hall, including a row of blocked windows and a blocked doorway at the eastern end relating to a former cross passage. The blocked relieving arches below the five-light chancel window in the east elevation, partially obscured by the later terrace, relate to the former screens passage for the medieval hall with the former kitchen, buttery and pantry previously standing in the area of the bowling green to the east; the high, dais end was at the west end of the building.⁴⁹⁵ This is somewhat corroborated by blind arcading on the internal west wall of the chapel. A timber screen carrying the date 1500 was uncovered during restoration work in 2019 within the 18th-century north wall of the undercroft (beneath the Great Chamber within the main north-south block); it is believed to be the relocated (later) screen from the former great hall.

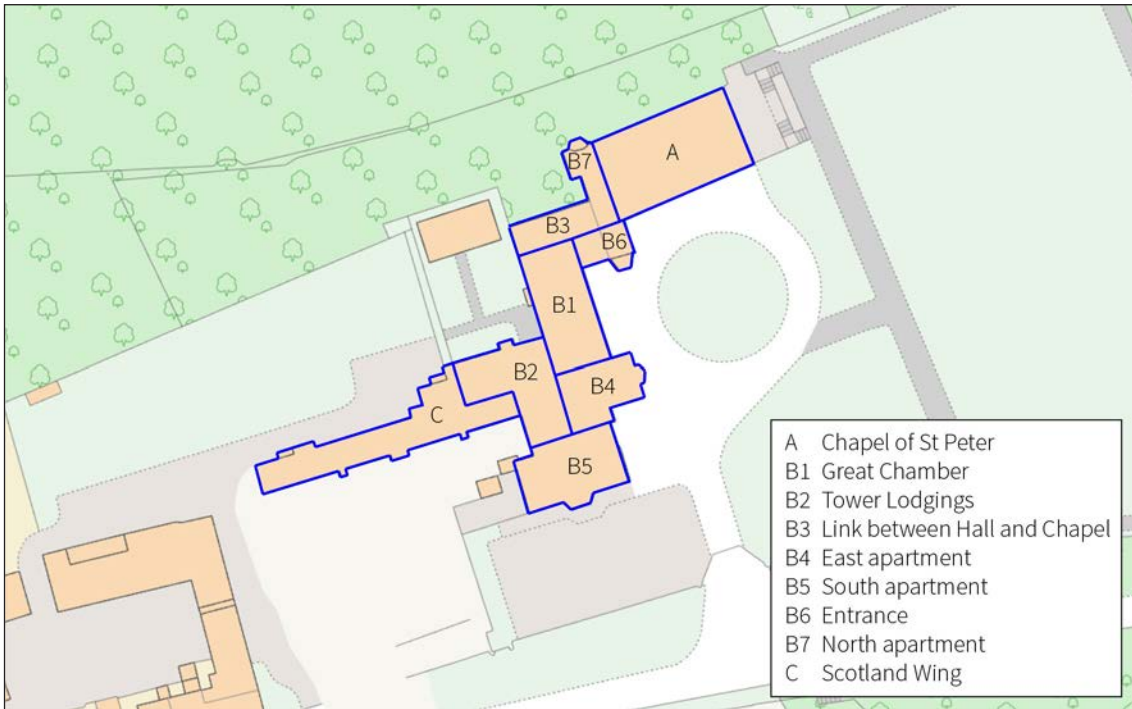


Figure 45: Plan of Auckland Castle showing the main components (© Historic England. Background map includes Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900)



Figure 46: The Chapel of St Peter, Auckland Castle, from the south-east (© Historic England, photograph taken by Rebecca Pullen, 2019)

The south elevation of the chapel, facing onto the inner courtyard, is lit by windows with reticulated and decorated tracery within pointed arches while those in the clerestory (renewed or replaced by Cosin in the 1660s) have geometric tracery within round heads. Buttresses separate the bays of the aisles, with crocketed pinnacles above; the bays of the clerestory are punctuated by similar pinnacles set on corbels in the crenellated parapet. The projecting south porch at the west end of the chapel was also built by Bishop Cosin (now known as the State Entrance, B6), linking it with the medieval private apartments (referred to below as the link block, B3) perhaps established for Bishop de Puiset and replaced in the 16th century. It was heightened by Bishop Trevor in the mid-18th century to provide apartments and its crenellation is similar to that of the gatehouse. The magnificent interior of the chapel is largely Cosin's 1660s work including carved screen, geometric paved floor and painted and carved timber roof. The clustered piers, carrying pointed arcade arches, are however, certainly medieval; those at the east end are probably part of de Puiset's work and those to the west perhaps slightly later, stylistically dating to the first half of the 13th century.⁴⁹⁶

The remainder of the castle is largely composed of four main phases of development, although there were many more, smaller adaptations. The main central, two-storey block (B1) was built by Bishop Bek in the early 14th century and is identifiable by its pinnacled buttresses. A four-storey block with a L-shaped plan (known today as Tower Lodgings or the four-storey lodging block, B2) was added to the west of this probably shortly afterwards. Additions were constructed to the north and south of the two-storey chamber block in the first half of the 16th century (B3 and B4) for Bishops Ruthall and Tunstall and, at about the same time, the western curtain wall was incorporated into a new east-west wing known as the Scotland Wing (C). Finally, the southernmost block, featuring a canted bay on its south side, was added in the mid-18th century (B5) and an apartment (included new dining room) was added on the north side shortly afterwards (B7). Each range is described below.

The central block (part of the south range, B1) aligned north-south at a right angle to the chapel and adjoining porch was rebuilt by Bishop Bek in the early 1300s as a two-storey building with undercroft (now the Old Kitchen) and Great Chamber above (now the Great Room and the anteroom) (Figure 47). Its rear, west, elevation is constructed of roughly coursed stone rubble and is marked at its northern extent by a buttress topped with a finial matching similar buttresses at each of its four corners, although these are now partially obscured. In contrast, the east elevation has been refaced with rusticated ashlar, perhaps by Cosin in the mid-17th century although its style and weathering differs from the refacing of the chapel. The ground floor is punctuated by inserted three-light windows with cusped headers, typical of the 15th or 16th century, while the first floor is lit by large pointed-arch windows of the 18th century. These match the inserted window in the western bay on the west side of the building (which opens onto the ante room). Like the chapel, the windows on the east elevation alternate with pinnacled buttresses and there is a crenellated parapet concealing the roof. The undercroft (now the Old Kitchen and a café for visitors to the castle) retains its medieval octagonal stone columns supporting the vaulted roof (now concealed by an inserted ceiling). The first-floor Great Room (the former Great Chamber) was refurbished and re-roofed by Cosin in the 1660s with a new cupola and the whole was refurbished by Bishop Trevor in the mid-18th century.⁴⁹⁷

The two-storey chamber block was extended to the west with the addition of an L-shaped, three- and four-storey, range (B2 now known as Tower Lodgings or the four-storey lodging block) which is attached to the earlier chamber block at the south end of its west elevation



Figure 47: Bishop Bek's two-storey chamber block, viewed from the east (© Historic England, photograph taken by Rebecca Pullen, 2019)

(Figure 48). This extension probably also included the north elevation of the east-west range now known as the Scotland Wing (C) which formed a substantial curtain wall.⁴⁹⁸ The block is concealed by later additions on its east and south sides, but the exposed north elevation shows that it is constructed of roughly coursed stone rubble with a pitched roof. A single-light cusped window at ground level in the north elevation suggests an initial date of construction in about 1300, perhaps part of the programme of work commissioned by Bishop Bek. The various different window styles ranging from multi-light mullioned windows with cusped headers (typical of the early 16th century) to 18th-century sashes on the second-floor, all set different heights, show the extensive amount of change. The west elevation of this block is visible to the south of the Scotland Wing; it is rendered and has stone crenellation above and a pinnacle to its south-west corner, similar to those found on Bek's two-storey chamber block to the east. There is a three-light mullioned window at ground level while those in the three floors above are all later sashes with stone hood-moulds over.

Bishop Bek also built a private chapel, attached to the south side of the two-storey chamber block in about 1307-8, most of which was demolished in the mid-17th century.⁴⁹⁹ The site of the chapel became partially occupied in the mid-18th-century by the present two-storey extension for Bishop Trevor's Great Dining Room (B5). Excavation undertaken by Durham University in 2016 and 2018, however, revealed remains of the former two-storey chapel including parts of entrance towers, buttresses and internal columns (*see above*).⁵⁰⁰

The link block (B3 now accommodating the Great Vestibule or Gentlemen's Hall) on the north side of Bek's two-storey chamber block is best viewed externally from the west where there is a clear straight joint between the two phases (Figure 49). The block is built of stone rubble and features blocked windows with arched and cusped lights typical of the early 16th

century and an inserted, pointed-arched, 18th-century window at first-floor level. Tree-ring analysis of the timbers within the roof suggests a felling date of 1515-40.⁵⁰¹ It is possible, however, that this extension incorporates remnants of the medieval block linking the former great hall (now chapel) with Bek's two-storey chamber block. The north elevation was not inspected during the site visit.

The L-shaped, two-storey extension (B4) abutting the south side of Bek's two-storey chamber block, visible from the east and south side of the castle complex (inner courtyard), was probably added in the 16th century, with its three-light cusped windows under hood moulds and string course at ground-floor level (some of which have been replaced) (Figure 50). Raine (1852) argues that this block was built by Bishops Ruthall and Tunstall in the first half of the 16th century as additional private chambers, including a private dining room.⁵⁰² This date was corroborated by tree-ring analysis of the roof, which gave a felling date of 1517-39 for timbers over the Long Dining Room (at the north end) and 1517-42 for those over the King's Chamber (at the south end of the block).⁵⁰³ In contrast with the two-storey chamber block to the north of it, the extension is constructed of coursed dressed stone with a crenellated parapet. The exception is the north return wall and section to the north of the canted bay in the east elevation; this is of ashlar with rusticated quoins at its north-east corner (incorporating a small section of earlier wall). The ground floor of the canted bay window on its east side is also 16th century in date, and retains the arms of Bishop Ruthall, but has been much renewed particularly at the first floor with the introduction of later 18th-century windows with four-centred heads. There are similar windows at first-floor level on the south elevation and a larger two-light window with Y-shaped tracery on the east, return elevation; all have moulded stone surrounds and may date to the later 18th century. The first-floor rooms, now known as the Long Dining Room and the King Charles Bedroom, were extensively refurbished by Bishop Trevor in the 1750s which gives them much of their present appearance.⁵⁰⁴



Figure 48: The L-shaped range at Auckland Castle, from the north-west, probably built in the early 14th century and much adapted in successive centuries, viewed from the north-west (© Historic England, photograph taken by Rebecca Pullen, 2019)



Figure 49: The link block on the north side of Bishop Bek's two-storey chamber block, viewed from the west (© Historic England, photograph taken by Rebecca Pullen, 2019)

A ragged joint in the east elevation marks the point at which the north-south block was extended further southwards (Figure 51). This extension (B5) is constructed of ashlar with a plinth, rusticated quoins, and a crenellated parapet. It was built in the mid-18th century for Bishop Trevor and is much more uniform in style and materials than elsewhere in the castle complex. It has a large two-storey canted bay on its south elevation featuring square-headed ground-floor windows and ogee-arched windows at first-floor level; there are similar windows to either side and in the east and west elevations.

The single-storey crenellated porch to the west of Trevor's 18th-century extension, now rendered, was probably added in the late 19th or early 20th century. The area beyond this to the west is marked by a boundary wall containing scars for a former lean-to heated glass house. The wall has at least four phases of construction: the earliest is perhaps the north wall constructed of stone rubble possibly pre-dating the 17th century, while the west wall is of larger stone rubble blocks faced with ashlar on its south side. The entire wall is topped by later crenellation. Brick patching suggests there may have been a flue to heat the building.



Figure 50: The canted bay window on the east side of the 16th-century extension, viewed from the east. The lower parts of the window are 16th century and retain the arms of Bishop Ruthall while its upper part and the walling of the first floor to the right of it has been replaced (© Historic England, photograph taken by Rebecca Pullen, 2019)



Figure 51: The east elevation of the south range showing the construction break between the 16th-century extension to the right and the mid-18th century addition by Bishop Trevor to the left (© Historic England, photograph taken by Rebecca Pullen, 2019)

The three-storey east-west wing of the castle is typically known as the Scotland Wing (C), perhaps following its use to accommodate Scottish prisoners during the Civil War.⁵⁰⁵ As explained above, the wing incorporates part of the four-storey block (B2) within its north-east corner, and the east-west curtain wall probably built in the early 14th century. The present wing was built against the south side of the former curtain wall in the first half of the 16th century (Figure 52). The building is generally constructed of stone rubble and has a pitched slate roof. The remnants of blocked multi-light windows, across all three floors (perhaps with cusped headers), corroborates a 16th-century date while the base of a stone chimney stack on the south side suggests the wing was initially used for heated accommodation. The multi-light windows seem to have been replaced by later 16th- or 17th-century two-light mullioned windows at first-floor level, which also appear on the north elevation, perhaps relating to the creation of a mezzanine and a long gallery above.⁵⁰⁶ The gallery may in part have been created in order to overlook a garden within the curtain walls on the north side.⁵⁰⁷ The two substantial buttresses on the south side of the building may also relate to the addition of the long gallery and the need for additional structural support. The *circa* 1665 Langstaffe drawing labels the Scotland Wing from ground floor to second floor as 'buttery', 'granery' and 'gallerey', indicating that the wing accommodated a suite of services as well as the long gallery on the second floor (see Figure 10).⁵⁰⁸

The larger windows at second-floor level of the south elevation may also relate to the creation of the long gallery, or to its remodelling into separate bedchambers in the late 17th or 18th century.⁵⁰⁹ The oriel in the west elevation was probably added at a slightly later date (perhaps in the late 18th or early 19th century), replacing a sash window similar to the remaining others. The interior of this building has been extensively modified to accommodate offices in the 20th century and the ground floor has been renovated to house a new gallery associated with the castle visitor attraction and the forthcoming Faith Museum. The ground-floor square-headed windows may relate to these later changes.



Figure 52: The south elevation of the Scotland Wing, viewed from the south-west showing the blocked multi-light windows and later inserted windows to create a mezzanine and long gallery (© Historic England, photograph taken by Rebecca Pullen, 2019)

The small two-storey extension with steeply pitched roof, projecting from the north side of the Scotland Wing and also built of roughly coursed stone, was probably added in the 16th century. It has undergone numerous changes in terms of fenestration and floor levels and was later used as a dairy.⁵¹⁰

The West Mural Tower (M) sits at the very western edge of the castle complex, adjoining the west curtain wall which, through fabric analysis, is thought to slightly predate the tower; it is listed at grade I (NHLE 1196445).⁵¹¹ The tower was not used for defensive purposes and its 17th-century name as the Sherriff's Tower may indicate that it provided accommodation for officials; the quality of the woodwork suggests a reasonably high status.⁵¹² By 1826 it had become the house of the gamekeeper.⁵¹³ Primary access to the tower is from the westernmost corner yard of the castle, but the tower also has a rear entrance facing onto Silver Street (Character Area 2). The building is of two storeys and follows a rectangular plan with a small projection to the south-west corner and an external stone staircase (recently rebuilt) on its east side (*see* Figure 44). It is constructed of roughly coursed stone rubble with evidence of later stone and brick repairs; the roof is hidden behind a crenellated parapet set above a string course. Repair and consolidation work undertaken in 2018-19 involved rebuilding parts of the upper walls, replacement of the lintels and stone string course, unblocking of windows and the reinstatement of the ground and first floors. Repairs to the west curtain wall were also undertaken. Archaeological monitoring and recording work was carried out before and during this work.⁵¹⁴ Scientific dating of samples from oak timbers removed from the tower's collapsed roof indicated felling dates in the 1420s or 1430s, during the time of Bishop Thomas Langley.⁵¹⁵

Immediately south of the plateau, cut into the slope down to the River Gaunless, is a large trapezoidal space (some 1.4ha) enclosed by stone walls (M). It is accessed by a double flight of stone steps (ruinous on the east side) descending from the main driveway beside the garden's north-west corner, which clasps an arch-headed stone shelter for a bench providing views south towards the Gaunless. This enclosure was formerly a kitchen garden and plant nursery, making good use of the open, south-facing aspect (*see* Figure 36). It has a close relationship with the large plot to the rear of Castle Lodge (F) and the group may at one time have shared related functions. The external walls have rubble outer and brick inner faces, with ashlar coping, enclosing a central area of ground landscaped into longitudinal terraces. A further terrace wall – stone rubble facing the castle and faced with brick on its south side – divides the area into two (Figure 53).⁵¹⁶

The walled garden is generally believed to have been commissioned by Bishop Cosin, although its omission from views of the castle dating from 1666 and *circa* 1680 possibly implies that it was not completed until a few years after his episcopate ended. It represents a sizeable investment in the aesthetic importance of horticulture and display at this date, and may have been the first large-scale walled kitchen garden to be built in the north of England (*see* Figures 11 and 13).⁵¹⁷ The earliest known depiction of the garden is in a painting from *circa* 1700 where the enclosing walls are shown but the interior seems to be depicted as unplanted (*see* Figure 14).⁵¹⁸ A partial view of the walled garden appears at the far edge of the Bucks' 1728 engraving of Auckland Castle, in which the garden's planting perhaps looks more typical of a vineyard or a regimented orchard than of a kitchen garden, although it is impossible to be certain (*see* Figure 17).⁵¹⁹ Greenhouses and heated walls were added by Bishop Trevor in 1757: the bases of several greenhouses along with evidence of formerly heated walls (flues and arches now blocked) still survive in the upper/northern parts of the garden, although no superstructures remain. These may relate to peach houses and pineries, reflecting the 18th-century fascination with growing exotic fruits. At the time

of the site visit (2019) the walled garden was undergoing a major phase of landscaping and reinstatement, and so it was not possible to inspect within the walls.⁵²⁰ The past decade has seen archaeological monitoring, investigation and research to inform its restoration.⁵²¹



Figure 53: The walled garden on the south terrace, during the recent conservation work; viewed from Durham Road, with the rear of Castle Lodge visible to the left (© Historic England, photograph taken by Rebecca Pullen, 2019)

The Inner Park and the Gaunless valley

The western side of the park is known as the Inner Park (*see* Figure 33); it nestles between the eastern edge of the historic town core, the low west bank of the Gaunless and the park wall where it follows the line of Dial Stob Hill to the north. It surrounds three sides of the castle promontory and is characterised by the low meandering course of the Gaunless within naturalistic, undulating parkland interspersed with mature trees, with the river's steeply wooded eastern valley side climbing up to High Plain beyond. The Inner Park incorporates: the slopes descending south and east from the castle, punctuated by the Broad Walk; terraces north of the castle incorporating cut paths and large rectangular ponds; a discrete area of raised ground on which stands the impressive deer house; and the lower ground between the Gaunless and the Wear which is distinctive for its rich grassland and amorphous earthworks. It is bisected by the sinuous path of the main embanked drive through the park. As with the majority of the park, this area contains a mixture of mature deciduous trees, either discrete, planted in avenues or clumps, or in larger naturalistic swathes. The walkover fieldwork excluded parts of the Gaunless escarpment due to steep drops and potential for land slips. Key areas and individual features mentioned in the text are numbered 1 to 37 and are marked correspondingly on Figure 35.

The open parkland is entered from the west through the paired vehicle and pedestrian gates next to the south-east corner of the main drive beside the castle (1), and from there the park spreads out across ground descending south and east as a series of terraces and gentle scarps towards the Gaunless. The main carriage drive turns north to follow the edge of the plateau, while a second route – the Broad Walk (2) – slopes south-east through a naturalistic avenue of mature trees to meet the low ground beside the river, characterised by dispersed mature trees. Creation of the earthworks of the Broad Walk was started by Bishop Butler between 1750 and 1752; a ride or path is marked in this position on some, but not all, maps from the mid-18th century onwards (Figure 54).⁵²² The west banks of the river are a broad level floodplain – often used as an events space for annual flower festivals during the mid-19th century (*see* Figure 29) – whereas the east bank is a steep wooded escarpment of unstable ground that is prone to slippage and is no longer publicly accessible.⁵²³ Part of the high east escarpment is identified as ‘Kitty Heugh Scarr’ on Spence’s 1754 plan of the park (*see* Figure 18), and writing in 1852 Raine noted that the exposed strata of the scar added to the visual and intellectual interest of the park.⁵²⁴ The exposed sequence included a coal seam (continuing beneath High Plain) which saw some minor extraction activity around the early 20th century.⁵²⁵

Within site of the windows of the Castle, and in the immediate views from its terraces, this stream [River Gaunless] has worn for itself a deep bed beneath a bold cliff, in which just enough is seen of the strata which it has exposed, to arrest the attention and captivate the eye amid the hanging and tangled brushwood which fringes the precipice, the more graceful because in a state of nature.⁵²⁶



Figure 54: The Broad Walk descending towards the River Gaunless through an avenue of mature trees, viewed from the north-west (© Historic England, photograph taken by Rebecca Pullen, 2019)

Within the river, near the south-eastern terminus of the Broad Walk, the remains of a footbridge (abutments, a fallen set of concrete steps on the west bank and the concrete foundation for a central pier in the middle of the river) mark the former position of a simple king-post pony-truss footbridge once called 'Green Bridge' (3).⁵²⁷ The bridge provided access to Gaunless Escarpment (including Kitty Heugh Scar) and to a small folly, sometimes known as the Wishing Temple (4), which is thought to have been erected in 1810 and was removed *circa* 1961.⁵²⁸ It is worth noting that the position of the former temple seems to equate fairly closely to the viewing point from which the majority of paintings and engraving of the castle were observed.⁵²⁹ Tree growth now largely obscures any visual link with the castle from here, and surveys in the park from the past decade confirm that little or nothing remains of the temple.⁵³⁰ The high eastern edge of the Gaunless escarpment also once contained a well, marked on most Ordnance Survey map editions, and possibly at least another small folly or building, now gone.⁵³¹

Another footbridge and a nearby ford marked on historic maps imply that this part of the river was once much traversed, but both crossings are now gone apart from traces of paving where the ford is marked (5).⁵³² The area south of these former crossings was not visited for this study. The area of rough pasture beside Durham Road (outside the modern park boundary) is currently a private car park, but it contains the remains of a mill tail race that once drained water back into the Gaunless from the flour mill that used to stand at the east end of Durham Chare (Character Area 5).⁵³³ Stone steps leading up to a pair of large stone gateposts (6) mark the start of a public footpath from Durham Road which skirts around the exterior of the park's southern boundary; the path was in place at the time the Ordnance Survey first mapped the town in 1856 (published 1857).

As the Gaunless flows north, the valley sides narrow around it and the mature trees on either side provide seclusion and tranquillity. It only opens into level grassland for the final 100m or so, between Bishop Trevor's parkland bridge across the Gaunless (*see below*) and Jock's Bridge where the Gaunless enters the River Wear just outside the park boundary. Parts of the river bed have been canalised and paved with stone sets to create weirs and ornamental riffles, perhaps to retain and slow water in some stretches in order to produce shallow mirror-like sections (Figure 55).⁵³⁴ This might reflect suggestions made by Joseph Spence who advised Bishop Trevor *circa* 1754 on how the landscape of Auckland Park could be altered to enhance its scenic qualities.⁵³⁵ Spence wrote that 'The Gaunless itself looks narrow ... and is too much deserted of water in all dry times. How far it might be raised, and widened, by 2 or 3 Dams or Rocky Stoppages at proper intervals...'⁵³⁶

A third major route within the Inner Park branches north-east from the main drive, where it climbs the discrete flat-topped rise of Hawthorn Hill to where the 18th-century deer shelter (7) stands in splendid isolation, some 200m north-east from the castle, at an elevation of 80m aOD (Figure 56). The imposing rectangular building with central open quadrangle is a rare and well-preserved example of Gothick Revival architecture.⁵³⁷ It comprises an outer crenellated arcade with three-centred arches opening onto once-covered long shallow rooms (or shelters) connected by angled partition walls with central doorways at each corner of the quadrangle (scars and joist holes for the pitched roofs survive). The south-west side has a central two-storey tower, decorated with pinnacles, crenellation, quatrefoils and arrow slits; it rises from a canted bay containing an arched window to either side. There are six bays of arcade to either side of the tower. The inner enclosure is entered on the opposite side to the tower, through a large central three-centred arched gateway flanked by pilaster strips topped with pinnacles. There are six bays either side of the central gateway, and the other two sides of the building each have 15 bays.⁵³⁸ It was constructed

for Bishop Trevor in about 1760 and was probably designed by Thomas Wright (1711-86), a local architect who went to school in Bishop Auckland.⁵³⁹ It was built to replace an earlier keeper's lodge and smaller separate deer shelter in a similar location; these preceding structures can be seen drawn on a sketch plan of the Inner Park from 1740.⁵⁴⁰ Besides providing a sheltered place for the park's deer, the shelter had a prospect room in the tower for enjoying the view; the tower itself was a dramatic eye-catcher in the landscape.



Figure 55: The weir on the bend in the River Gaunless immediately south of the deer shelter, viewed from the west (© Historic England, photograph taken by Rebecca Pullen, 2019)

The north side of the castle peninsula is marked by a wide flat terraced walk immediately below the garden walls and castle buildings; this broadens towards the west into a densely wooded triangular area, sometimes referred to as The Rookery (8).⁵⁴¹ Beneath this, the area known as the North Terrace (9) descends steeply north through a number of terraces or shelves towards a wide meadow valley-floor of undulating ground created by extensive modification of earlier channels of the adjacent River Wear. The valley bottom has silted up over time and is no longer waterlogged all year round; much of the lower area was subject to detailed measured survey and analysis, and an attempted auger survey, in July 2019.⁵⁴² Collectively, this part of the park – particularly features on the terrace itself – has long been associated with fish ponds. ‘Old fish ponds’ in the park were noted as early as 1208, suggesting they were well-established already; interestingly, ponds may have been provided for swans as well as fish.⁵⁴³ Detailed plans of the park from the mid-18th century show a pair of rectangular ponds parallel with the outside north wall of the castle complex, one just beneath the break of slope and a second larger rectangular pond on a lower terrace just above the base of the slope, as well as an oval feature that has also been commonly interpreted as a pond, drawn midway down the slope (see Figures 18 and 19).⁵⁴⁴ Spence was quite strident about his views of the north terrace, writing that:



Figure 56: The 18th-century deer shelter, designed by Thomas Wright for Bishop William Trevor, viewed from the west (© Historic England, photograph taken by Rebecca Pullen, 2019)

The three ponds ... look so poorly from the Terrace, on account of their being seen with so fine a rounding of the natural river just behind them. Might not these be filled up from the many roughnesses on the Northern Slope, and the water from the drains, etc. be carried off, out of sight, under the Ledge where a wall is begun at present? Or else a large oval pond be made, answering the middle of the Terrace? Or, at worst, the two upper ponds might be filled up, and a close Plantation made round the South and East sides of the Lower Pond, 12 or 15 feet from the margin, which would hide the pond, and at the same time give room for drawing it.⁵⁴⁵

All three features are still clearly identifiable as depressions on the ground (9). However, only the largest rectangular feature still functions as a water-filled pond and it is now fringed with trees, suggesting that in this instance most of Spence's recommendations were implemented. The likelihood of using either of the upper two features as fish ponds to stock the castle's larder is questionable given the impracticalities of managing fish ponds constructed partway up a slope, and so these were probably created for aesthetic reasons.⁵⁴⁶ A small flat-topped mound terraced into the slope above (south of) the pond was noted on lidar and is equivalent to the position marked by a lone tree on Dixon's plan of 1772 (see Figure 19).

In the valley bottom, it would appear that natural riverine features have been modified (10), perhaps many times over, in order to create medieval fish ponds and/or later ornamental ponds in clear view of the main drive towards the castle from the east. The result is an elongated serpentine area of undulating ground primarily formed into broad but shallow depressions that were, presumably, once filled with water, as well as dams or raised

causeways that would allow passage through and management of the watery landscape (Figure 57).⁵⁴⁷ The embanked main carriage drive itself forms a causeway across the eastern parts of this area (11), but its alignment in relation to the cut edges of the dry ponds seems to indicate that the ponds were there in some form prior to the formalisation of this route. This relationship supports the suggestion that these features have their origins in the management of fish and wildfowl in the medieval park before becoming more intrinsically ornamental.⁵⁴⁸ The scooped depression narrows and continues north-east of the drive (12), beneath the steep slopes leading up to the deer shelter on Hawthorn Hill; it may once have opened into the Gaunless.

From the north-east corner of the castle peninsula, the main drive turns sharply north before beginning its twisting route down the slope as an embanked track to form a causeway through this lower meadow-like area, eventually meeting the south bank of the Gaunless near the north-eastern edge of the Inner Park. Closer to the park boundary, just east of Jock's Bridge, is another weir constructed within the Gaunless. On the south bank leading directly to the weir is a rectangular ramp-like earthwork (13), perhaps relating to use of the weir as fording or temporary bridging; there are also a number of cut stone blocks within the river side at this point.



Figure 57: View east along the low dry pond features in the valley bottom, with the principal causeway in the immediate foreground, and the sharp line of the embanked driveway forming the far horizon (© Historic England, photograph taken by Rebecca Pullen, 2019)

High Park and the Coundon Burn valley

The embanked main driveway from the Inner Park crosses the River Gaunless, as detailed below, and then comes into High Park (the northern part of the ‘outer park’), which forms an arc of land around its northern edge and gently slopes south-westwards into the narrow, wooded valley of the Coundon Burn from higher ground to the north. High Park contains almost all of the listed parkland structures: four parkland bridges, a railway accommodation bridge, an ornamental well head and the remains of an ice house. High Park also preserves several features relating to the 18th-century parkland design, a pattern that continues across on to the elevated ground of High Plain (*see below*). The far eastern corner of High Park (labelled ‘Kings Island’ on some 19th-century maps) is physically isolated from the rest of the park by the high embankment of the former Bishop Auckland and Ferryhill Railway, opened in 1885.⁵⁴⁹ This eastern extent preserves part of a curving ditch that may be a fragment of an earlier line of the park boundary (*see below*).

An important group of features in High Park are the extant parkland bridges, variously carrying the main drive, smaller tracks or footpaths across the Gaunless and the Coundon Burn, and in some cases linking up otherwise detached parts of the park.⁵⁵⁰ By far the largest and finest is Bishop Trevor’s masonry arch road bridge of 1757 (14), carrying the main drive north across the Gaunless from the Inner Park into High Park; it is listed at grade II (NHLE 1196449). The bridge comprises a single, segmental arch, approached by splayed, ramped causeways at either end; the keystone on the western (downstream) elevation is inscribed ‘RD. | 1757’, acknowledging Trevor’s part in the bridge’s construction (Figure 58).⁵⁵¹ This is supported by cartographic evidence: Joseph Spence’s park plan of *circa* 1754, shows the drive crossing the Gaunless at a ford a little downstream of the bridge site (*see* Figure 18), while a map of 1762 depicts a bridge carrying the drive across the river at the present location.⁵⁵² Some 120m further NNE the drive crosses the lower reaches of the Coundon Burn via a second masonry arch bridge (15) (perhaps more accurately a culvert) which is also attributed to Trevor’s campaign of 1757; it is depicted on the 1772 Dixon plan (*see* Figure 19).⁵⁵³ The original low masonry barrel arch is visible at each opening for a short distance, but beneath the deck much of the structure has been replaced by modern concrete joists supported on brick and breeze block walls; the former cast-iron railings have also been replaced by modern, simple steel counterparts. The structure is currently listed at grade II (NHLE 1292957).⁵⁵⁴

Along the length of the Coundon Burn are a further four small masonry arch bridges (more accurately, culverts), all shown on the 1772 Dixon plan carrying footpaths or parkland rides across the burn (16, 17, 18, 19); two of them are listed at grade II (16, 19) (NHLE 1292964 and 1297609), and another is in a collapsed state (18).⁵⁵⁵ While three of the bridges are tucked in the narrow wooded valley of the central southern edge of High Park, the fourth (19) is located within the more open, level area at the far eastern extent of the modern park (‘Kings Island’). The keystone in its east (upstream) elevation is inscribed ‘WD | 1827’, implying that this structure was rebuilt in that year by Bishop William Van Mildert.⁵⁵⁶ These smaller parkland bridges form part of a network of connected footpaths and rides that criss-cross the narrow valley, many surviving today and still used by visitors exploring the park. They probably originated as part of Spence’s vision to improve the park in the mid-18th century and were in place by 1772.⁵⁵⁷



Figure 58: The east-facing (upstream) elevation of Bishop Trevor's parkland drive bridge over the River Gaunless, viewed from the south-east (© Historic England, photograph taken by Rebecca Pullen, 2019)

The numerous paths that wind through the valley have been designed to create a 'Wilderness', possibly as part of Spence's mid-18th century vision.⁵⁵⁸ As well as linking the small parkland bridges, the paths also connect a number of other discrete parkland features. Immediately east of Bishop Trevor's drive bridge over the River Gaunless is a pronounced, sub-circular quarry (20), some 30m in diameter and 2.5m deep, which is probably the result of stone extraction for use in the park, perhaps for some of the nearby small bridges or weirs.⁵⁵⁹ Depiction of this area on the 1772 Dixon plan seems to show clustered trees perhaps within a curve. The omission of the quarry on historic Ordnance Survey maps suggests that it had gone out of use long before the 1850s.⁵⁶⁰ Abutting the west side of the quarry is a well-formed near-circular mound with a notably level and partially tree-capped top, and a terraced path winding its way up its north side from the bridge and drive below.⁵⁶¹ Although previously unrecognised, and remaining unproven, the flat-topped hill (around 20m in diameter at its crown) could possibly be interpreted as a natural rise modified into a prospect mound (Figure 59). A short distance north of here, located upslope from the Coundon Burn's south bank, are the unassuming remains of a small ice house (21) in the form of a high, spread, earth mound with an exposed arched brick tunnel entrance (now bricked-up) on the north side. It is listed at grade II (NHLE 1196451), and was probably constructed in the late 18th century, with the entrance tunnel renewed in the 19th century.⁵⁶²

Further east, and part way up the burn's wooded north bank is a large, elongated earth mound (22), some 45m long by 16m wide and up to 2m high, with a slight ditch around the base of its long north/upslope side which might have acted as a drain (Figure 60). The



Figure 59: The flat-topped mound, with iron kissing-gate and north-east wing wall to Bishop Trevor's drive bridge over the River Gaunless in the foreground, viewed from the west (© Historic England, photograph taken by Rebecca Pullen, 2019)

feature is aligned roughly parallel with the stream and sits in an area of very uneven and slumping ground and scrub vegetation. It is closely bordered on almost all sides by terraced footpaths (south and east) and more minor tracks. It was noted by previous authorities as a possible Neolithic long barrow (burial mound).⁵⁶³ It is difficult to get a good sense of the feature from the ground, but its interpretation as prehistoric is fairly unconvincing both in terms of location and form. At best it could be a pillow mound (rabbit warren) and there were possible hints of a ditch around its upslope side; alternatively, it may be the result of localised dumping or slumping of material, conceivably relating to the digging of nearby terraced paths.

The former drive rises onto higher ground after leaving the narrow valley bottom, taking the main drive from Bishop Trevor's pair of 18th-century bridges, and moving north-east upslope away from the burn valley below. It gradually becomes less distinct, marked mainly as a wide level area between mature trees at this point. It exits at the north-east corner of the modern park, adjacent to the site of the ruined foundations of Middle Lodge (23), which survives only as a fenced-off area of disturbed ground.⁵⁶⁴ Outside of the registered park, the line of the former drive continues east from Middle Lodge, through agricultural land that had at previously been within the park, eventually reaching the stone park gates beside Park Head Farm (24) that once connected the bishop's palace with the road to and from Durham. The ornate gates reflect considerable investment in the 18th century, probably to a design by Wyatt.⁵⁶⁵ This was a principal entrance to the park in the past; the new ornate gated entrance probably replaced a more traditional medieval park gate obliterated by the Georgian revision. Whereas the gatehouse off the Market Place was the primary civic and

ceremonial entrance, the carriage route from the east was the principal private entrance. From the high ground here, views open out into Weardale allowing the bishops to show off both the park and the wider estate to arriving visitors. This section of former driveway is carried over the later railway cutting by 'Bishop's Bridge' (25); the bridge deck is said to have been constructed to be particularly wide at the request of Bishop Lightfoot in order to help 'hide' the railway line from the view of the drive.⁵⁶⁶ A little way east of Middle Lodge a milestone marks '1 mile to the castle'.⁵⁶⁷

Within the registered park, ground north of the drive is characterised by broad, undulating, seemingly natural, terraces of rich grassland and mature trees planted thinly in drifts, called the Hazel Bank Plantation, that descend gently west towards the Wear Valley. Alternatively, the underlying terraces could be the product of medieval or post-medieval cultivation, later modified when the park transformed from a productive landscape to a pleasure garden. Within this area, recent aerial mapping recorded narrow drains or boundary ditches and fragmentary patterns of ploughing, seemingly a continuation of the more extensive ridge and furrow seen across High Plain (*see* Figure 35). There is a flat-topped low earthwork bank, 3-5m wide and with a kink in its alignment (26), roughly where we might expect a road to run if one had passed close to where Bishop Trevor's drive bridge over the River Gaunless now stands during Roman times, as implied by the cremation urns discovered near this section of the river (Figure 61).⁵⁶⁸ However, the bank is perhaps too narrow to be a Roman road, and so it probably relates to later phases of agriculture or landscape design; further archaeological investigation might clarify this. It perhaps marks the position of a former boundary or connects with the other tracks nearby, such as those shown on 19th-century maps as well as the remains of a well-worn hollow way that survives along part of the inside of the park boundary wall in this area (27).⁵⁶⁹



Figure 60: The large elongated mound located above the north bank of the bank of the Coundon Burn, viewed from the north-west (© Historic England, photograph taken by Rebecca Pullen, 2019)



Figure 61: The rich grassland in the north-west corner of High Park, with the line of the flat-topped bank running from centre left then kinking to disappear beneath woodland along the north boundary of the park, in the middle background, viewed from the south-east (© Historic England, photograph taken by Rebecca Pullen, 2019)

Further east on the high, level ground west of Middle Lodge are the extant remains of a circular formal tree planting enclosure (28), visible as a low ring bank with a shallow external ditch (showing it was designed to keep out grazing animals) measuring 40m in diameter; its fairly level interior now contains only a single tree (Figure 62).⁵⁷⁰ It is similar in form to three more examples that survive across High Plain (29, 30, 31) within the golf course; all four first appear on Dixon's 1772 map of Auckland Park.⁵⁷¹ Collectively they represent survivals from a more extensive layout of perhaps ten or more embanked tree clusters, relating to a previous landscape design. The precise origin of the design is uncertain but it probably relates to investment and modifications within the park during the mid-18th century, perhaps following the advice of Joseph Spence.⁵⁷² Inclusion of these features on Jeremiah Dixon's plan of the park demonstrates that they were established before 1772 (see Figure 19).⁵⁷³ Their depiction on Ordnance Survey 25-inch maps from the mid-19th century to the early 20th century indicates that, while many of these features survived, they were gradually beginning to lose form and to be cleared of trees.⁵⁷⁴

Directly south of where Middle Lodge once stood, and on high open ground in clear view from the bishops' drive, stands a smart four-sided stone pyramid, sometimes described as 'The Obelisk' (32); its ornamental style is clearly designed to catch the eye of visitors arriving by carriage.⁵⁷⁵ It is thought to be a well head and conduit house, probably fed by a cistern located around 150m to the ENE; if so, it represents an important survival from an old water supply system that previously supplied Auckland Castle with water.⁵⁷⁶ It was probably constructed in the mid-18th century, possibly around the time that Bishop Trevor was investing heavily in the park, but no record of its date or architect are currently known.

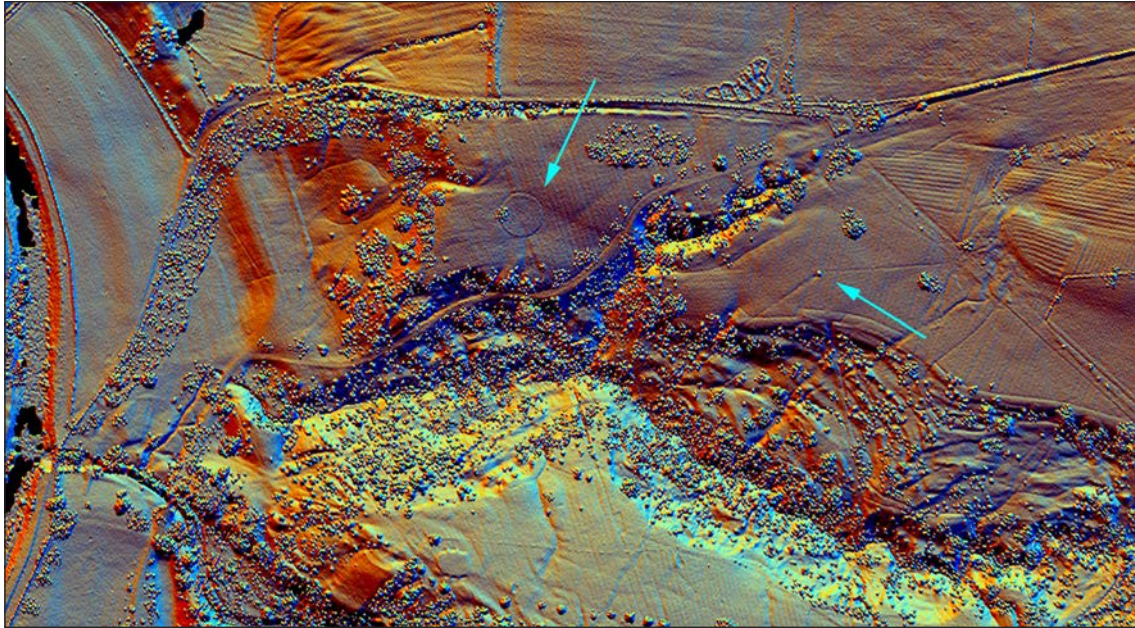


Figure 62: The higher ground of High Park, presented as a digital surface model created from lidar data, showing the embanked circular tree planting enclosure (centre). Also note the clear linear depressions of buried drains leading to and from the pyramidal well head (centre right), north is to the top. (© Historic England, source: Environment Agency, June 2007)

Certainly by Dixon's map of 1772 a structure is indicated here and labelled 'The Reservoir' (see Figure 19).⁵⁷⁷ Ordnance Survey maps from the 1940s and 50s label the feature as a 'Shooting Box' but this could relate to later repurposing as a shooting butt due to its convenient form and position in the landscape; all previous Ordnance Survey map editions indicate the feature as 'Tank'.⁵⁷⁸ The structure comprises a square ashlar plinth about 4m by 4m and 1m high, topped by a square-based pyramid of rusticated ashlar, a further 2m in height. There is a blocked opening for a former small rectangular inspection space in the north-west side of the plinth (probably sealed up in the 20th century), and shallow linear depressions in the surrounding ground indicate buried box drains or pipes approaching the well head from the east and leaving it from the south-west (Figure 63, and see Figure 62). It may have been inspired by the impressive stone pyramids at Castle Howard, North Yorkshire; both were the work of Nicholas Hawksmoor (circa 1661-1736) in the mid-late 1720s and are listed at grade I (NHLE 1148971 and 1149012).⁵⁷⁹

One of the discoveries made from an examination of historic aerial photographs and lidar is the sweeping curve of a shallow ditch, about 8m wide (33); it runs for about 1.15km through pasture fields east of the railway embankment from the site of Middle Lodge to the eastern tip of the park (Figure 64). This ditch is part of the pale associated with one of the medieval or post-medieval extents of the park. Various documents from the 14th to the 16th centuries indicate that, although there were some sections of stone wall, most of the boundary was a ditch accompanied by a wooden pale or paling, which required frequent repairs and replacement.⁵⁸⁰ When the stretch of ditch within the modern park was visited on the ground, it was noted that there is a slight low bank along its inside. This is not consistent with the typical form of a park pale ditch, which is commonly constructed with an external bank to 'deepen' the inner ditch, helping to keep the deer and cattle in and poachers out. Here, the inner bank is probably a later feature, perhaps a headland created by ploughing (preserved as narrow ridging) to improve the quality of the pasture or to grow crops in this area (see Figure 35).



Figure 63: The pyramidal stone well head and one of the associated linear depressions denoting buried drains or pipes (right). Note the possible blocked inspection hatch within the plinth. Viewed from the north, with the golf course club house just visible on the far horizon indicating a key visual link with the highest point on High Plain (© Historic England, photograph taken by Rebecca Pullen, 2019)

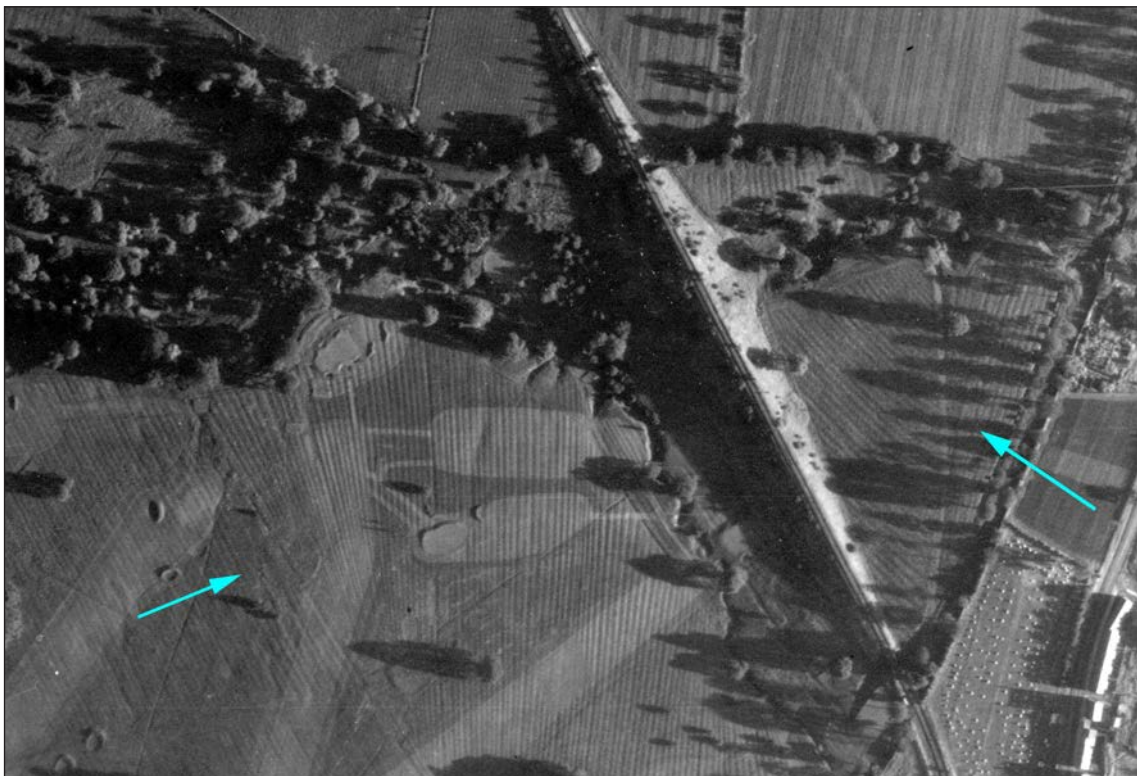


Figure 64: Vertical aerial photograph from 1958 clearly showing the curving line of the boundary ditch (right) surrounded by a pattern of narrow plough ridges, and the golf course (left) with one of the extant tree ring enclosures showing clearly; north is to the top of the image (RAF/543/396 F21 0046 01 September 1958, Historic England Archive)

The fragment of park pale ditch and Bishop Van Mildert's parkland bridge (19) (*see above*) are today somewhat detached from the rest of the modern park, isolated in a pocket of pasture separated from the wider parkland to the west by the steep railway embankment which forms a high-sided barrier running roughly NNW-SSE through this area (*see Figure 64*). Two masonry accommodation bridges were constructed as part of the embankment to carry existing parkland rides or footpaths, retaining movement between the eastern corner (formerly 'Kings Island') and the rest of the park; the Coundon Burn was culverted beneath the massive bank.⁵⁸¹ A tall, elegant single-arch bridge (34) constructed from mostly rock-faced squared sandstone with a brick arch barrel provides access through the embankment at the north edge of the park (*Figure 65*). Massive embankment retaining walls with a curved top line project into the park from both sides of the opening; the bridge is listed at grade II (NHLE 1196456).⁵⁸² A second accommodation bridge (35) sits at the southern edge of the park; it is lower in height with no buttresses but is otherwise of similar construction and architectural style.⁵⁸³ The railway line closed to regular passenger services in 1939, remaining open for freight before closing entirely in 1966.⁵⁸⁴ The two bridges are now owned by Durham County Council and form part of a popular disused-railway walking trail that offers glimpses across the golf course and the east edge of the park.⁵⁸⁵



Figure 65: The eastern elevation of railway accommodation bridge no. BIF/9 (© Historic England, photograph taken by Rebecca Pullen, 2019)

High Plain (golf course)

High Plain (the southern part of the 'outer park') is a large roughly triangular, raised plateau with a gentle, and predominantly north-facing, aspect. At around 0.54km² in extent it comprises about 40 per cent of the modern park (*see Figure 33*). It is constrained to the west by the steep tree-covered escarpment of the River Gaunless, to the north by the narrow, wooded valley of the Coundon Burn, to the east by the imposing high embankment of the former Bishop Auckland and Ferryhill Railway, and to the south and south-east by the park's stone-built boundary wall.

High Plain has been the home of Bishop Auckland Golf Club since 1894, and golf is known to have been played here for some years prior to that.⁵⁸⁶ Unlike the rest of the park, this area is accessed by a driveway running north from the road to Durham (A688), and through a gate in the park's perimeter wall to enter the golf club car park. This modern entrance appears to reuse the position of a former park gate in existence since at least the 18th century.⁵⁸⁷ The present club house (36) sits nearby in the most elevated position on the plateau (130m aOD) high above the rest of the park and the castle. The simple brick building has a long north-west-facing glazed front and terrace giving fine panoramic views (Figure 66). It was constructed in 1969 with extensions and improvements in 1983.⁵⁸⁸ Simple post-and-wire fences divide the golf course from the rest of the park.

Spreading north and east from the club house are the distinctive tees, fairways, bunkers and greens of the 18-hole golf course. The generally open aspect is interrupted by individual trees and larger tree groupings situated within large areas of grassland; the underlying topography sits higher than most of the rest of the park and has a gently undulating profile. The design of the present golf course has been significantly influenced by the historic context of the original design and the landscape through which it plays. Despite the prominence of the golf course features, an overall sense of being within established parkland is well-retained and articulated by the mature trees which both create and restrict views through to the rest of the park and the wider landscape beyond. Some more recent additions include the introduction of small groves of silver birch trees. From most parts of the course Auckland Castle is now largely hidden from view by the dense woodland along the top of the Gaunless escarpment, but the castle would have previously been visible from key vistas and axial views associated with the 17th- and 18th-century designed phases of the parkland layout.



Figure 66: The north-west frontage of the club house at Bishop Auckland Golf Club with the course extending out in front; viewed from the south-west (© Historic England, photograph taken by Rebecca Pullen, 2019)

Despite over a century of landscaping for golf, extant earthworks from several earlier phases of parkland use are still discernible. Some of the earliest of these are the remnants of three roughly circular formal tree-planting arrangements (29, 30, 31), initially identified during analysis of the lidar and subsequently confirmed on the ground by a field visit. Similar in form to the example that survives in High Park (28) (*see above*), each comprises a simple low ring bank with a shallow external ditch measuring between 40 and 50m in diameter, and all are mostly now cleared of the trees they once enclosed (Figure 67). The wider group and their origin are discussed in more detail above (*see High Park*).

An extant stretch of linear earthwork running east-west across the central part of High Plain (37) may relate to the 18th-century park design or could have even earlier origins. It was first identified during the mapping and interpretation of features from aerial resources (Figure 68, and *see Figure 35*). Measuring around 12m in width for most of its length, it broadens out and angles slightly south at its eastern end. The feature stands approximately 0.3m high and survives for a distance of roughly 350m, outlined by narrow ditches in places and with a distinct short scarp defining the northern edge. It appears to represent the remains of a slightly cambered embanked track or carriage drive. The western end terminates at a natural high point where two subtle, inward-facing scarps seem to create a broad splay, as though opening into an arena which may once have commanded good views west to the castle and town, not dissimilar from those depicted in several prospect views created in the late 17th-century (*see Figures 11, 13 and 14*).⁵⁸⁹



Figure 67: The most south-easterly of the surviving tree enclosure earthworks, looking south with the front of the enclosure bank curving through the centre of the image and the rear edge marked by four trees. Note also the later straight drainage ditch cutting in the foreground (© Historic England, photograph taken by Rebecca Pullen, 2019)

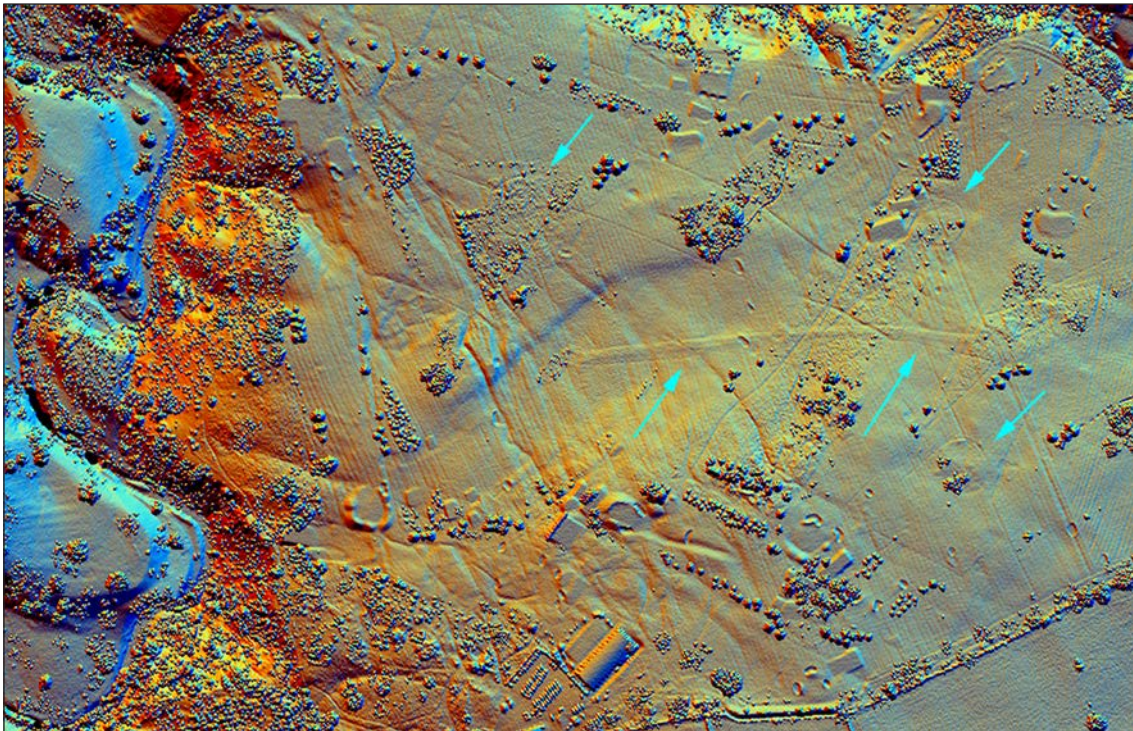


Figure 68: The centre of High Plain, presented as a digital surface model created from lidar data, showing the linear embankment of a possible carriage drive or ride running east-west through the centre; also note the circular traces of three tree planting enclosures, north is to the top (© Historic England, source: Environment Agency, June 2007)

Clear traces of post-medieval agricultural activity are visible across the park. Long narrow ditches running down the north-facing slope appear to be aligned on, and to intercut, the earlier pattern of tree enclosures. Aligned parallel between these ditches are the dense patterns of narrow ridge-and-furrow ploughing following the natural slope (Figure 69, and see Figure 35). These earthworks are seen most clearly in High Plain, but elements of the same system continue across parts of High Park, Kings Island, and in a number of fields outside the north-eastern park boundary. The golf club was fortunate that the land was not commandeered for cultivation of food during either of the world wars; as such, the ridging must pre-date the course, and probably represents an episode of ploughing for pasture improvement.⁵⁹⁰ Indeed, grazing continued across parts of the golf course right up until the 1960s.⁵⁹¹ The downslope linear trend of these ridges is cross-cut at an oblique angle in places by later imposition of narrow ditches that appear to relate to the managed drainage across the course, in order to keep greens in a playable state.⁵⁹²



Figure 69: View west across the eastern end of Bishop Auckland golf course, with the underlying narrow ridging of earlier improvement ploughing clearly visible in beneath the close-cropped grass of a fairway, and a small bridge dating from the first half of the 20th century crossing a tributary of the Coundon Beck in the foreground (© Historic England, photograph taken by Rebecca Pullen, 2019)

Summary of significance

Amongst the most complete of all surviving episcopal palaces, overlooking still its picturesque medieval deer park, it is rich in archaeological potential, architectural interest and landscape value, steeped in historical association and ingrained in regional identity.⁵⁹³

The special character and high calibre of Auckland Castle and Park is clearly evident, with landscape and buildings retaining a high degree of historic integrity. The character area is primarily known for its deep connection with the Bishops of Durham, as their seat of feudal power from the medieval period until the 19th century. Although the castle is no longer the residence of the bishop nor owned by the Church, the legacy of that near millennium of investment and display is retained in the grandeur of its buildings and richness of its park. The castle is also home to an internationally important art collection and is a popular new visitor attraction. Therefore, this area's significance – once derived almost entirely from historical, associative and aesthetic connections – now has strong community value with public access for the town's residents and visitors. There is no doubt that the castle and park hold high aesthetic significance, and the tranquillity and large size of the parkland has become valuable to the local population. The current Covid-19 pandemic (2020-21) has necessitated national restrictions on movement, increasing the importance of nearby outdoor space. Undoubtedly, Auckland Park has much to contribute to the wellbeing of the local population through readily accessible time in nature.

Besides incorporating numerous monuments recognised as having national significance, the Auckland Castle Estate has been designated by Durham County Council as an Area of Archaeological Interest.⁵⁹⁴ Within the nationally important park, it is also worth noting that the large-scale walled kitchen garden was one of the earliest, if not the first, to be constructed in the north of England, and so also carries major significance to the history of gardening.⁵⁹⁵ Besides its clear historical, architectural and archaeological importance, the castle and park are valued as public green space and as a place for sporting, educational and research activities, which collectively contribute to an emerging communal significance for the character area. While there are no statutory ecological designations covering the character area, the whole of Auckland Park is recognised as an important natural habitat and is known to support rich biodiversity; specific environmental designations are in place to safeguard the lower reaches of the Coundon Valley as an important area of Ancient and Semi-Natural Woodland.⁵⁹⁶

Golf courses have often been created within historic parks, and some courses are themselves designed landscapes of historic interest.⁵⁹⁷ The course at Bishop Auckland gives High Plain a distinct and coherent visual character, with continuity of use since at least the 1890s, and limited change since the ‘Golden Era’ of golf-course design.⁵⁹⁸ It is a good example of a parkland course which embodies both historic and inherent landscape characteristics.⁵⁹⁹

The overall condition of the character area is good and noticeably improving through on-going active investment and sympathetic conservation by TAP, such as the recent repair and consolidation work to the West Mural Tower. Likewise, recent archaeological research and excavation has revealed the surviving foundations of part of Bek’s 14th-century chapel which clearly demonstrates the area’s high archaeological potential for significant buried remains.⁶⁰⁰ Other parts of the park offer similar potential for archaeology relating to Roman and medieval land use (including Roman burials), as well as to earlier layouts of parkland design, some of which remain visible on the ground and through aerial and lidar evidence.

A considerable amount of change has taken place at the castle and in the park throughout eight centuries of renovation, demolition and revision, changing fashions and ways of living, and so naturally there has been some loss of historic fabric and features. Some are the inevitable consequence of the castle’s evolution over many centuries, in particular the medieval work of Bishops de Puiset and Bek; others, including various small bridges within the park, were lost through a process of abandonment. In the late 19th century, the laying out of a golf course changed the appearance of High Plain forever and the imposition of the railway embankment severed the east end of the park from the rest. While these changes have removed some of the integrity and coherency of the earlier parkland, they have arguably added both interest and value to the character of the area which is now intrinsically linked to how it is viewed, accessed and enjoyed.

Irrespective of such losses and changes, the sense of cohesion and time-depth is retained within the castle and landscape park, and the importance afforded by close association with the Bishops of Durham is still well articulated through its current character. In terms of historical extent, the park is much reduced in size from its origins and many elements of its functional coherency as a productive estate are now matters of archaeological conjecture. It is also no longer part of the church estate and its active role in religious life has finished. However, the retention of the core of the bishops’ ‘private’ parkland and the designed elements of its landscape remain well articulated.



Figure 70: The 18th-century deer shelter in Auckland Castle Park, viewed from higher ground to the north-east (© Historic England' photograph taken by Rebecca Pullen, 2019)

One particular characteristic is the commonality of architectural styles and materials. Auckland Castle, the Chapel of St Peter, the gatehouse, the arched screen wall and the deer shelter are all constructed in sandstone ashlar and their medieval and Gothick design – seen in the use of pointed arches and the liberal use of pinnacles – collectively lends a strong sense of architectural coherency to the character area. The use of sandstone for bridges, walls and the pyramidal well head creates an additional visual tie throughout the parkland, further to any intentional lines of sight to, from and between individual structures.

A number of the designed vistas and views through the park have been lost as trees have matured or as footpaths have gone out of use (a summary of key views is provided in existing conservation documentation for the castle and park).⁶⁰¹ However, many still persist: for instance, when the deer shelter was constructed around 1760, it was very carefully positioned to become apparent as visitors approached the castle via its formal visitor entrance from the east. The shelter can be viewed with glimpses of the Chapel of St Peter on the higher ground behind it to the south-west from certain points along the top of the high east scarp of the Gaunless, making the roof-top pinnacles of the shelter appear to echo those of the chapel at a single glance (Figure 70). Nonetheless, the deer shelter is now visually disconnected from much of the rest of the park; amongst others, the view to it from the bowling green is now obscured by matured trees.⁶⁰² Another intentional sight line connects the main drive entrance beside the site of Middle Lodge with the eye-catcher of the ornamental well head, and then with the highest point on High Plain, close to the present golf club house. Dixon's 1772 plan of the parkland and the recent aerial mapping results both reveal a straight, near north-south, avenue left unplanted through the woodland

of the Coundon Burn valley, perhaps functioning as a ride and as a viewing device (see Figure 19 and Figure 35).⁶⁰³ The discovery from lidar of a possible east-west embanked ride across High Plain, ending in the west at a point directly opposite, and high above, the castle might indicate another previously unknown important viewing point. The views from the castle out into the parkland and towards the wider landscape beyond have also played a significant role in how windows have been placed and how parts of the park have been shaped and planted. For instance, windows facing north frame key views across the North Terrace and out towards the River Wear and northern hills beyond, and windows facing east take in the bowling green with the Gaunless escarpment and High Plain beyond; again, maturation of parkland trees has obscured parts of these intended views.⁶⁰⁴

From outside of the character area, the prominent gatehouse (also known as the Clock Tower) provides a key landmark from the central open market place. When approaching the town centre from the south-east along Durham Road the terraces of the substantial walled garden are clearly visible between the trees.

Character Area 2: Market Place

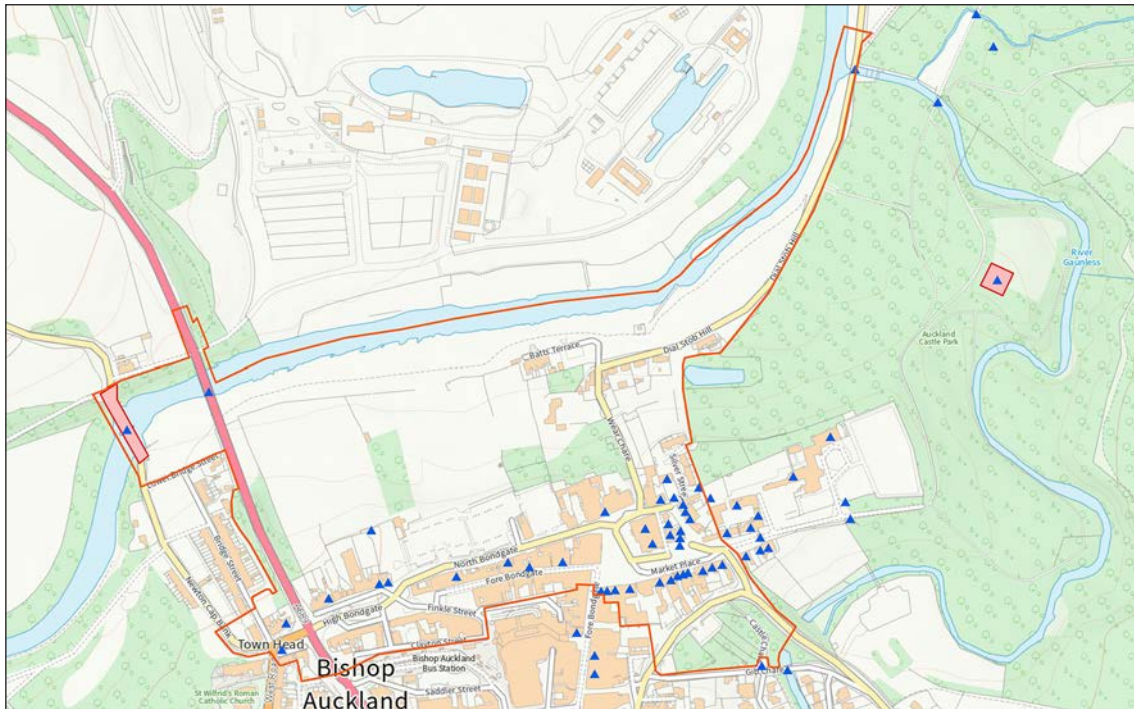


Figure 71: Extent of Character Area 2: Market Place (orange outline) showing listed buildings as blue triangles (Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900)

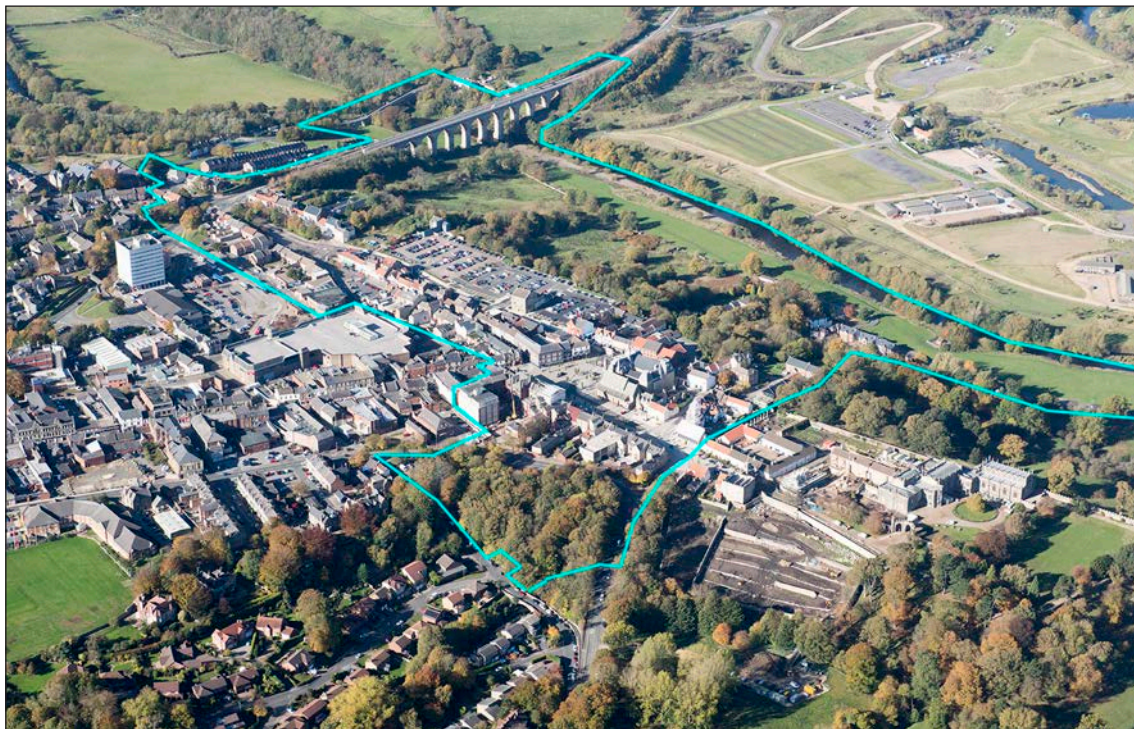


Figure 72: Aerial photograph showing Character Area 2 outlined in cyan (34095_023 © Historic England, photograph taken by Emma Trevarthen, 18 October 2018)

Character Area 2 covers a large area, including the Market Place, Silver Street, North Bondgate, Fore Bondgate, High Bondgate and Finkle Street, as well as Wear Chare and the land to the north of North Bondgate that stretches to the River Wear, known as The Batts (Figures 71 and 72). In the medieval period this was the focal point of the town – the triangular market place was located at the point where Castle Chare and Wear Chare met with North Bondgate and Fore Bondgate, to the west of Auckland Castle. The medieval buildings in this area appear to have largely been replaced by later structures, although the general street layout and the long medieval tenement plots (tofts and crofts, then probably subdivided into burgage plots), particularly to the north and south sides of the Market Place, are reminders of the early origins of this part of the town. The trading centre of the market place continued to be a town focus right up to the mid-20th century (Figure 73). As the built environment reveals, this was a conspicuous location in which the established church, local government, commercial investors and wealthy townspeople constructed large, showcase buildings to the designs of reputable local architects. Fore Bondgate also benefited from this investment, as did North Bondgate and High Bondgate, although North Bondgate attracted a much more diverse community in the 19th century. The importance of the Market Place has somewhat dwindled since the contraction of the market itself; however, recent investment by The Auckland Project (TAP) has signalled a revival in its popularity, both within the town and beyond.

Each of the streets within the character area is distinctive in its own right. The Market Place retains the strongest historical character which is reflected in its 27 listed structures. North Bondgate was, up until the mid-20th century, densely packed with housing and commercial businesses. It now has a much more open character, particularly on the north side, where a number of large car parks have been introduced. Fore Bondgate, once a routeway through the medieval market place, is much more enclosed. It is predominantly commercial in character, lined with converted 18th-century houses, 19th-century shops and public houses. High Bondgate, once home to the medieval bondsmen tenants, still retains a residential character and is dominated by domestic buildings. Wear Chare is different still and now far removed from the heavily built up streets in the rest of the character area, with a much more rural outlook across The Batts and the River Wear.



Figure 73: A postcard of the Market Place on market day viewed from the south-west, postmark dates the card to 1923 (Reproduced with kind permission of Tom Hutchinson)

Market Place (including Silver Street)

The Market Place is characterised by grand civic buildings, commercial premises and domestic properties. The West Mural Tower and west wall of the castle in Silver Street are the only visible medieval structures within this character area and are listed at grade I (NHLE 1196445) (see Character Area 1).⁶⁰⁵ The west wall, an important castle boundary, predates the early 15th-century tower. It has been suggested that there is a cellar dating to the medieval or Tudor period below no. 38 (formerly the Queen's Head Hotel), although no evidence was found to corroborate this in a recent archaeological survey.⁶⁰⁶ A large medieval fireplace and other historic features have also been linked with a cellar below no. 7 (Chang Tai Restaurant), although this has not been investigated further as part of this study.⁶⁰⁷ It is possible, however, that evidence of medieval fabric survives in the buildings of this character area or as below-ground archaeological evidence, especially given the early origins of the town, and any future study or development work should take this into consideration.

The earliest post-medieval buildings are a row of late 17th-century buildings at the east end of the Market Place, close to the entrance to the castle (nos. 22, 23, 24 and 25) on a section of road previously known as King Street.⁶⁰⁸ No. 22, listed at grade II (NHLE 1196566), is a two-storey building with basements and attics, and five unevenly spaced bays (Figure 74). The building, rendered and painted, is constructed of stone rubble with ashlar dressings. There are stone gable copings and moulded kneelers to the main pitched roof, and the three gabled dormers have similar features. To the rear is a narrow projecting bay, also with gable coping and shaped kneelers. A cross-passage runs through the building where the current main doorway (with its 19th-century door surround) is located. No. 22 was amalgamated with no. 21 and converted into flats, winning an award from the Bishop Auckland Civic Society in 1992.⁶⁰⁹

Nos. 24 and 25, at the corner of Market Place and Silver Street, together form a single three-storey building listed at grade II (NHLE 1196568). The building has gable copings and a kneeler to the left side of the roof, and a central doorway with stone jambs which are shared with the two flanking windows. The windows also have chamfered stone surrounds and projecting sills. When King Charles I visited Bishop Auckland on 4 February 1647, he is said to have stayed at an inn which was ‘...the first house on the right hand side as you enter Silver-street from the Market-place...’.⁶¹⁰ The site was still occupied as an inn in 1780, when it was known as the ‘Charles in the Royal Oak’.⁶¹¹ Nos. 24 and 25 date to the late 17th century, so they are probably a successor to the earlier inn.

Opposite, a building to the rear of no. 48 Market Place also dates to the late 17th century and is listed grade II (NHLE 1217971). It is a rendered two-storey structure with a steeply pitched gable roof now covered in pantiles; the street frontage has a two-storey canted bay window. No. 30 (the much-restored Merry Monk public house) also has a range fronting the Market Place which has similar late 17th-century features: a steeply pitched tiled roof, stone gable coping and kneelers (Figure 75). The building is rendered, although the exposed lower courses to the western elevation suggest that the original construction material is stone. There are two splayed mullioned windows in the south elevation which are not in proportion with the rest of the building and could be insertions.



Figure 74: No. 22 Market Place, part of a range of 17th-century building near to Auckland Castle, viewed from the south-west (© Historic England, photograph taken by Clare Howard, 2019)



Figure 75: No. 30 Market Place, The Merry Monk public house has a front range which may date to the late 17th century; viewed from the south-west (© Historic England, photograph taken by Clare Howard, 2019)

18th century structures

A large number of buildings dating to the 18th century survive within the Market Place, concentrated within the long medieval tenement plots on the north and south sides. The earliest of these are no. 8, to the south of the Market Place, and nos. 47 and 48, to the east of the Church of St Anne. No. 8 is a three-storey rendered building with a pitched roof, stone gable copings and a moulded stone cornice. There are stone surrounds to the door and window openings and a stone string course at first-floor level (listed grade II, NHLE 1210113).⁶¹² A fine 19th-century tripartite bow window has been inserted at ground-floor level. Nos. 47 and 48 were originally a single two-storey building with a central passageway, as indicated on the 1897 (revised 1896) Ordnance Survey map. This rendered stone building has a steeply pitched pantile roof with stone copings and shaped kneelers to the gables (listed grade II, NHLE 1196574) (Figure 76).⁶¹³ A recent roof inspection identified that the majority of the original timber purlins are still *in situ*, including a central truss with a lower and an upper collar.⁶¹⁴ The central doorway has a stone surround and a deep hood supported on shaped brackets.

To the south side of the Market Place are no. 4, the former vicarage of the Church of St Andrew, and no. 5, now the Stanley Jefferson public house, both of mid-18th century date and built of narrow, red, handmade brick with ashlar dressings (Figure 77).⁶¹⁵ No. 4 has stone quoins, a pitched slate roof with gable copings and a moulded kneeler to the eastern gable (listed at grade II, NHLE 1210112). There is a wide door surround in the western bay with a rounded fanlight, Tuscan pilasters and a prominent cornice. A change in brickwork to the upper courses indicates that it has been heightened, probably in the mid-19th century, to provide a full-height top storey.



Figure 76: Nos. 47 and 48 Market Place and no. 45 Market Place (The Mining Gallery) formerly the Bishop Auckland Savings Bank, to the east of the Church of St Anne; viewed from the south-east (DP234517 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)



Figure 77: Buildings to the south side of the Market Place, including no. 4 Market Place, the former vicarage of the Church of St Andrew and no. 5 Market Place, the Stanley Jefferson public house; viewed from the north-west (DP234521 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

No. 5, also of three storeys and three bays, has a wide stone door surround with integrated recesses for boot scrapers, though the door has been replaced; the overlight has a pattern of radiating glazing bars (listed at grade II, NHLE 1196605). To the right is a shallow, but imposing, two-storey bowed projection. From the early 19th century it was occupied by the locally prominent Bowser family.⁶¹⁶ The long plot of No. 5 originally extended all the way down to Durham Chare (now bisected by Kingsway) and has an extensive range of outhouses to the rear. At the very south end of the present plot is a stone building of rectangular plan aligned north to south which abuts the eastern boundary. It is shown on the 1857 Ordnance Survey map (surveyed 1856) in what appears to be its own separate plot with a courtyard to the front and was perhaps originally part of a stable complex. The building is constructed of coursed stone and has been heightened to incorporate a second storey. The ground floor has a symmetrical façade to the west with a central doorway. The windows and doorway openings are round-headed with imposts and could date to the same period as the main building (no. 5). The second storey, which was probably introduced in the late 19th century, has plainer, square-headed windows. The roof is hipped with two stone chimneys, perhaps showing that the building was adapted into living accommodation. A huge first-floor window to the south elevation is a later, 20th-century insertion, suggesting that it was subsequently converted for industrial or commercial activities.

No. 9 Market Place (Fifteas Vintage Tea Room) is a mid-18th-century house which became a school for girls in 1864 (listed at grade II, NHLE 1292260) (Figure 78).⁶¹⁷ It was later known as Bishop Auckland High School and from 1933 until its closure in the mid-1960s as The Mount School.⁶¹⁸ The 1857 Ordnance Survey map shows a substantial building with a rear landscaped garden. It consists of three storeys with attics and a gabled slate roof with stone copings and kneelers; there is an ashlar plinth and a two-storey canted bay window at the eastern end of the rendered main façade. The principal doorway has a pedimented stone surround with pilasters and a raised entablature. The windows, fitted with six-over-six sashes to the ground and first floors, have plain stone surrounds.

Roper House, no. 10 Market Place, is a two-storey, 18th-century house with attics, basements, and a substantial range at the rear (listed at grade II NHLE 1217892).⁶¹⁹ It stands at the corner of Market Place and Castle Chare and is built of coursed squared sandstone with ashlar dressings. It has three uneven bays; its central doorway has a plain stone surround and a large pointed hood supported on shaped brackets. There are stone gable copings to the pitched roof and a moulded kneeler to the left-hand side of the building. Roper House was refurbished by TAP in 2018, having been empty for a number of decades.⁶²⁰ It is now the Zurbarán Centre for Spanish and Latin American Art at Durham University.

To the north of the Market Place are three buildings which also date to the 18th century: no. 27 The Elms, no. 29 Grosvenor House and no. 36 the Post Chaise. Nos. 29 and 36 are both three-storey rendered buildings with wide frontages, pitched slate roofs and stone dressings (listed at grade II, NHLE 1196571 and 1196572). No. 29, which has a steeply pitched roof, is probably early 18th century in date. The Post Chaise was the subject of recent investigation, which identified that the building has been altered and extended, including its front elevation, and that little remains of the original internal layout.⁶²¹ The survey observed that the masonry in the former back wall of the building was of poor-quality stone, including many rounded cobbles or field stones.⁶²² A number of outbuildings in the rear yard constructed with rubble masonry were given an 18th-century date.⁶²³



Figure 78: No. 9 Market Place (Fifteas Vintage Tea Room) which became a girls' school from 1864; viewed from the north (© Historic England, photograph taken by Jayne Rimmer, 2019)

The Elms is a grand, mid-18th century red brick town house which is listed at grade II (NHLE 1196569). Unusually, it is set back from the street with a former landscaped area to the front, now largely resurfaced and used for parking (Figures 79 and 80).⁶²⁴ The original garden wall still survives complete with an ashlar plinth, copings, square gate piers, and niches facing towards the house (also grade-II listed, NHLE 1196570). The building consists of two main building phases: an L-shaped component to the south and east which is three storeys in height and has a hipped slate roof, and a two-storey range to the north with a mono-pitched roof. There is a huge brick chimneystack at the western end of the building between these two components. A further two-storey range to the west with a gabled slate roof and a carriage entrance may have been added in the late 18th century. The front, red brick elevation has an ashlar plinth, quoins and dressings; the doorway has an original six-panel door with a decorated overlight and a deep porch with Ionic columns and pilasters. The east, west and rear elevations are stone rubble with brick dressings, and there are two Venetian windows to the rear elevation. The eastern elevation is particularly complex displaying several phases of different stonework, alterations and additions. This suggests that this building incorporates an earlier structure, which was substantially altered in the mid-18th century when the brick façade was introduced and the building remodelled. The complex included extensive gardens to the north and a range of service buildings to the north-east, all of which have since been demolished.⁶²⁵



Figure 79: Front elevation of no. 27 Market Place (The Elms), viewed from the south (© Historic England, photograph taken by Clare Howard, 2019)



Figure 80: East elevation of no. 27 Market Place (The Elms), viewed from the east (© Historic England, photograph taken by Clare Howard, 2019)

19th century development

A large number of buildings were erected in the Market Place during the 19th century, particularly in its second half. Many of these were built for civic and commercial functions and are testimony to the thriving economy of Bishop Auckland in this period. The most striking is the Town Hall, built in 1861-2 for the Bishop Auckland Town Hall and Market Company to the designs of John Philpot Jones; it is listed at grade II* (NHLE 1297550) (Figure 81).⁶²⁶ Located at the north-west corner of the island of buildings at the heart of the Market Place, it replaced a row of what appears to have been houses or cottages, as shown on the 1857 Ordnance Survey map (*see* Appendix 2). It is a large, two-storey building with attics and basements built in the Gothic Revival style from coursed sandstone with ashlar dressings. It originally housed a covered market, offices and a lecture room, two shops and a Turkish baths.⁶²⁷ In 1993 it was re-opened as a community centre and library after extensive renovations.⁶²⁸ The front elevation is symmetrical, with a pair of two-centred entrance arches forming the central bays and main entrance supported by wide pilasters and foliage capitals. Above this is a first-floor balcony pierced with quatrefoils and supported on large moulded stone brackets. The shops were on the ground floor, each with their own separate pedestrian entrance. The six tall windows to the first floor have pointed arches and plate tracery. The French- or Flemish-inspired slate roof has fishscale slate details and is a complex design, incorporating steeply pitched hipped elements with cast-iron crestings to each of the four corners, lucarne windows, and a tall octagonal louvred lantern with gabled clock faces to the base and a lead-covered spire.



Figure 81: The Town Hall and the Church of St Anne in the centre of the Market Place, with the Auckland Tower in the background; viewed from the south-west (DP234501 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

To the south of the Town Hall is the comparatively small Church of St Anne (*see* Figures 76 and 81), built in 1846-8 to the designs of William Thompson in an Early English Gothic Revival style, listed at grade II (NHLE 1292201).⁶²⁹ It is built of coursed sandstone with an ashlar plinth, quoins and dressings with a pitched slate roof, stone gable copings and cross finials. The plan consists of a chancel, aisled four-bay nave, south porch and vestry, and a belfry to the west. There are lancet windows of varying sizes to each of the elevations. It is now used as a community centre.

This block, infilling the heart of the Market Place, also includes no. 45 (the Mining Art Gallery) and nos. 49 and 50, a row of almshouses. No. 45, formerly a bank, dates to *circa* 1860 and was recently opened as an art gallery by TAP; it is listed at grade II (NHLE 1196573) (*see* Figure 76).⁶³⁰ It was built in the Gothic Revival style for the Bishop Auckland Savings Bank and was one of the first banks in the town, constructed of snecked stone with an ashlar plinth and dressings. It incorporates a wide turret at the south-west corner with a conical slate roof, a gabled porch over the main doorway and eaves dormers. The inclusion of a turret may have been an attempt by the architect to reflect the architecture of Auckland Castle. In 1870 proposed building plans were submitted to the council for an extension to this building, designed by the architect J D Thompson.⁶³¹ The plans show that the original building had a banking room on the ground floor accessed from the main entrance, and limited domestic accommodation to the rear and upper storeys. The rear extension added a strong room and a private room to the bank's working ground floor, as well as a cellar, and a first-floor sitting room, additional bedroom and servant's bedroom to the living accommodation. A straight joint halfway along the west elevation denotes the junction between the original building and later extension.

Nos. 49 and 50 Market Place, originally a row of four almshouses and now amalgamated into two cottages, were built in 1845 in a Tudor style for Bishop Maltby (listed at grade II, NHLE 1196575) (Figure 82). They replace an earlier structure built in 1662 for Bishop Cosin and two stone plaques mounted on the front of the building identify their benefactors. The almshouses are constructed of coursed sandstone with ashlar quoins and dressings, and gabled porches. They are one room deep in plan with steeply pitched roofs and splayed windows, perhaps emulating the style of the earlier structures. There are enclosed yards to the rear surrounded by tall, roughly constructed rubble stone walls with various blocked up openings. Some of the stone from the 17th-century almshouses may have been reused in their construction.

To the south of the Market Place, the former Doggarts' department store and the former Barclays Bank stand out in the streetscape, with their wide frontages and elaborate architectural details (Figure 83). Nos. 1a and 1b Market Place, formerly known as Auckland House, now occupied by Sports Direct and listed at grade II (NHLE 1210111), was extended and refronted between 1871 and 1874 to designs by J D Thompson.⁶³² Formerly Hedley's drapery emporium, it was taken over by Arthur Doggart in 1895 and became Doggarts' department store.⁶³³ The extensive complex of buildings, which also included no. 1 Market Place (listed separately at grade II, NHLE 1196604) and nos. 7 and 9 Newgate Street (*see* Character Area 3), closed in 1980.⁶³⁴ The building fronting the Market Place is three storeys in height and seven bays wide, with a fine classical ashlar façade complete with giant Corinthian half columns. The upper floors are highly fenestrated, which would have allowed lots of light into the building; the windows to the first floor are round-headed, with two double-width window openings to the second and sixth bays. There is a parapet to the roof with a dentilled and bracketed moulded cornice. The ground floor has a 20th-century shopfront.



Figure 82: Nos. 49-50 Market Place, almshouses built for Bishop Maltby in 1845; viewed from the east (© Historic England, photograph taken by Clare Howard, 2019)



Figure 83: Buildings to the south of the Market Place. Nos. 1a-1b Market Place, formerly Deggarts' department store and now Sports Direct can be seen to the right. No. 2 Market Place, formerly Barclays Bank and now part of the Spanish Gallery is in the centre and no. 3 Market Place, formerly the Barrington School and now also part of the Spanish Gallery is to the left. Viewed from the north-west (DP234516 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

The building plans submitted in 1871 show an elegant shopfront with a wide central entrance flanked by six large windows, each supported by slender mullions, a low stallriser and pilasters.⁶³⁵ It is possible that parts of the original shopfront may survive beneath the modern fittings. The plans identify that the ground floor would be fitted with shelving and counters for the display and sale of goods. There was also a substantial cellar beneath the building, where the toilets were located. The first floor was for showroom space, with a carpet department to the rear; the second floor was used for the storage of goods.

No. 2 Market Place dates to 1870 and now forms part of the Spanish Gallery (along with no. 3); undergoing restoration by TAP at the time of writing (February 2021), it is listed at grade II (NHLE 1297567). It was constructed as a bank for Backhouse and Company (established 1774) and designed by G G Hoskins (1837-1911).⁶³⁶ The bank opened in 1871 and merged with Barclays Bank in 1896.⁶³⁷ It is of three storeys and five bays, and built in the Gothic Revival style, in red brick with polychromatic details and ashlar dressings. The first-floor square-headed windows have shouldered surrounds, stone shafts and foliate capitals, and the second-floor windows have segmental-arched heads, stone shafts and further foliate capitals. At ground-floor level, the shafts to the window and door jambs are said to be marble, although these could not be closely inspected at the time of the survey because of the hoarding that had been erected as part of the building works.⁶³⁸ There is an elaborate wrought-iron grille set in the door's overlight and wrought-iron railings to the windows at second-floor level. The roof has five gablets (small ornamental gable or canopy) with prominent mace finials and carved shields with a date stone to the central gablet. The roof is slate with fishscale details, similar to that of the Town Hall.

No. 9a Market Place was built in 1873 and later became part of The Mount School (no.9, *see above*) (Figure 84).⁶³⁹ It is a coursed stone structure with a pitched slate roof, built in a Gothic Revival style and listed at grade II (NHLE 1196606). The rear elevation is particularly elaborate with two projecting end bays and a central two-storey canted porch. The porch has a pointed-arched doorway to the ground floor and an oriel window to the first floor; there is a carved stone above the doorway bearing the date 1873. This elevation once overlooked a long landscaped garden which would have originally extended all of the way down to the bottom of Durham Chare, as shown on the Ordnance Survey map of 1897 (*see Appendix 2*).⁶⁴⁰ The symmetrical elevation fronting the Market Place is plainer by comparison: its central doorway has an ashlar stone surround with shafts and foliate capitals, and there are shouldered surrounds to the window openings. The first-floor windows have decorative cast-iron rails.

Even though the number of educational, business and commercial buildings to the south side of the Market Place increased in the 19th century, it continued to be viewed as an attractive place to live. No. 6 Market Place, now Bupa Dental Care (listed at grade II, NHLE 1292306) and no. 7 Market Place, now Chang Thai Restaurant (listed at grade II, NHLE 1297528) were built as houses in the early and mid-19th century respectively. No. 6 is a rendered three-storey building with a pitched slate roof and a fine bow window with a bracketed cornice, slim glazing bars and tripartite sashes at ground-floor level. To the west of the bow window is a pair of six-panelled doors with patterned overlights; the westernmost provides access to a rear yard. The first-floor windows have wrought-iron balconies. To the rear is a long range of single-storey outbuildings to the east and a chimneystack to the west (no. 5). This would once have stood within a single-storey outbuilding or small workshop (now demolished) on the west side of a rear yard, as recorded on the 1857 and 1897 Ordnance Survey maps (*see Appendix 2*). The fireplace has a stone surround and the stack has been heightened at least once. Its relationship

with the adjoining property is unclear, although the lower section of wall appears to be a shared party wall between nos. 5 and 6 Market Place. No. 7 Market Place is constructed of brown-streaked, yellow bricks with ashlar dressings. It has a two-storey bow window to the ground and first floor, which has been altered.

The western end of the Market Place, close to the junction with Newgate Street, was a favoured location for a number of hotels built in the 19th century (see Historical Background: Mid-19th- and early 20th-century expansion). No. 41 Market Place (Castle Bar), previously known by many other names including the Railway Hotel and the Castle Hotel, dates to the early 19th century, and is first shown on the 1857 Ordnance Survey map (Figure 85).⁶⁴¹ It is a rendered, three-bay, three-storey building and has three large canted oriel windows to the first floor. The four-pane windows were probably inserted in the mid-to late 19th century. To the rear of the building are two rendered extensions, the earliest of which has four-pane sash windows similar to the front elevation. The later extension, which appears to have been raised, dates stylistically to the early to mid-20th century.

The Queen's Head Hotel, no. 38 Market Place, was built around 1900 (Figure 86). An application was submitted for its construction in 1898, with plans by Hugh T D Hedley (*circa* 1867-1939) of Sunderland.⁶⁴² It was built across three plots to the north side of the Market Place, one of which was formerly occupied by the 16th-century Queen's Head Public House, identified on the 1857 Ordnance Survey map (see Figure 9).⁶⁴³ It has an elaborate mock-Tudor front with decorated gables to the roof. The building plans suggest that there were originally proposals for a central passageway on the ground floor with a bow window for the rooms to either side, one fronting the bar, the other a shop (Figure 87). However, the ground-floor frontage may have been built in a slightly different style, or remodelled later, as historic photographs show a square rather than bowed entrance, subsequently altered.⁶⁴⁴ The building plans also identify living accommodation on the first floor, further bedrooms in the attic and substantial stables to the rear. An archaeological survey of this building, carried out in 2017, identified that it has been much altered and that the front elevation is the only part of the *circa* 1900 building that remains largely intact.⁶⁴⁵ The cellars, mentioned above, were not discussed in detail, although they are described as being rendered and painted; no evidence for medieval fabric was identified.⁶⁴⁶



Figure 84: No. 9a Market Place, the former Mount School, viewed from the north (© Historic England, photograph taken by Jayne Rimmer, 2019)



Figure 85: No. 41 Market Place (Castle Bar) dates to the early 19th century and was previously known as the Railway Hotel and the Castle Hotel; viewed from the south-east (DP234504 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)



Figure 86: No. 38 Market Place, The Queen's Head Hotel, built around 1900 to replace the 16th-century Queen's Head Public House; viewed from the south (DP234503 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

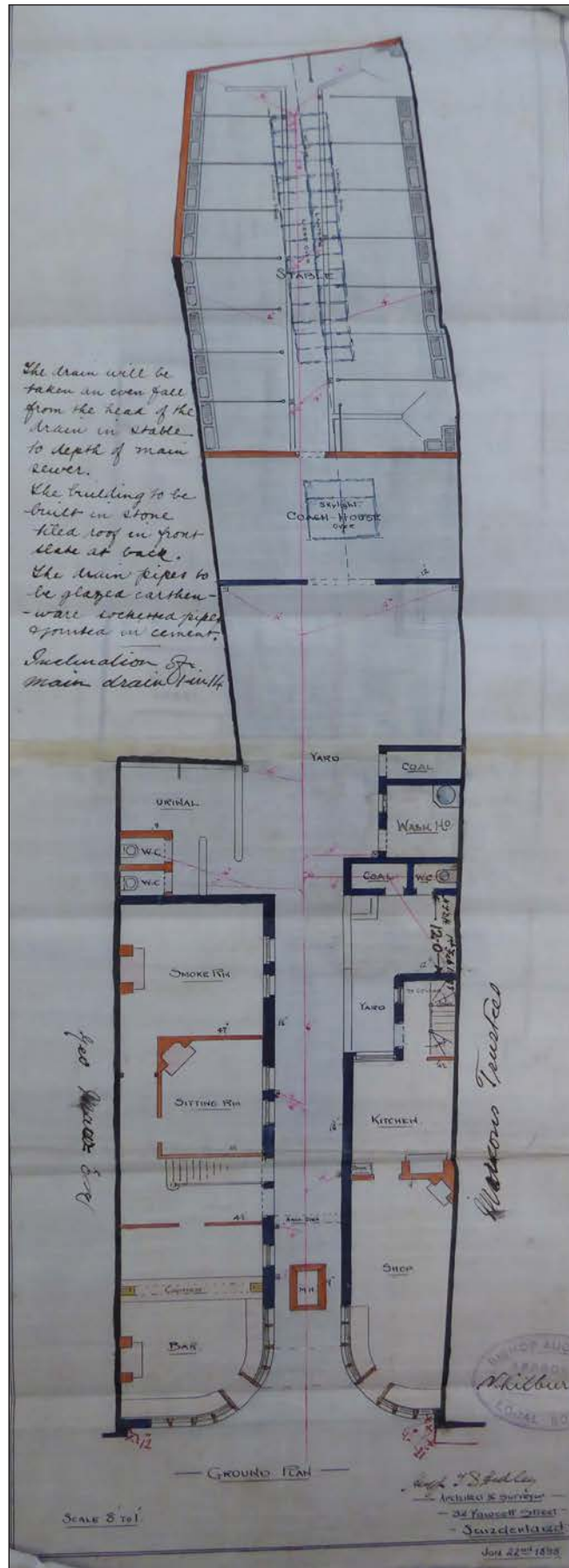


Figure 87: Extract from the proposed building plans for the Queen's Head Hotel, Market Place 1898 (DRO UD/BA 432/761 Reproduced by permission of Durham County Record Office)

20th and 21st-century change

There were a number of developments in the Market Place across the 20th century. No. 3 Market Place, the former Barrington School established in 1810 by Bishop Barrington, was enlarged and remodelled in the early 20th century and refaced in ashlar, as commemorated by a stone plaque mounted on the front elevation dated 1929.⁶⁴⁷ This prominent building on the south side of the Market Place now forms part of the Spanish Gallery along with no. 2 (see above and Figure 83).⁶⁴⁸ Several other buildings were completely demolished and replaced with new structures. No. 42, a large three-storey dark brown/black brick building, was built in the 1970s as Hintons supermarket on the north corner of Market Place and Fore Bondgate (Figure 88).⁶⁴⁹ It was constructed on the site of Duff and Rowntree's drapery shop which, from the 1920s, became Gill's furniture and homeware.⁶⁵⁰ No. 43, on the opposite corner, was built in the 1990s as an Iceland supermarket (Figure 89), replacing the former Talbot Hotel, a coaching inn with an impressive Gothic Revival façade.⁶⁵¹ Now vacant and in a deteriorating condition, no. 43 detracts somewhat from the overall character of the Market Place. A further series of buildings were demolished to the north side of the Market Place and replaced with nos. 32 and 34; they are now vacant.⁶⁵² To the south of the Market Place between the former Barrington School (no. 3) and the former Vicarage (no. 4) is a further late 20th-century building (no. 72 and 74 Kingsway), now partially occupied by Sandra Welsh School of Dance (no. 74). A large, five-storey block of flats (no. 60 Kingsway) with grey/white cladding and brick details also sits behind the former Barclays Bank (no. 2 Market Place). This is an imposing structure which does not sit well amongst the other historic buildings of the area.



Figure 88: No. 42 Market Place, formerly Hintons supermarket; viewed from the south-east (© Historic England, photograph taken by Clare Howard, 2019)

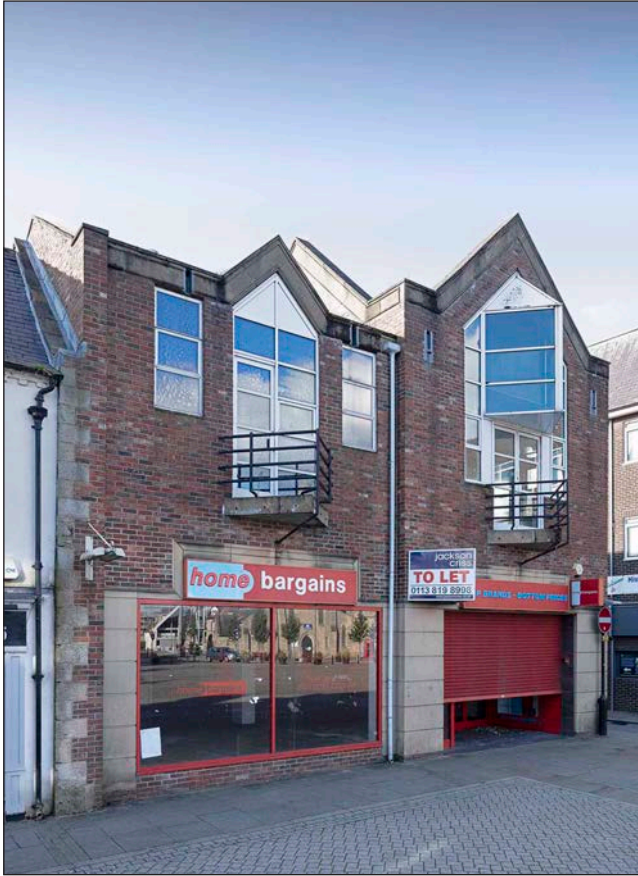


Figure 89: No. 43 Market Place, formerly Iceland supermarket, viewed from the east (DP234507 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

Silver Street, and the long plots to the rear on the south side of the Market Place backing onto Kingsway, have also attracted new residential development. A cul-de-sac of houses and a two-storey apartment block was built in Silver Street in the mid-late 1990s, replacing yards of small cottages and commercial garages.⁶⁵³ The buildings are in orange/brown brick and render, with slate and pantile roofs, taking design cues from the historic character of the area (Figure 90). The red-brick range to the rear of no. 4 Market Place has also been recently redeveloped for residential use, along with a small courtyard of newly built red-brick houses with slate roofs.

Undoubtedly the most architecturally striking new building in the Market Place is the Auckland Tower, the new welcome building and observation tower at the entrance of Auckland Castle (see Figure 32). Constructed out of timber, it was designed by architect Niall McLaughlin for TAP and opened in October 2018 to a mixed local reception.⁶⁵⁴ The building consists of a long gallery space designed to emulate a market hall, and a 29-metre-tall tower incorporating a 15-metre-high viewing platform offering excellent views out over the town, castle and parkland. The tower itself is designed to resemble a siege engine – a device that was used in time of war to breach enemy fortifications – that has been drawn into position against the castle walls.⁶⁵⁵ The gallery exhibitions focus on the history of Bishop Auckland, Auckland Castle and the prince bishops. The plot on which this was built had been vacant for some time and was previously occupied by a range of much earlier two-storey buildings.⁶⁵⁶

The public realm of the Market Place was also refreshed in the late 20th century. A one-way traffic system is in place, filtering incoming traffic from Durham Road around the south side to North Bondgate, and outgoing around the north side. There are pedestrianised areas at the west end and directly in front of the castle entrance to the east. Disabled parking is provided along the south side of the Market Place. The war memorial is situated outside nos. 47 and 48 Market Place, having been moved here from Station Approach on Newgate Street in *circa* 1980 (see Figure 76).⁶⁵⁷ It is dedicated to those who died in the Great War, the Second World War and the Falklands Conflict, and is listed at grade II (NHLE 1297549). The large open area of the Market Place provides a much-needed public space within the centre of Bishop Auckland: the service at the Cenotaph on Remembrance Sunday attracts a large crowd and the Bishop Auckland Food Festival has also been a huge success.⁶⁵⁸ It also gives the Market Place something of a continental feel, ideal for external seating for cafés and restaurants. There is also scope for the revival of the market, and for hosting specialised markets and festivals at specific points in the year.



Figure 90: Silver Street and West Mural Tower, viewed from the south-west (© Historic England, photograph taken by Clare Howard, 2019)

North Bondgate

The north side of North Bondgate (previously known as Back Bondgate) has changed substantially within the last hundred years. From the early 19th century up until the early 20th century, the long tenement plots here were intensively developed with housing as well as commercial and industrial buildings (Figure 91).⁶⁵⁹ In addition to a heavily built-up street frontage, many of these plots also had extensive backland developments accessed from alleyways which led into densely packed courts of houses (known locally as ‘yards’). The majority of these buildings were demolished as part of a targeted clearance of the area which had begun by 1939 and was largely completed by 1982.⁶⁶⁰ The north side of North Bondgate is now characterised by wide, open spaces mainly laid out as car parks: the first designated car park is shown on the Ordnance Survey map of 1982. The demolition of buildings along North Bondgate has continued up until quite recently, particularly at the eastern end, making way for more car parking spaces.⁶⁶¹ North Bondgate was also widened at the western end in 1939, which resulted in a number of plots to the north and south side of the street frontage being shortened.⁶⁶² There is a cluster of buildings at the eastern end close to the Market Place (nos. 39 and 56), and a lone building set far back from the street frontage at the western end (Mayfield). The car parks provide a much-needed service for the town and are well-positioned in this location to allow direct access to the Market Place and the town centre. The removal of the buildings to the north side of the street has also opened up views northwards across The Batts and the River Wear, and westwards to the grade-II listed Newton Cap Viaduct (NHLE 1269762). However, the dominance of the car parks means that North Bondgate now feels very much on the northern periphery of Bishop Auckland rather than one of its principal streets. This liminal feeling is reinforced by the local topography which drops steeply away from the northern edge of the car parks, before easing into a more gradual north-facing slope, descending towards The Batts (*see below*). The south side of North Bondgate is dominated by a view of the backs of the taller buildings to the north side of Fore Bondgate (particularly at the western end), which also adds to the impression that this is on the margins of the town (Figure 92). Nevertheless, North Bondgate remains historically important as a medieval routeway to the west of the market place where the bondsmen settled and established their farmsteads.⁶⁶³

The oldest and most historically important building on North Bondgate is no. 17 (Curious 12), a grade-II listed building (NHLE 1297552) on the south side of the road, which has been dated to the late 18th century (Figure 93). However, the steeply pitched roof and narrow handmade bricks exposed in the east and west gables suggest that it could be earlier, perhaps dating to the early 18th century.⁶⁶⁴ The north elevation is rendered, and there are keystones and stone sills to the windows. The slate roof has stone copings and moulded kneelers to the gables. The trusses and purlins are exposed in the interior, which take the form of pegged, collared trusses with principal rafters that cross at the apex. To the eastern gable is the remnant of a lower gable end wall which belonged to the adjacent building, now demolished. The practice of retaining the shared, or partially shared, party wall between two buildings was common in Bishop Auckland and these can be spotted sandwiched between buildings or up against exposed gable ends throughout the town. No. 17 has been much altered and, although there is no evidence for a chimney or internal heating source, or for a former ceiling at first-floor level, its surviving features suggest that it was originally in domestic use. No. 18 (Pineapple Gallery) has similar proportions and features, although the building is completely rendered and the original construction materials could not be inspected further.



Figure 91: Aerial photograph of Bishop Auckland showing the castle with town beyond, note the buildings and bus depot along North Bondgate before this area was cleared for a car park, as well as the long plots/crofts running downslope from behind North Bondgate; viewed from the east and taken by Aerofilms Ltd in April 1947 (EAW005552 © Historic England Archive, Aerofilms Collection)

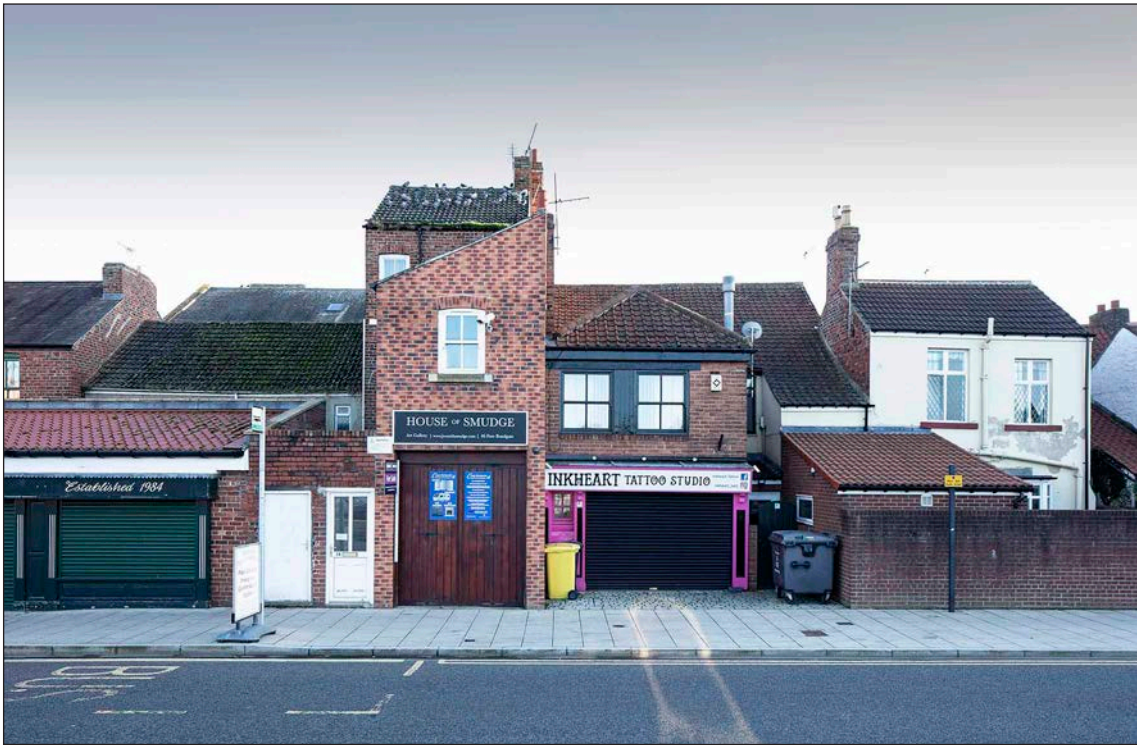


Figure 92: South side of North Bondgate, with the buildings to the north side of Fore Bondgate in the background; viewed from the north (DP234523 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)



Figure 93: No. 17 North Bondgate, dating to the early 18th century; viewed from the north-east (© Historic England, photograph taken by Clare Howard, 2019)

The other buildings to the south side of North Bondgate date predominantly to the 19th and 20th century and generally take the form of simple, two-storey terraces and single- and two-storey commercial units. At the eastern end, nos. 6 and 7 North Bondgate (formerly Bar Mondo) is a three-bay, two-storey building with a slate roof, eaves cornice and moulded kneelers. The front elevation is rendered, with a central entrance and double-storey bay windows which appear to date to the late 19th century (Figure 94). However, the kneelers and eaves cornice, as well as exposed fabric to the east elevation (rough rubble stone walls to the lower courses below later 19th-century red brickwork) suggest that this building has earlier origins, (Figure 95). This building is linked to nos. 65 and 66 Fore Bondgate (discussed below).



Figure 94: Nos. 6-7 North Bondgate, a late 19th century building to the south of the road; viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2019)

To the north side of North Bondgate is a handful of late 19th- and early 20th-century buildings sandwiched between the large open spaces of the car parks. Nos. 39 and 40 York House (Children's Day Nursery) is a bright-red brick building with a slate roof and stone details. A building application for alterations and additions to the plans for this structure, with designs by William Perkins (*circa* 1870-1908) of Bishop Auckland, was submitted to the council in 1903.⁶⁶⁵ On the west side it abuts a derelict, two-storey rendered building with a slate roof and stone gable copings which dates to the early 19th century. This takes the form of a short row of small cottages aligned at right-angles to the street, a visual reminder of the former character of North Bondgate and its yards. No. 56 (Quality Solicitors Smith Roddam) is a grand, classical three-storey coursed stone former house with ashlar dressings, a slate roof and a symmetrical front. It was previously owned by the Trotter family of solicitors before the current firm was established (Figure 96).⁶⁶⁶ Exposed fabric to the west elevation, alongside map evidence, suggests that this building was originally a shorter, possibly early 19th-century structure which was rebuilt in the late 19th

century.⁶⁶⁷ The roof scar of a building which would have once stood directly next to it (now demolished) is also visible on this elevation, above the staircase window. There are further roof scars to the east elevation, which relate to a former Wesleyan Methodist Chapel.⁶⁶⁸ There is a long run of roughly coursed stone rubble outbuildings to the rear, which could also date to the early 19th century.



Figure 95: Nos. 6-7 North Bondgate, east elevation showing rough stone rubble to the lower section of wall; viewed from the east (© Historic England, photograph taken by Clare Howard, 2019)

Further to the west, in the north-west corner of the car park, is a house known as Mayfield, constructed at the northern end of one of the long former tenement plots.⁶⁶⁹ It is constructed of sneaked stone with a slate roof and is accessed from a track to the west of the car park. It was probably built in the early 20th century at the rear of what was a very long yard.⁶⁷⁰ It is orientated with the main elevation facing north, with a suite of outhouses to the south. The site was not accessible for further inspection.



Figure 96: No. 56 North Bondgate (Quality Solicitors Smith Roddam) is one of the few buildings surviving to the north side of the road; viewed from the south (DP234522 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

Wear Chare and The Batts

Wear Chare is an important medieval route that links the market place with the riverside below. It can best be described as a narrow country lane, descending steeply northwards to meet the open area of grass along the south bank of the River Wear, known as The Batts.⁶⁷¹ The name ‘The Batts’ probably comes from the more common term ‘The Butts’, referring to an area used for archery practice in the late medieval period.⁶⁷² The land to the east and west of Wear Chare is banked up on both sides behind low stone retaining walls and overgrown with trees and vegetation: a strong contrast with the densely built-up streets across the rest of the character area. The lane leads to Batts Terrace and Dial Stob Hill, where there is a small cluster of buildings, including two short terraces (Batts Terrace and Wear Terrace), and a small car park and picnic area, protected by a short length of raised flood embankment (Figure 97). Dial Stob (also spelled Stobb) Hill continues north-eastwards towards Jock’s Bridge, and eventually to Binchester. This area has a quiet, tranquil feel and, from the bottom of the hill, it offers views west across the open land of The Batts and towards Newton Cap Viaduct. The area has considerable archaeological potential as it includes the abandoned rear sections of former, long tenement plots (originally crofts held by bondsmen – servile tenants tied to the bishop/castle), as well as important historic bridges (*see below*) and links with historical and earlier routes leading north. The physical relationship with the course of the River Wear, which influenced the shape and location of the town, is also most readily appreciated from here.



Figure 97: General view along Batts Terrace, looking west towards Newton Cap Viaduct, with the flood embankment seen to the right; viewed from the east (© Historic England, Clare Howard, 2020)

Wear Chare was not always like this, however. In the mid-19th century the road was much more built up; the plot to the west corner of Wear Chare and North Bondgate (now no. 32 Market Place) was occupied by the Eagle Tavern, which had a brewery and housing extending behind it.⁶⁷³ On the opposite corner, there was also a complex of buildings behind the Merry Monk (formerly the Sportsman's Inn). The northern section of the road was lined with smaller and poorer housing; a number of back-to-back houses can be identified on the 1857 Ordnance Survey map which have since been demolished.⁶⁷⁴ The 1857 map also indicated that there were a series of cottages and back-to-back houses on Dial Stob Hill, including 'Jock's Row' close to the bridge of the same name, which have also been demolished (see Figure 43). A small number of terraced houses survive, including the western section of Batts Terrace, built in the mid-19th century and now much altered and extended. The only structure now standing on the north side of the road is the small brick building of Dial Stob Pumping Station, erected in 1940.⁶⁷⁵ The former Batts Mission Chapel, now converted into a bungalow, still survives to the south of Dial Stob Hill. The present structure could date to the 1930s, although it probably replaced an earlier building on this site.⁶⁷⁶ No. 21 Wear Chare, the former Wear Hotel, has been recently renovated. Dial Stob Hill has also attracted a number of new developments, and a series of houses were erected at the west end of the road in 2011-12.⁶⁷⁷

The Batts area contains a trio of historically important bridges. The two crossing the River Wear at the north-western edge of the character area have a significant visual impact as well as connecting the town by road (and previously by rail) to settlements further north. These structures are examined in detail in a complementary report on Bishop Auckland's bridges but the principal findings are summarised here.⁶⁷⁸ At the far western end of The Batts,

Newton Cap Bridge (sometimes known as ‘Skirlaw Bridge’ although the current structure post-dates Bishop Skirlaw) is a fine masonry bridge, with a pair of segmental arches and large pointed cutwaters, carrying a now minor road across from high ground either side of the River Wear (Figure 98). The present structure is comparable with bridges of 15th- or 16th-century origin elsewhere in the north of England; it is a scheduled monument as well as being listed at grade I (NHLE 1005581 and 1292118).⁶⁷⁹ Some 100m downstream from this is the elegant and imposing Newton Cap Viaduct which today takes the A689 road across the Wear. It was built by the North Eastern Railway company between 1854 and 1857 to carry the Durham and Bishop Auckland Branch line across the river, and was subsequently converted to road use in 1993.⁶⁸⁰ The deck is carried by 11 semi-circular arches supported by tall rock-faced masonry piers and abutments; it is listed at grade II (NHLE 1269762).⁶⁸¹ The northern end of the character area terminates at Jock’s Bridge, a small masonry arch road bridge crossing the River Gaunless at the point where it exits Auckland Park and debouches into the River Wear. Its eastern elevation and parapet are integrated into the boundary wall of Auckland Park which follows the east edge of Dial Stob Hill at this point. Stylistic and documentary evidence suggests that Jock’s Bridge primarily dates to the mid-18th century or earlier, with alterations to the east elevation made in 1819 for Bishop Shute Barrington; it is listed at grade II (NHLE 1208804).⁶⁸²



Figure 98: The east-facing elevation of Newton Cap Bridge (© Historic England, photograph taken by Rebecca Pullen, 2019)

Speculation that the Roman road of Dere Street may have continued in a roughly straight line along modern Newgate Street to cross the River Wear near here would suggest high potential for Roman remains in this area. However, alternative hypotheses suggesting that the road passed through land now within the park to make the easier, fordable, crossing over the Gaunless are generally held to be more plausible (*see* Historical Background: Roman evidence).⁶⁸³ This dynamic landscape has changed over time as a result of successive flood events and shifting patterns in the river's course, most notably during the later 18th century.⁶⁸⁴ It would also have provided valuable grazing land for horses with close access to the market place and its concentration of coaching inns via the steep climb up Wear Chare. Richley records that during the Anglo-French War of the late 18th century, companies of soldiers were frequently stationed at Bishop Auckland; during those times The Batts was used as a parade ground.⁶⁸⁵ The spacious open ground has also been used as a public gathering place, most famously for pitmen in 1863 during the 'Rocking Strike'.⁶⁸⁶ Today, it offers extensive green space for public recreation.

The Batts area also provides a good view across the large rectangular area of unimproved land, enclosed by a simple stone wall that dominates the north-facing slopes behind North Bondgate. Here fragmentary remains of former long tenement plot boundaries are preserved as extant narrow scarps or sections of ditch visible in lidar data and on the ground; they are well defined on Ordnance Survey maps and in 1940s RAF aerial photographs (*see* Figure 91). These boundaries define former crofts, seemingly around 40-50m wide and 150-200m long, running steeply downhill towards The Batts. The wider spacing seen between some of the surviving traces of the plots is almost certainly not original; instead, plots have been amalgamated and intermittent boundaries removed over time.

Fore Bondgate

Fore Bondgate is a quiet, narrow, pedestrianised street characterised by buildings dating to the 18th and 19th centuries, although some earlier structures – probably dating to the 17th or early 18th century – still survive. It probably began as an informal route through the early medieval market place, later acquiring fixed plots to the north and south, bounded by North Bondgate and Finkle Street, which may not have been consolidated until the later medieval period. Although no known buildings survive from this period, it is possible that earlier fabric may be hidden behind later frontages or in cellars. The buildings along the street are predominantly in commercial use as specialist independent shops, cafes and small-scale businesses. There are two public houses and a number of bars at the western end, including the Bay Horse (nos. 38 and 40). The buildings along the street are highly varied, with stone and brick, and slate and tile building materials used interchangeably between plots. The buildings also vary considerably in height from plot to plot, from older, lower two-storey structures to taller three-storey ones. This variation in height, coupled with the narrowness of the street, gives it an enclosed feeling at certain points. There is some 20th-century infill development, particularly to the south of the street where a cut-through was created to Finkle Street and the Newgate Shopping Centre. At the eastern end, the redevelopment of two large plots fronting onto the Market Place – nos. 42 and 43 – has had a negative impact on the street (*see* Figures 88 and 89). The predominantly blank walls to the north and south elevations of these buildings detract from North Bondgate's streetscape, making the street an uninviting prospect for visitors and shoppers from the Market Place. There has also been some change at the west end, where a short stretch of buildings on the south side were replaced by a small car park.⁶⁸⁷ The access road and footpaths have been resurfaced in the last few decades with stone slabs and setts.

There are a number of small, two-storey cottage-style buildings to the north side of Fore Bondgate, probably the earliest structures along this street. Stone buildings with roughly coursed elevations tend to be earlier in date than other structures in the town, such as nos. 35 and 37 High Bondgate (*see below*). However, with the removal of original datable features such as windows or doorways, examples of this kind can only be tentatively assigned a construction date and require further investigation. No. 51 Fore Bondgate is a low, two-storey coursed-stone building with a pantile roof and small window openings to the first floor, which could suggest a 17th- or very early 18th-century date (Figure 99). Similarly, no. 43 Fore Bondgate has a roughly coursed stone elevation with a painted plinth and a later concrete pantile roof. It is the easternmost of a row of three cottages, later shops (nos. 41 to 43); the other two units in the row are rendered but may well also be of similar construction. The building has inserted early 19th-century windows to the first floor.

A number of three-storey buildings were built on Fore Bondgate in the 18th century. The earliest of these is probably nos. 55, 56 and 57 Fore Bondgate, an early 18th-century building with a steeply pitched slate roof, listed at grade II (NHLE 1297559) (Figure 100). The front elevation is built with coursed stone and the eastern gable and lower section of the chimney with narrow, handmade brick. The windows to the first floor of the front elevation have stone sills and segmental brick heads, and there are stone kneelers and stone copings at the eastern end of the roof. To the ground floor is a central doorway flanked by 20th-century shopfronts. Although three storeys in height, the building shares some similarities with no. 17 North Bondgate, which also has a tall, narrow brick-built gable and moulded kneelers (*see above*). The roof structure of nos. 55, 56 and 57 Fore Bondgate is said to be constructed of large roof trusses and it would be useful, in the future, to compare the roof structures of the two buildings.⁶⁸⁸



Figure 99: No. 51 Fore Bondgate, dating to the 17th or early 18th century; viewed from the south (© Historic England, photograph taken by Clare Howard, 2019)



Figure 100: Nos. 55, 56 and 57 Fore Bondgate, an early 18th-century building to the north side of the road; viewed from the south-east (© Historic England, photograph taken by Clare Howard, 2019)

Nos. 10 and 11 Fore Bondgate (currently Sam Zair's Café and Spice Lounge), originally a single structure, is arguably one of Bishop Auckland's most historically significant 18th-century buildings, having functioned as the town's public assembly rooms (Figure 101). When first built, it was said to have been one of the most prominent buildings in the town, from whose lead-covered roof terrace guests were able to view the Auckland racecourse on the north bank of the River Wear.⁶⁸⁹ The town council held their meetings there before the town hall was constructed in the Market Place in 1861 and the magistrates' courts were held there before the construction of the police station in 1856.⁶⁹⁰ These meetings were held in assembly rooms on the first floor, which could also be hired out for public and private meetings and dances. It had extensive gardens to the rear which extended almost to Tenters Street; these are shown on the 1857 Ordnance Survey map (*see* Appendix 2). By the mid-19th century it was divided into two properties and was recorded as being occupied by two separate households in the 1851 census.⁶⁹¹ In 1871 no. 11 was listed as the Shepherd's Inn, and when the building was advertised for sale in 1875 it was described as a hotel and a private dwelling.⁶⁹² By 1901 no. 10 was occupied by ice-cream maker and merchant Giuseppe Dimambro and no. 11 had become the Ye Oakland Hotel.⁶⁹³



Figure 101: Nos. 10-11 Fore Bondgate, the 18th-century assembly rooms later converted into the Shepherd's Inn; viewed from the north-east (©Historic England, photograph taken by Clare Howard, 2019)

The building was originally two storeys with basements and attics, although the interior layout has been remodelled and an additional storey inserted to create a three-storey building. Surviving original features on the Fore Bondgate façade – rusticated stone quoins, window and doorway surrounds, and a deep stone plinth – attest to this having once been a grand structure. The building is rendered, which prevents an inspection of the original construction, although patches of exposed fabric on the rear elevation suggest that it was constructed out of coursed rubble stone. The slate roof has moulded stone kneelers and stone copings to the end gables. A central entrance (now blocked) provided direct access to first-floor level where the assembly rooms were formerly located. A further doorway is located in the easternmost bay. There is a tall round-headed central window on the rear elevation which suggests a grand staircase; judging by the disturbed stonework around it, this window is a later replacement. Inside no. 10 there is a void above what is now the second floor (originally the first floor), through which it is possible to see the upper walls, cornice and ceiling rose of what would originally have been the first-floor assembly rooms.⁶⁹⁴ Two large chimneystacks built out of cream brickwork, matching a two-storey rear extension to no. 10, were added in the late 19th or early 20th century.

To the rear of nos. 10 and 11 Fore Bondgate, the 1857 Ordnance Survey map identifies a feature labelled as the 'Doctors Bridge' along the line of Finkle Street. The rear extensions to no. 10 Fore Bondgate had, by this time, extended across Finkle Street, and a tunnel was created to maintain public access along the street.⁶⁹⁵ It reportedly takes its name from a doctor who held a surgery at the Shepherd's Inn and requested that his poorer patients wait in the tunnel to be seen, unlike the wealthier patients who entered through the main door on Fore Bondgate.⁶⁹⁶ The buildings were subsequently cut back as part of the development of the Newgate Shopping Centre to the rear of Fore Bondgate, and the tunnel was filled in.

To the north side of Fore Bondgate, nos. 65 and 66 is a three-storey late 18th-century house which became a public house (formerly Royal Spirit Vaults, Coopers Public House and more recently Bar Mondo, now unoccupied). The building (listed grade II, NHLE 1196588) is built of brick laid in Flemish bond (now painted) with ashlar dressings and a slate roof with kneelers (Figure 102). The upper floors have shallow bowed windows; the easternmost ones retain their original sash panes. To the ground floor is an inserted late 19th-century frontage with rope-moulded architrave, plain fascia and pilasters, which relates to its later function as a public house. There is a cellar, although its date of construction is currently unknown.

In keeping with Bishop Auckland as a whole, Fore Bondgate was the subject of considerable new development during the late 19th and early 20th centuries. There are a number of examples of tall, three-storey brick buildings along the north side of Fore Bondgate which date to this period, constructed with shops at ground-floor level with commercial or domestic accommodation above. These include no. 36 (now Bondgate Electrical Distribution Ltd) (Figure 103), no. 46 (House of Smudge), no. 50 (Tinker Treasures) (Figure 104), nos. 53 and 54, nos. 60 and 61 (Labyrinth and Nip and Tuck) and nos. 62 and 64 (Reflections, Tattoo Club and Speedy Pepper). A number of the original shopfronts survive, although many others were renewed as part of a conservation scheme in the 1990s, or in more recent renovation projects.⁶⁹⁷ No. 36, for example, retains the original stone pilasters with decorative capitals, entablature and console brackets of the former shopfront. No. 51 (Bondgate Gallery) has a late 19th-century shopfront with a central splayed doorway, stallriser, pilasters and slender mullions (see Figure 99). Particularly striking are the details of the street's upper storeys: no. 46 has stone quoins and a moulded tiled cornice, as well as a large oriel window at first-floor level and a square-headed window with stone details at second-floor level. No. 50 also has a moulded tiled cornice, two large oriel windows at first-floor level and cream brick details above the second-floor windows and on the chimneys. The comfortable size and architectural details of these buildings suggest that there was confidence in Fore Bondgate as a successful shopping street at this time.



Figure 102: Nos. 65-66 Fore Bondgate (formerly Bar Mondo), a late 18th century former house that was later converted into a public house; viewed from the south-west (© Historic England, photograph taken by Clare Howard, 2019)



Figure 103: No. 36 Fore Bondgate, a tall three-storey building to the north of the road; viewed from the south-west (© Historic England, photograph taken by Clare Howard, 2019)



Figure 104: No. 50 Fore Bondgate a further tall three-storey building to the north of the road; viewed from the south-west (© Historic England, photograph taken by Clare Howard, 2019)

The Bay Horse was constructed in the early 20th century, replacing an older public house of *circa* 1530 (Figure 105).⁶⁹⁸ A building application for the Bay Horse Inn between Fore Bondgate and North Bondgate was submitted to the council in 1909 by architect and surveyor Frederick Howard Livesay (*circa* 1869-1924) of Bishop Auckland.⁶⁹⁹ The proposed building had cellars, a bar and smoke room, tap room and kitchen and stables to the rear; on the first floor was living accommodation for the proprietor. Judging by the original plans, the front elevation, which was built in a mock-Tudor style with a large central gable, has not changed significantly since it was constructed, retaining the original stained glass to the upper panels of the ground-floor windows. The principal change was the public house's extension to the west following the demolition of its neighbour.



Figure 105: The Bay Horse, Fore Bondgate, a public house built in the early 20th century; viewed from the south-west (© Historic England, photograph taken by Clare Howard, 2019)

High Bondgate (including the west end of Finkle Street to George Street)

As the continuation of North Bondgate, High Bondgate is an historically important medieval routeway where the bondsmen settled and established their farmsteads.⁷⁰⁰ High Bondgate today, however, is a busy main road flanked by two grassed areas lined with trees. It gently rises from a roundabout at the eastern end to a roundabout at the western end, and continues beyond this to Newton Cap Bank and Newton Cap Bridge. It also connects with the Newton Cap Railway Viaduct over the River Wear to the north, built in 1857 and redeveloped as a road bridge that opened in 1993.⁷⁰¹ There are separate access roads for the buildings to the north and south sides of High Bondgate, which also rise above the level of the main road itself. The north and south sides of the road have very different characters as a result of being rather detached from each other. There is one early building which is now subdivided into nos. 35 and 37 High Bondgate which could date to the 16th or early 17th century. Further early fabric could be concealed in buildings or in cellars. In the 19th century, the buildings on the north side of North Bondgate would have continued seamlessly into those of High Bondgate; however, the extensive demolition of structures and the introduction of the car parks in North Bondgate mean that the two are now very much separate from each other.

The buildings on the north side of High Bondgate predominantly date between the late 18th to the early 20th centuries and are varied in size and architecture. Although individual buildings along this stretch have been modified and updated, the streetscape retains much of its historic layout and character. Most buildings are in domestic use, although some house private businesses. The grassed area to the north side of the street forms a narrow garden with trees, shrubs, iron railings, benches and a pedestrian walkway through it, and was first shown in this form on the 1947 Ordnance Survey map (revised 1939). For a period in the mid-20th century there was also a set of public lavatories to the south side of the road.⁷⁰² The buildings on the south side of High Bondgate date largely to the 19th and 20th centuries and are more uniform, terraced-style dwellings. This side of the street has seen much change: Thompson Street, which lay to the west of Grainger Street, was removed along with all of its buildings in the late 20th century and replaced in the 1980s with blocks of two-storey flats (*see below*). Two public houses, including the Sun Inn, and the former Police Station were also demolished at the east end of High Bondgate and replaced in the 1980s with blocks of flats (*see below*). Beyond the western roundabout, Newton Cap Bank, which leads down to Newton Cap Bridge, is much more rural in character.

Nos. 35 and 37 (The Chapter House) is a roughly coursed stone rubble house with a pitched pantile roof situated to the south-west corner of the western roundabout (Figure 106). At the foot of the north elevation of no. 37 is a partially exposed early stone rubble plinth course which suggests a 16th- or early 17th-century date. There is similar early fabric in the east gable of no. 35 (now supported by a large buttress) (Figure 107) and the north elevation of no. 37. The building was later rebuilt, possibly in the late 17th or early 18th century; the east gable is tall and slim with stone kneelers and copings, and there are quoins to the corners of the building. These features are comparable to other buildings of this date elsewhere in the town. The south elevation is also more regularly coursed, and constructed predominantly of larger stone blocks. There is a round-headed staircase window at no. 37 with a stone surround, typical of an 18th-century date. On the opposite side of the road, fragments of early stone rubble walling survive in the lower courses of the western gable of no. 54 High Bondgate, indicating that there was a similar building in this location. A further two-storey stone building constructed of roughly coursed stone rubble with a steeply pitched roof can be seen at nos. 27 and 28 Finkle Street. It is possible that this also pre-dates the 18th century. Both of these structures have seen much alteration over time, and their potential for hidden early fabric would merit further investigation.



Figure 106: No. 37 High Bondgate (The Chapter House), viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2019)



Figure 107: No. 35 High Bondgate, east gable; viewed from the east (© Historic England, photograph taken by Clare Howard, 2019)

Directly opposite nos. 35 and 37 High Bondgate are the railway cottages, nos. 46 and 48 High Bondgate, which were built around 1857 for the North Eastern Railway Company (Figure 108).⁷⁰³ They are the only known surviving examples of houses in Bishop Auckland constructed by a railway company and are listed grade II (NHLE 1210079). The cottages were first shown on the 1897 Ordnance Survey map (revised 1896) to the west of the railway tunnel that passed underneath High Bondgate. They were one of a pair of four back-to-back railway cottages to the east and west of the tunnel; the cottages to the east were demolished when the new road system was introduced in the 1990s.⁷⁰⁴ The cottages are built of red brick in Flemish bond with splayed stone lintels and grey brick sill bands to the front elevation. The pitched slate roof has brick chimneys and ashlar gable copings, and a corbelled red-brick dentillated cornice at eaves height. There are two original windows to the front elevation, with six-over-six panes to the ground floor and shorter three-over-six panes to the first floor. They stand apart in their design and quality of construction from the speculatively built rows of terraced cottages identified in Character Area 4, which would have also housed railway workers. This is reflected in their listed status.

The buildings to the north side of High Bondgate (east of the roundabout) are varied in style and date, ranging from tall three-storey 18th-century structures to smaller, more cottage-like dwellings of the 19th and 20th centuries. Nos. 4 and 6 is a three-storey building that has been dated to the mid-18th century. The building has painted stone quoins, sills and lintels and is listed at grade II (NHLE 1292354). The render and painted features mean that it is difficult to assess its original materials. It has a later extension to the rear (also rendered) which is probably a 19th-century addition; it has been recently renovated, with new sash windows. The 1857 Ordnance Survey map shows that the houses to the north side of High Bondgate had extensive gardens to the rear. No 28 High Bondgate (Greenbank) dates to the late 18th century and is listed at grade II (NHLE 1242334). It has a stone plinth, and stone kneelers and gable copings to a pitched roof. The doorway is accessed via a flight of stone steps and has a plain square-headed overlight in a classical surround. Red brick is visible to the top of the western gable, although the rest of the building is rendered and painted.

In terms of 19th-century buildings, the most prominent is no. 8 High Bondgate (Riversmount), a grade-II listed three-storey building built to a Gothic Revival design which has been dated to *circa* 1880 (NHLE 1210069). The front elevation is rendered, although red brick is exposed on the western gable. It has a prominent central doorway with a hood, carved brackets and leaf capitals, and a canted bay window to the west with similar details and four-pane sash windows. There was originally a bay window to the east, which has since been removed.⁷⁰⁵ The windows to the first floor have bracketed stone sills and segmental-arched lintels, and roll-moulded shouldered lintels to the second floor. This building is in a visible position on the crest of the slope at the eastern end of High Bondgate.

The other prominent building is nos. 14 and 16 High Bondgate, once a single large three-storey house with basements, first shown on the 1857 Ordnance Survey map. In the late 19th century it was divided into two properties, as shown on the following map edition. The current, neatly coursed stone façade with classical door surround and bow windows with four-pane sashes stylistically dates to the late 19th century. There is a date above the western doorway of '1858', which could relate to the original construction date, although this would benefit from further investigation given the substantial changes that have been made to the building's façade. The rear section of the building is built of red brick. There is a substantial modern development to the rear of the building of the late 20th century and the complex has been converted into social housing.



Figure 108: Nos. 46 and 48 High Bondgate, viewed from the south (© Historic England, photograph taken by Clare Howard, 2019)

The buildings at the western end of the north side of High Bondgate are predominantly two-storey and include a number of small, early 19th-century cottages (nos. 20 and 22) and later 19th-century red brick terraces (nos. 24 and 26) (Figure 109). Nos. 24 and 26 are rebuildings of earlier cottages; the basement and the lower courses of the two canted bays (now painted) are coursed stonework rather than red brick. There are also two small openings at basement level with stone sills and lintels. These features suggest a late 18th or early 19th century date, although the basement level needs further internal investigation to determine whether it contains earlier fabric. No. 32 (Ashby House) is an early 19th-century house, double-fronted with canted bays and a stone plinth. The variation in the size and stature of the houses to the north side of High Bondgate suggests that, historically speaking, the demographic of this street was particularly diverse. The 1897 Ordnance Survey map also suggests that courtyard housing was developed to the rear of nos. 20-26. Today, it is an attractive street with well-kept buildings, somewhat secluded from the town centre but in close proximity to it.

The south side of High Bondgate predominantly consists of two-storey cottages in both red brick and stone, which date largely to the 19th century. The exceptions to this are no. 25, a double-fronted dwelling, and nos. 27 and 29, once a double-fronted dwelling but now converted into two properties.⁷⁰⁶ The original central doorway of nos. 27 and 29 (now the doorway to no. 29) has a stone surround, and there is a stone plinth and a string course at first-floor level. The front elevation is rendered obscuring the original fabric; however, red brick is exposed on the eastern gable. There are stone kneelers and copings to the pitched replacement concrete pantile roof, along with an off-centre central chimneystack and a further chimneystack in the eastern gable. These features may suggest an 18th- rather than 19th-century date. The eastern end of the street has seen much recent redevelopment. The

police station (built in 1856) and two public houses – the Sun Inn and the Dun Cow – were once located here.⁷⁰⁷ The Sun was carefully dismantled and relocated to Beamish, the Living Museum of the North, in the late 20th century.⁷⁰⁸ In the 1980s Gainsborough Court, two blocks of two-storey flats constructed out of red brick with cream brick with grey brick details, were erected to the west of Grainger Street, on the site of the Dun Cow.⁷⁰⁹ Clayton Court was built on the site of the police station and the Sun Inn in the 1980s, of orange/red brick with tiled roofs and bay windows.⁷¹⁰ A further former public house at no. 1 Newton Cap Bank, once the Newton Cap Hotel, has been repurposed as a children’s nursery.



Figure 109: Nos. 20-26 High Bondgate to the north of the road, viewed from the south-east (© Historic England, photograph taken by Clare Howard, 2019)

Summary of significance

The significance of Character Area 2 lies first and foremost in its medieval origins. It was the core of the medieval town, strategically positioned next to the castle (Character Area 1) and from where Bishop Auckland has developed into the town that we know today. The general medieval street layout remains, including the vestiges of the triangular-shaped market place and the long medieval plots to the north and south sides of the Market Place. North Bondgate and High Bondgate are important routes along which the medieval bondsmen settled and developed their tofts and crofts, and Fore Bondgate was a former route through the market place that evolved into a street in its own right. To the north of this, Wear Chare and The Batts provided a link with the River Wear. These streets and their associated plots and open spaces are, as a consequence, highly significant for their archaeological potential. It is also important to be aware that, before Kingsway was extended to meet Durham Road in the 1980s, the long, thin plots to the south of the Market Place stretched all the way down to Durham Chare (*see* Character Area 5). There is, as a result, further archaeological potential within the abandoned open spaces on the south side of Kingsway, as much as to the north side.

The medieval market place has been the subject of ongoing redevelopment and no medieval structures survive above ground. However, early fabric may survive in cellars, footings, party walls or roof structures of the current building stock and any future investigation of buildings in this area should take this into consideration. Boundary walls, outbuildings and other remaining structures to the rear of buildings could also yield early fabric. Bishop Auckland prospered in the 19th century, leading to much rebuilding and replacement of earlier structures in the market place. Nevertheless, a significant number of buildings still survive from the 17th and 18th centuries, when the town first expanded beyond its medieval core. Nos. 21 to 24 Market Place, to the east side of the market place, are the finest examples of 17th-century buildings in this area. Grand 18th-century domestic buildings are also found here, such as no. 27 (the Elms), no. 5 (the Stanley Jefferson) and no. 4 (the former Vicarage), and at nos. 55-57 and 65-66 Fore Bondgate, and no. 28 High Bondgate. They are testaments to the development of Bishop Auckland as a bustling market town and growing regional centre, following improvements to the local transport network.

The area boasts some particularly handsome 19th-century buildings, particularly public and commercial ones (such as the Town Hall, the former Backhouse and later Barclays Bank at no. 1c Market Place and former Doggarts' department store at no. 1a), all of which were built by prominent local architects. There has been considerable architectural and historical loss in the area, particularly to the north side of North Bondgate, and also to Wear Chare and Dial Stob Hill, where densely packed areas of 19th-century housing and cottages were demolished as part of clearances and improvements. This has had a huge impact on these two streets; North Bondgate is now an area for car parking, and very much on the periphery of the town while Wear Chare is a very quiet, semi-rural road. High Bondgate also feels rather detached from the town centre, where it would have once continued seamlessly from North Bondgate. Some 20th-century buildings have also had insensitive consequences for the historic streets and buildings, such as nos. 42 and 43 Market Place, whose long side elevations detract from Fore Bondgate and do not attract pedestrian footfall down the street.

The open space of the market place with the castle at the eastern end, the central island of buildings, and the attractive street frontage to the south side is still very clearly the heart of the town centre. The central cluster of buildings including the Town Hall, Church of St Anne, no. 45 Market Place (former bank) and almshouses are all sandstone. The commercial and domestic buildings to the south side of the Market Place are predominantly three storeys in height, and constructed out of a range of materials including red brick and sandstone, and some are rendered, with slate and tiled roofs. The buildings of Fore Bondgate and High Bondgate make use of similar building materials, but have very different historic characters compared to the Market Place.

A number of historic buildings around the Market Place have recently been the focus of major renovation and conservation projects funded by TAP, which are helping to redress high vacancy levels brought about by a large number of shops, nightclubs and bars either closing or relocating elsewhere. An outdoor weekly market is still held on a Thursday, although it is presently populated by only a handful of stalls. The growing number of arts and culture-based attractions and cafes, alongside the more established public houses and restaurants, means that it is starting to shift away from retail and business purposes and developing into a place where visitors and the local community can spend their leisure time.

Fore Bondgate is a narrow, enclosed street that was heavily commercialised in the 19th century, while High Bondgate (particularly the north side) has much more of a domestic feel. The area continues to evolve: there is a strong sense that it is moving away from the traditional functions of a town centre and market place, becoming a place where the local population might spend their leisure time and tourists and visitors may come to take advantage of the new cultural initiatives. Investments by TAP and other new initiatives have the potential to breathe new economic life into the market place, as well as the town as a whole.

The open space of the market place, sitting alongside the larger buildings of the Town Hall, the entrance to the castle and the more recent addition of the Auckland Tower, is in itself an important landmark within the town. The long views eastwards from the castle, and from North Bondgate through to High Bondgate, are significant in retaining a sense of the development and evolution of the town. Although local opinions on the Auckland Tower are divided, this structure now offers views out over the town and castle, perhaps echoing those from the roof terrace of the former public assembly rooms on Fore Bondgate (nos. 10 and 11), allowing the historic character and significance to be appreciated by all.

Character Area 3: Newgate Street



Figure 110: The extent of Character Area 3: Newgate Street (orange outline) showing listed buildings as blue triangles (Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900)



Figure 111: Aerial photograph showing the boundaries of Character Area 3 outlined in cyan (34095_013 © Historic England, photograph taken by Emma Trevarthen, 18 October 2018)

Character Area 3 is dominated by Newgate Street, aligned north to south along the projected line of Roman Dere Street which ran from York to Corbridge, and thence to forts in Scotland. Newgate Street extends southwards from the Market Place and continues under the same name until it meets the junction of Bob Hardisty Drive at which point it becomes Cockton Hill Road. This character area includes the northern section of Newgate Street to its junction with Princes Street and South Church Road; its southern section will be described as part of Character Area 4. Character Area 3 is bounded on its eastern side by Kingsway and on its west by the former railway line, now Bob Hardisty Drive, and incorporates the smaller roads branching from the main commercial artery to the east and west comprising Tenters Street, Great Gates, Durham Chare and Victoria Avenue (Figures 110 and 111). The topography is fairly flat with a gentle slope rising to the north, affording long views southwards with the Wesleyan Church (now the Four Clocks Centre) in Character Area 4 acting as a key landmark. Views to the east and west are restricted by the two- and three-storey buildings lining the street.

The upper part of Newgate Street, between the Market Place and Durham Chare, was probably occupied in the later medieval period as part of the southward expansion of the settlement beyond the market place (*see* Historical Background). It was certainly in existence by 1666, when it was depicted in Gregory King's prospect of the town (*see* Figure 11).⁷¹¹ As with other areas of the town, Newgate Street saw much expansion and redevelopment in the late 19th century, driven largely by the arrival of the railways and the growth of industry. The location of the railway station encouraged the southwards growth of Newgate Street, making this long commercial street a major link between the commercial hub of Market Place and key transport links.

Each side of Newgate Street is formed by narrow plots laid out east-west, although these are not as long as the medieval plots, remnants of which survive along the north side of North Bondgate and south side of Market Place (Character Area 2). The built character of the area is diverse and presents a mixture of styles and materials, which is perhaps inevitable for such a large area which has seen so much change. As it has been occupied since at least the 17th century, it is possible that earlier fabric remains hidden behind later frontages or in cellars. From an external inspection, however, the majority of buildings generally date from the 18th and 19th centuries with some 20th-century replacement and refronting. For the most part, Newgate Street is occupied by commercial buildings, principally shops, some of which originated as domestic buildings or public houses, and by some industrial and office buildings.

The current extent of the road is restricted to a single carriageway in places and the area is pedestrianised to the north of Tenters Street; traffic restrictions in place during the day make the area much quieter at these times. The road surfaces have been upgraded in recent years and low bollards have been erected along the street to prevent parking. To reinforce the pedestrianised layout, there are also public benches along this part of the street. The section of Newgate Street to the south of Tenters Street is busier, with fewer traffic restrictions; it is also the main bus route from the Tenters Street bus station. It has pavements either side of the single carriageway with lay-bys for bus stops throughout. The pavement on the western side of the street is slightly wider to accommodate public benches.

Given that this character area covers such a large area, the following description has been divided into smaller sub-areas and the character of each row or block of buildings, on either side of the street, will be described separately.

Newgate Street from the Market Place to Durham Chare and Tenters Street (including north side of Durham Chare)

The 1857 Ordnance Survey Town Plan (surveyed 1856) shows the upper part of Newgate Street as narrower than that to the south of Durham Chare (*see* Character Area 5), suggesting that it was constructed considerably earlier than the part to the south (Figure 112). The street was widened in the late 19th century, resulting in the demolition (or partial demolition) and reconstruction of properties on the western side (*see* below). The buildings of the upper part of Newgate Street are of two and three storeys, built with a variety of materials including red brick and stone with slate or grey pantile roofs and stone, brick or terracotta details. Only three buildings are listed within this area of Newgate Street – no. 18 Newgate Street, the former Yorkshire Penny Bank (NHLE 1297551), no. 21 Newgate Street, the former York County and City Bank (NHLE 1218106) and no. 25 Newgate Street, former McIntyre’s boot and shoe shop (NHLE 1196577) – all of which are grade II.

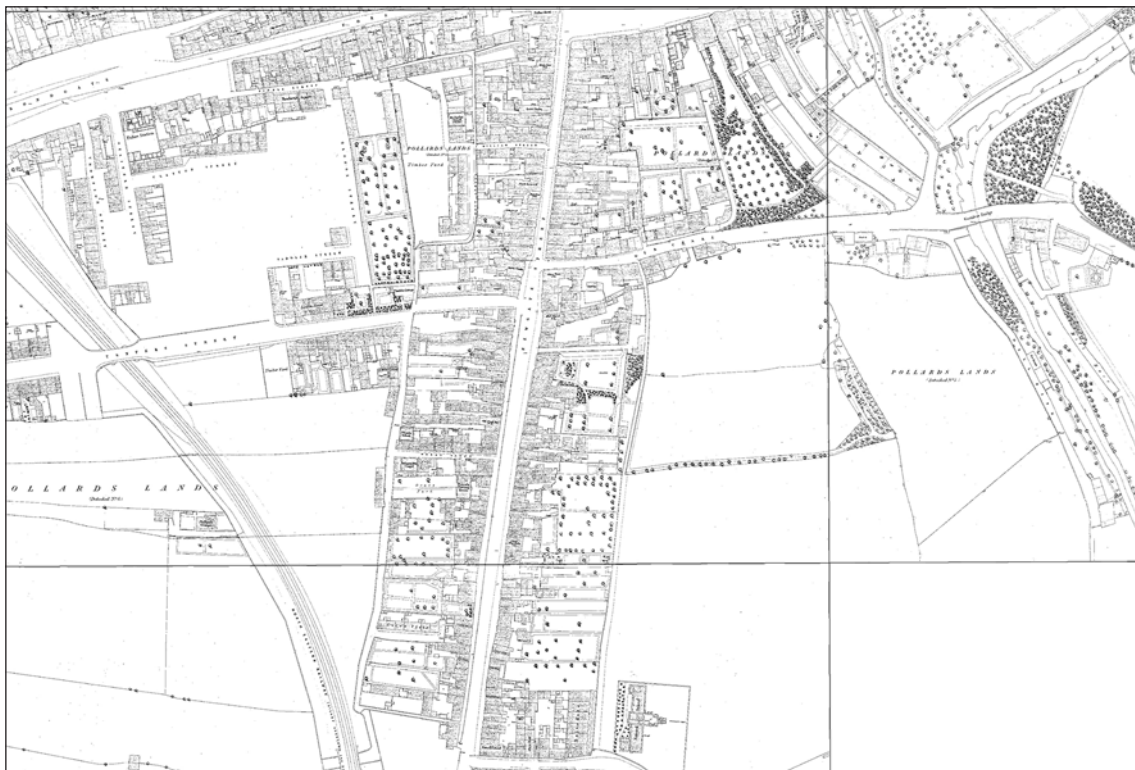


Figure 112: Extract from the 1857 Ordnance Survey 1:500 Town Plan (surveyed in 1856) showing the upper part of Newgate Street prior to the widening of the road © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2021). Licence numbers 000394 and TP0024

Before the middle of the 19th century, the majority of the buildings along this stretch of Newgate Street were probably houses or inns. Nos. 13 and 15 are perhaps the earliest buildings in this sub-character area. They were previously a large, single house of three storeys across three bays with a deeply moulded stone eaves cornice, stone quoins (partly hidden by render) and end chimney stacks, similar to those remaining in Fore Bondgate (nos. 2a and 2b), indicating a date of the late 18th or early 19th century (Figures 113 and 114). By the late 19th century the building had been transformed into shops, becoming the location of Samuel Lingford’s grocery store.⁷¹² The much-restored Killerby House, on

Durham Chare, was probably also built in the late 18th or early 19th century. This is a two-storey, five-bay building with a dressed stone elevation to the front and brick to the sides and rear with a pitched slate roof. In 1914 it was occupied by a dentist; the form of the shopfront, with its ashlar pilasters (perhaps demarking the original doorways) and scrolled consoles carved with foliate details, demonstrate that it was evidently converted to commercial premises shortly afterwards.⁷¹³ No. 25 Newgate Street (former McIntyre's boot and shoe shop) was previously a pair of early 19th-century houses, originally of two storeys and constructed of red brick (now rendered); the houses were heightened in the early 20th century (*see* Figure 117).⁷¹⁴ Many buildings along this stretch of Newgate Street had passageways to a rear yard with outbuildings, such as stables, other domestic buildings and workshops. As the pressure for housing grew in the late 19th century, some of these yards became occupied by much smaller houses. These were swept away by clearance orders in the 1930s and 1950s or were gradually amalgamated into, or replaced by, late 19th- and early 20th-century extensions as Newgate Street became increasingly commercial.

By the publication of the 1920 25-inch Ordnance Survey map (revised 1915), the upper part of Newgate Street was occupied by six banks; there were none in the remainder of Newgate Street until the late 20th century. The earliest of these was the York County and City Bank (now HSBC) of 1893 to the design of James Demaine and Walter H Brierley; in brick with stone dressings in a Georgian style with well-balanced proportions, it was altered in 1901 (Figure 115).⁷¹⁵ The original façade was faced with stone at ground level (brick at first-floor level) with two large round-headed windows and a round-headed doorway (now replaced with polished granite) and five square-headed windows with stone surrounds on the floor above.⁷¹⁶ The Yorkshire Penny Bank was built of dressed stone in 1898 on the opposite side of the road to the designs of J R Whitaker, in a mixture of baronial and Tudor styles; its corner tower dominates this section of Newgate Street (Figure 116).⁷¹⁷ The late 19th- or early 20th-century examples at nos. 10 and 36 are, in comparison, modest and fairly typical banks with their stone façades and embellishments such as rusticated and arched openings. NatWest (previously the National Provincial Bank of England) at nos. 27 and 29 on the corner of Newgate Street and Durham Chare is the most recent addition, replacing an earlier bank in the 1980s. It is built of red brick and is set over two storeys with a chamfered corner; in terms of massing and plan form, it is probably very similar to the building it replaced.

The upper part of Newgate Street contained some of Bishop Auckland's larger and more well-established shops in the late 19th and early 20th century, aided by the concentration of banks and its close proximity to the Market Place. These included McIntyre's boot and shoe shop at no. 25, Doggarts at nos. 7 and 9, and Marks and Spencer at no. 23, all of which appear to have undergone some investment in the 1920s and 1930s (Figures 117 and 118). The imposing Art Deco façades of nos. 7 and 9 and no. 23 are almost identical with their tripartite first-floor window arrangements separated by piers, while the impressive shopfront of McIntyre's – with its large curved sheet-glass windows, polished granite and bronze detailing – is by far one of the finest survivals along Newgate Street. The partial remains of the shopfront belonging to the former Marks and Spencer with polished granite base, iron frame and curved glass is a notable survival. Similar improvements appear to have been undertaken to the façade of no. 38 (previously Wright's Hotel which received a new front about 1901) and no. 46 with its stained glass to the first-floor windows.⁷¹⁸ These buildings contrast sharply with the more modest stone buildings such as no. 17 and nos. 30, 32, 34 and 36 with their simple plain window surrounds at first- and second-floor level.



Figure 113: Nos. 13 and 15 Newgate Street, built in the late 18th or early 19th century; viewed from the south-west (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 114: Nos. 2a and 2b Fore Bondgate, a similar three-storey building with similar sized and shaped upper windows as nos. 13 and 15 Newgate Street, perhaps dating to the late 18th or early 19th century; viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2019)



Figure 115: Former York County and City Bank (no. 21 Newgate Street), built 1893, altered 1901; viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2020)



Figure 116: Former Yorkshire Penny Bank (no. 18 Newgate Street), built 1898; viewed from the east (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 117: Former Marks and Spencer at 23 Newgate Street and McIntyre's boot and shoe shop at no. 25 Newgate Street, viewed from south-west. Both were updated in the 1920s and 1930s with new façades (DP234511 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)



Figure 118: Nos. 7 and 9 Newgate Street, part of the former Deggarts' department store, and linked to its premises on the Market Place; viewed from the south-west (© Historic England, photograph taken by Hilary Gould, 2019)

At the back of these buildings are some late 19th-century brick extensions which accommodated staff, service, processing and storage areas. Some of these may have also housed domestic accommodation. Certainly some of the larger shops, such as Marks and Spencer (no. 23, now the Tap and Tun), developed their rear plots in the mid- to late 20th century with large multi-storey extensions (generally built of red brick with flat roofs) to expand the commercial space and back office areas. Despite this, fragments of stone rubble and earlier brick walls survive. Given the lack of features, many of these appear to relate to former boundary walls rather than buildings, but certainly those constructed with smaller rounded stones are likely to predate the 19th century.

There has been a certain amount of replacement and reconstruction since the 1970s, such as the three-storey brown brick façade of no. 19 and the red brick building with raised gables at nos. 3 and 5. This may have been precipitated by the publication of the Bishop Auckland Town Plan in the 1970s and the subsequent new bus station and road improvements, including the replacement of William Street (and buildings on the south side of it) with the Newgate Shopping Centre (opened in 1983).⁷¹⁹ The entrance to the shopping centre from Newgate Street uses similar materials to the adjacent buildings with stone walls and slate roofs, although the jettied first floor and projecting bay windows are a bold contrast.

The western side of Newgate Street has been set back from its earlier building line by at least 1.70m. This took place in two phases: nos. 30, 32, 34 and 36 (which included the Black Horse, the Red Lion and three shops) were certainly rebuilt as part of the widening proposals in about 1877 while to the north nos. 2 to 18 were largely rebuilt in stages between about 1898 and 1912, as suggested by their date stones and corroborated by the building control plans (Figure 119).⁷²⁰ A close examination of the interior of these buildings has not taken place as part of this research. The proposed plans for the White Lion Hotel at nos. 6 and 8 drawn in 1911, however, show that part of the footprint at the front of the building had been purchased by the Urban Council and the whole of the building was rebuilt, retaining only the walls shared with its neighbouring buildings (Figure 120). The other buildings along this row were subject to a similar exercise; nos. 30, 32, 34 and 36, rebuilt in about 1877, form a continuous block of three storeys in dressed stone (stone rubble to the rear) with a pitched grey pantile roof (no. 36 is roofed with slate).⁷²¹ The front elevation at ground-floor level has been much altered to accommodate modern shop windows; only one of the original oriel windows survives at first-floor level. The third floor is punctuated by windows with stone surrounds incorporating keystones and bracketed sills. The lower, two-storey buildings at nos. 42 and 44 follow a similar design and have identical window surrounds on the upper floors as those on the third floor of nos. 30, 32, 34 and 36 suggesting that these buildings were rebuilt at about the same time.

Nos. 2 to 18 form a group of buildings constructed as inns or hotels and, while each is very different in style, they are all of two or three storeys and are constructed of red brick. The exceptions are the two former banks at nos. 10 and 18 whose stone elevations provide a more formal tone. Architectural flourishes in the form of keystones, pediments and parapets feature across the entire row; the most prominent of these are the fine terracotta surrounds at no. 16 (previously part of the Market Tavern) and the stone pediments over the first-floor windows of No. 12 (formerly the Criterion Hotel) (Figures 121 and 122).⁷²²



Figure 119: Nos. 2-18 Newgate Street showing the range of buildings that were rebuilt, or partially rebuilt, between 1898 and 1912; viewed from the south-east (© Historic England, photograph taken by Hilary Gould, 2019)

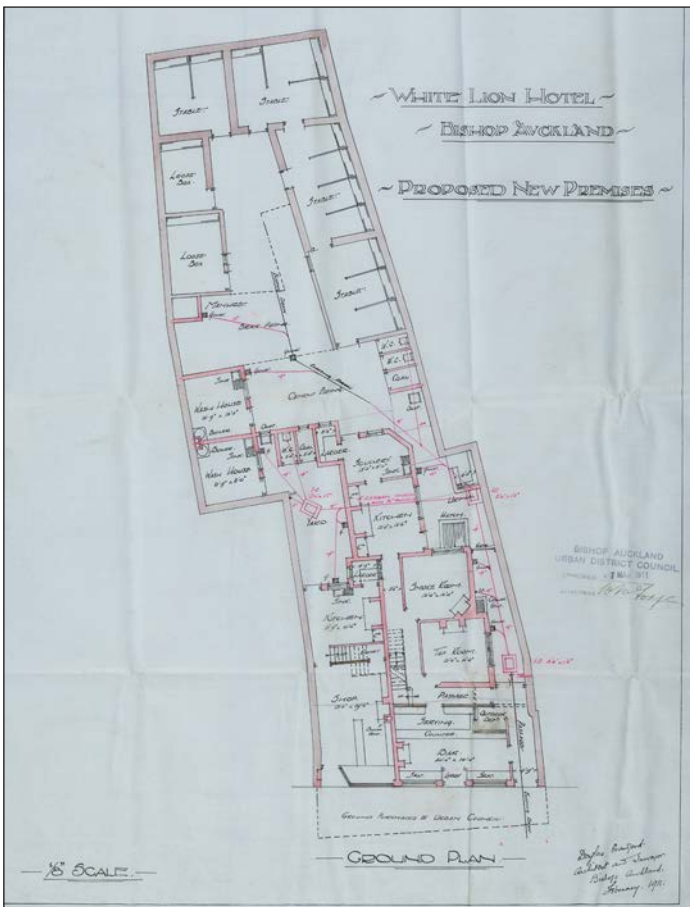


Figure 120: Ground-floor plan of the White Lion showing proposed reconstruction in 1911. Note the area at the front of the building has been given over to the Urban District Council (DRO UD/ BA 432/1272 Reproduced by permission of Durham County Record Office)



Figure 121: No. 16 Newgate Street, previously part of the Market Tavern, with its fine terracotta detailing; viewed from the north-east (DP234510 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)



Figure 122: No. 12 Newgate Street, previously the Criterion Hotel, showing the elaborate stone pediments over the upper windows; viewed from the north-east (DP234508 © Historic England Archive, photograph taken by Alun Bull, 16 October 2019)

Newgate Street from Durham Chare to Victoria Avenue (east side)

The block bounded by Durham Chare, Newgate Street and Victoria Avenue and backing onto Kingsway was largely reconfigured and rebuilt in the second half of the 19th century with the insertion of Victoria Street (now Victoria Avenue) in the 1870s.⁷²³ The centre of the row is dominated by two three-storey buildings, both constructed of dressed stone with rusticated stone quoins. The earliest of these is the block comprising nos. 41, 43 and 45 and 1 and 2 Victoria Avenue, built to an L-shaped plan in about 1875 at the corner of the newly formed Victoria Street. It was built as the Royal George Hotel (later known as the George Buildings) for George Moore to the designs of W V Thompson; its Newgate Street elevation is distinguished by the curvaceous stone surrounds to the first-floor windows. In 1876 it contained a dining room, coffee room, sitting room, smoke room, commercial room, 50 bedrooms, stabling for 30 horses, cellars, coach houses and lawn.⁷²⁴ Much of the rear elevation of the building has been refenestrated, and mid-20th-century brick extensions with flat roofs have been added. It should be noted that no. 3 Victoria Avenue, the lower, narrow building with a pitched slate roof at the east end of the row, was probably a separate house which may have been later amalgamated into the larger complex of the George Buildings. Much of this building is now rendered, concealing the evidence.

The neighbouring building, nos. 37 and 39 Newgate Street, was built slightly later in about 1885 and named the 'Central Buildings', consisting of shops with accommodation above.⁷²⁵ This building is slightly more ornate with its mansard roof, round-headed dormer windows, moulded window architraves with shaped pediments and carved motifs, and projecting oriel windows (only two of four survive) (Figure 123). The window surrounds of nos. 41, 43 and 45 are much simpler with less carved detailing. The ground-floor shopfronts are all late 20th-century replacements.



Figure 123: Nos. 37-45 Newgate Street, formerly the Central Buildings and the Royal George Hotel; viewed from the south-west (© Historic England, photograph taken by Hilary Gould, 2019)

At the north end of this block, no. 31 (Boots), a two-storey mid-1970s building built of brown/grey brick with flat roof, stands on the site of the Three Tuns public house. No. 33 (Savers) is another replacement, a flat-roofed building of two storeys with large windows at the front. However, rendered remnants of earlier walls can be found at the rear with underlying stone and brick. There are a number of late 20th-century additions to the rear of these buildings, generally constructed of brick with flat roofs and of two storeys. The rear is open to Kingsway and their former yards are now occupied by car parks or waste ground.

Newgate Street from Tenters Street to Great Gates (west side)

The character of this row is fairly consistent: a late 19th-century terrace of two- or three-storeys, with front elevations of dressed stone and pitched slate roofs (Figure 124). There are a few 20th-century replacements. The row appears to be very slightly lower than that on the opposite side of the street, although nos. 50, 52 and 54 were originally of three storeys and have been reduced in height.⁷²⁶ Most have two- or three-storey rear brick extensions with pitched slate roofs built, or extensively altered, in the mid- to late 20th century providing offices, storage and services. It is possible that some of these buildings may predate their frontages, but render and alterations make earlier features difficult to identify from the exterior. The yard behind no. 50 retains its stone setts and paving stones and there are footings of walls belonging to earlier buildings within some of the yards (Figure 125). The windows facing onto Newgate Street and Tenters Street have fine examples of moulded architraves with projecting lintels supported by scrolled consoles and projecting bracketed sills, typical of the later 19th century. They are certainly stylistically similar to those at nos. 30, 32, 34 and 36 which were reconstructed in the late 1870s. The large chimneys and multiple upper floors suggest that these buildings had ample staff rooms and offices on the floors above; this is corroborated by their absence from the census records (which only list buildings with domestic accommodation). Some of these buildings (such as no. 60) did have domestic accommodation above and in ranges to the rear. In 1914 this row of buildings housed a range of specialist services and goods shops including the London and Newcastle Tea Company (no. 52), hardware, furniture and upholstery (nos. 56-58 and 70), drapers (no. 62) and grocers (no. 64).⁷²⁷

Of particular note is the three-storey building at no. 60 which was previously Manners butchers, with its access from Back Way (now Westgate Road); it had outbuildings at the back for meat and fat processing and a slaughterhouse, and was altered in 1903.⁷²⁸ The proposed plans show that the new layout was to consist of a ground-floor shop with dining room, pantry, kitchen and scullery behind and a drawing room and bedrooms on the two floors above demonstrating that some of the buildings along Newgate Street were still in use as shared retail and domestic premises.⁷²⁹ Further additions in about 1904 included new stables and an outhouse for accommodating traps.⁷³⁰ The Black Boy public house was originally located at no. 68 (it is listed in the 1871 census) and was largely rebuilt in 1912 as suggested by the datestone and corroborated by the building control plans of the same year.⁷³¹ Although the façade has been much restored, the brick parapet and large first-floor windows are typical of this date. There is a long two-storey brick row at the rear of this property which appears to be of a similar age; this may have provided domestic accommodation relating to its use as an inn. No. 70 is perhaps the earliest building within this row (Figure 126). The façade, whose chamfered corner and rusticated quoins recall those of nos. 45 and 50 and may therefore be of a similar late 19th-century date, has been added to an earlier and taller building. The back elevation, which is constructed of stone rubble with dressed stone quoins, has a round-headed stair window typical of the early

19th century. To the rear is what appears to be a late 20th-century extension; however, a line of dressed stone quoins and a narrow stone kneeler within the Great Gates elevation of the rear wing suggests that late 18th- or early 19th-century buildings, perhaps houses similar to no. 3 Great Gates (*see below*), have been incorporated into later extensions.



Figure 124: Nos. 50-62 Newgate Street, viewed from the south-east (© Historic England, photograph taken by Rebecca Pullen, 2019)

All of the ground-floor shopfronts have been replaced in the late 20th and early 21st centuries, with the exception of possible remnants of early to mid-20th-century window frames and pilasters surviving at no. 62 and a modillioned cornice at no. 64. No. 66 was previously two separate buildings occupied by the Cash Boot Company and a Temperance hotel in 1914.⁷³² Its appearance suggests that it was extensively modified (or even entirely rebuilt) in the 1970s, retaining the party walls. This imposing building contrasts with its neighbours in a number of ways: it is much taller, with upper floors set back, a flat roof and very large windows on the first and second floors. Nevertheless, there has been some attempt to reflect the features of the neighbouring 1912 building (no. 68).



Figure 125: The stone setts at the rear of no. 50 Newgate Street (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 126: No. 70 Newgate Street has a late 19th-century façade fronting an earlier building perhaps of early 19th-century date; viewed from the east (© Historic England, photograph taken by Hilary Gould, 2019)

Newgate Street from Victoria Avenue to Princes Street (east side)

The 1857 Town Plan suggests that much of the lower part of Newgate Street was occupied by large buildings, probably houses, with extensive gardens to the rear stretching out to the back streets of Kingsway and Back Way (later Westgate Road). This gradually changed over the course of the late 19th century as many premises became commercial, perhaps with domestic accommodation above. By 1914, there were a range of trades operating along this stretch including grocers, fruiterers, drapers and shoe and boot shops.⁷³³

The lower part of this section of Newgate Street is perhaps the most diverse in terms of character. Unlike the northern part, the majority of the terraced buildings along this row are of two- or low three-storey height. Most have stone façades and brick side and rear elevations with pitched slate or grey/brown pantile roofs, although there are some exceptions constructed of red brick or brown brick; a few are rendered. No. 71 with its mock-Tudor façade, built in about 1923, is the only one of its kind along the whole of Newgate Street (Figure 127).⁷³⁴ Architectural flourishes are fairly restrained and the most elaborate detailing can be found at no. 47, where the upper windows have jambs with Corinthian capitals and segmental heads.



Figure 127: Nos. 71-75 Newgate Street showing the diverse use of materials along this stretch; viewed from the north-west. No 73 is the only mock-Tudor building along Newgate Street (© Historic England, photograph taken by Rebecca Pullen, 2019)

Late 19th-century investment and reconstruction – particularly of larger three-storey buildings – has been more piecemeal here, enabling the survival of some earlier buildings. The most striking of these is no. 69 (most recently occupied by Clarks) with its low elevation and steeply pitched roof reminiscent of 16th- and 17th-century houses. The external fabric has been much altered with a 20th-century shopfront and later render. An internal inspection has not been possible during the course of this research, but its roof structure might reveal clues as to its origins and clarify its date. This could in turn illuminate the earlier origins of Newgate Street.

There is high potential for the survival of earlier fabric here behind later façades and finishes. Party walls belonging to earlier buildings have frequently been retained and can be glimpsed sandwiched between buildings or, where possible, from the interior. A good example of this is the north wall of no. 73 (previously occupied by Spoor and described below) which is exposed within the passageway running between nos. 71 and 73 (Figure 128). The multi-phased wall probably in part belonged to the former Three Blue Bells public house which was replaced by the present building (no. 71, formerly the Thistle public house) in about 1923.⁷³⁵ Certainly the use of smaller rounded stones, as seen in other parts of the town and at the castle, predate the 19th century. The narrow, long red bricks to the right-hand side of an inserted doorway are typical of 17th century construction, but appear to have been reused from elsewhere.



Figure 128: The north elevation of no. 73 Newgate Street showing the remnants of an earlier party wall perhaps in part belonging to the former Three Blue Bells Inn which stood on this site; viewed from the north (© Historic England, photograph taken by Hilary Gould, 2019)

A large five-bay, three-storey building, now nos. 51 and 53 Newgate Street, probably dates from the late 18th century as suggested by the sizes and shapes of the windows and the narrow stone kneelers (Figure 129). It was perhaps originally one large house, or even a public house or inn, adapted for shops in the late 19th century. The 1857 Town Plan shows two separate properties with a shared yard at the rear and a complex of outbuildings (some of which may have been later houses); beyond was a large shared garden fronting Kingsway. The eaves of the roof cuts across the headers of the second-floor windows, perhaps indicating a change in the height of the roof, and the first-floor windows of no. 51 have been reduced in height, either indicating a change in floor levels or to accommodate a larger shop sign. The rear elevations have also been much altered and are largely obscured by late 19th- or early 20th-century extensions.



Figure 129: No 51 and 53 Newgate Street, possibly built in the late 18th or early 19th century; viewed from the west (© Historic England, photograph taken by Hilary Gould, 2019)

The largest and grandest of the three-storey late 19th-century buildings on this stretch are nos. 47 and 49 Newgate Street and nos. 28 and 29 Victoria Avenue, occupying an L-shaped corner plot (Figure 130). It was a furniture and upholstery emporium built for Isaiah Cleminson in the 1870s shortly after the then Victoria Street was laid out.⁷³⁶ The building housed Burton's from the 1920s.⁷³⁷ It is one of the most imposing buildings along Newgate Street: its stone façade uses various medieval motifs including colonettes with foliate capitals and hood mouldings, allied with segmental arched windows, impost bands, quoins and a moulded stone eaves cornice.



Figure 130: Nos. 47 and 49 Newgate Street, viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2018)

To the east side of nos. 28 and 29 Victoria Avenue is the former Mechanics Institute; dated 1880, it was designed by R W Thompson (Figure 131).⁷³⁸ This small yet attractive building is constructed of dressed stone with a hipped slate roof, and presents fine detailing in its segmental arched openings at ground level, hood moulds, foliate capitals and, on the middle floor, square-headed windows within arched heads. The building is linked to its neighbour at nos. 25 and 26 Victoria Avenue at second-floor level by a narrow corridor at the rear, although the two buildings have always been separate. Nos. 25 and 26, on the corner of Victoria Avenue and Kingsway, form the Temperance Hall (most recently the Masonic Hall), another impressive Gothic Revival building; opened in 1877, it was designed by James Garry (*circa* 1849-1918) of Hartlepool.⁷³⁹ It is of two-storeys, with elevations of dressed stone to the street and red brick to the rear; it has square-headed windows with hood-moulds on the ground floor and with arches and hood moulds at first-floor level (Figure 132). The corner entrance (now blocked) was inserted in about 1912; the architects of this work are named in the building control plan indexes as the engineers Lingford and Gardiner (J Lingford was President of the Temperance Society).⁷⁴⁰

No. 67 Newgate Street is also of three storeys, constructed of dressed stone to the front with red brick to the sides and rear. It was built in the late 19th century or early 20th century and clearly intended to be fairly imposing, being considerably taller than its neighbours. Although its ground floor has been much altered by the insertion of a modern shopfront, the oriel windows containing curved glass and raised pyramidal dormers with finials are notable survivals (Figure 133).



Figure 131: The two Gothic Revival buildings of the Mechanics Hall (no. 27 Victoria Avenue) and the former Temperance Hall, latterly the Masonic Institute (nos. 25 and 26); viewed from the north-east (© Historic England, photograph taken by Clare Howard, 2019)



Figure 132: No. 27 Victoria Avenue, the former Mechanics Institute, built in about 1880; viewed from the north (© Historic England, photograph taken by Clare Howard, 2018)



Figure 133: No. 67 Newgate Street built in the late 19th or early 20th century; viewed from the east (© Historic England, photograph taken by Hilary Gould, 2019)

The type of bricks in the upper part of the north elevation of nos. 73 and 75, together with the first-floor oriel windows and the stained glass in the upper lights of the second-floor windows correlate with the records of alterations between 1900 and 1902 for J J Spoor (Figure 134).⁷⁴¹ These may relate to its use as part of the facilities accompanying the neighbouring cinema (no. 77); in 1900 it accommodated a billiards room.⁷⁴² It was originally built in the mid-19th century and was home of the Brotherton family who operated the London and York Piano Forte and Harmonium Repository (later Brotherton's music shop) from the premises.⁷⁴³ The 1857 Ordnance Survey map shows that it had extensive gardens to the rear, fronting Kingsway. The building is similar in height and materials to no. 67, with a stone façade and pitched roof.

The former King's Picture House, at no. 77, was built in about 1914 on the site of two two-bay, two-storey cottages, of which no. 79 is the sole survivor.⁷⁴⁴ Its imposing façade, originally slightly taller but reduced in the late 20th century, is constructed of fine dressed stone and ashlar with architectural flourishes including keystones over the first-floor windows and a large oriel window originally containing curved glass (now boarded).⁷⁴⁵ Much of the ground floor has now been removed to accommodate one large shop space, but the planning application submitted in 1914 shows that it once had a central arcade, with shops to either side, leading to the cinema housed in a hall at the rear of the building, backing onto Kingsway.⁷⁴⁶ Only the outer brick walls of the hall are extant, although part of the cinema's interior including entrance and ancillary spaces are reputed to survive.⁷⁴⁷



Figure 134: Nos. 73, 75 and 77 Newgate Street. No. 77 was built as the King's Picture House in about 1914 and nos. 73 and 75 may have been altered as part of the cinema complex in the early 20th century. Viewed from the north-west (© Historic England, photograph taken by Rebecca Pullen, 2019)

Beyond no. 77, at the very south end of Newgate Street, the two-storey buildings are smaller, similar to those in Character Area 4. Again, the architectural details are fairly simple with plain stone headers and sills to the windows and some projecting oriel windows (which may be early 20th-century additions). The exception is no. 79 which is constructed of red brick with darker brick plat bands, painted stone quoins and eared stone surrounds incorporating scrolled details to the headers. This façade was possibly added in about 1914.⁷⁴⁸

The majority of the shopfronts are late 20th-century replacements, but the double frontage of nos. 103 and 105 is a significant survival dating from about 1910 (Figure 135). It has a deeply splayed central lobby with a mirrored soffit. The shop window of no. 105 (Gregory's bakers) is framed by wooden pilasters and incorporates stained glass with the name 'GREGORY' picked out in white. The interior was probably also refurbished at this time as suggested by the colourful tiles depicting countryside scenes featuring cows. The two shops were once one larger butchers shop occupied by William Gregory from at least 1871.⁷⁴⁹ A photograph pre-dating the existing *circa* 1910 front shows the late 19th-century shopfronts: each with a canted bay window and separate entrance with a larger rectangular window in the centre (Figure 136).⁷⁵⁰ The buildings are described in 1902 as two dwelling houses and shops (rooms to the back and above for domestic accommodation), with large slaughterhouse, coach house and two-stall stable to rear. A boiling house (for boiling fat for tallow) and scullery were added about 1903.⁷⁵¹ The yard at the rear and the alley leading into it are paved with stone setts and flags; some of the outbuildings are likely to date from the late 19th century. The building was listed at grade II in 2020 (NHLE 1471541), as part of the Listing review undertaken for the Heritage Action Zone.



Figure 135: Nos. 103 and 105, partly occupied by Gregory's butchers who have occupied the same building since at least 1871. The shopfront complete with stained glass is a significant survival. Viewed from the west (© Historic England, photograph taken by Clare Howard, 2018)



Figure 136: A photograph of Gregory's butchers probably taken in the early 1900s before the shopfront was renewed (Copyright of the Gregory family)

To the south, nos. 107 and 109 (early to mid-20th century) are constructed of red brick with pitched roofs. The south side of no. 109 has been revetted by a brick wall with buttresses following the demolition of buildings as part of the widening of Princes Street and South Church Road in the early 1980s. The demolished buildings included the Waterloo Hotel, which had stables to the rear. The hotel later became Rossi's Ice Cream Parlour; the former party wall between no. 109 and the ice-cream parlour was retained and fragments of the tiled shopfront survive within the south-west corner.⁷⁵²

Nos. 93 and 95 were part of a longer row of 19th-century buildings; the rest were demolished in the 1970s and replaced by nos. 83 to 91. Built at a similar time, perhaps about 1971, nos. 55 to 61 probably replaced similar two-storey terraced buildings, some of which may have had early origins.⁷⁵³ Both of these modern rows were built as commercial premises and are a direct contrast to their neighbours with their darker palette of materials. Furthermore, nos. 55 to 61 lack windows at first-floor level whilst nos. 83 to 91 have much larger windows with concrete surrounds.

Newgate Street from Great Gates to Princes Street (west side)

This lower part of Newgate Street is generally characterised by two-storey buildings, with the exception of the vast and imposing three-storey row of the former Co-operative Stores at no. 80. There is a diverse range of materials along this stretch of the main thoroughfare: stone, red brick and brown brick as well as render and roofs covered with slate, red pantiles and brown pantiles. It is not dissimilar in character to the opposite side of the street.

The pitch of the roof and low walls of no. 86 suggest an early, perhaps 17th-century, date for this building (Figure 137). An internal inspection, particularly of the roof, would help to corroborate this. In addition, stone rubble walls between the plots behind nos. 98 and 100, built using very small rounded stones, may also be remnants of earlier buildings or boundary walls.

The three-bay no. 82 retains a narrow stone kneeler and keystones over its first-floor windows, in the fashion of late 18th-century buildings. The building originally extended further south but has been truncated by the construction of no. 84. The 1857 Town Plan suggests that no. 82 was one large building, perhaps a house, with large gardens to the rear extending to Back Way (now Westgate Road). According to the map, a portion of its northern side has also been removed by the addition of no. 80, which is dated 1894; the presence of the stone kneeler at the eaves of no. 82, however, suggests this loss may have been a separate building, perhaps a coach house. No. 3 Great Gates, at the rear of nos. 72 and 74 Newgate Street, was built around the same time in the late 18th or early 19th century (Figure 138). It is constructed of dressed stone with a pitched slate roof and similar narrow stone kneelers, with a central doorway flanked by windows at ground and first-floor level. It appears to have been built as a house and is listed at grade II (NHLE 1297563).



Figure 137: The two-storey buildings of nos. 86-90 Newgate Street, viewed from the east. No. 86 Newgate Street (right) may contain early hidden fabric given its low elevation and the pitch of its roof (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 138: No. 3 Great Gates, of the later 18th or early 19th century; viewed from the north-west (© Historic England, photograph taken by Hilary Gould, 2019)

The principal building representing large-scale late 19th-century redevelopment in Newgate Street is the former Co-operative Stores at no. 80. After moving from premises on South Church Road (the row known as Belvedere) the Bishop Auckland Co-operative Society established a shop in 1862, within a pre-existing commercial building on the site of the present no. 80 Newgate Street. The building was replaced by a new and substantial purpose-built shop in 1873 which was extended in 1882-83 and 1892-94; in 1902 they also acquired the neighbouring premises, originally built in 1894.⁷⁵⁴ The four phases of development can be identified by date stones on the parapet of the front elevation, although these are slightly earlier than the documented completion dates, and by a sequence of straight joints, particularly between the 1894 building at the south end and the three phases to the north of it (Figure 139).

This grand three-storey complex is constructed of dressed stone to the front and brick to the sides and back. The three phases of the northern part of the façade are fairly consistent in style with a mixture of square, segmental, rounded and shouldered-arch windows under hood-moulds with bracketed sills to the second-floor windows, and an elaborate gabled parapet, typical of the Gothic Revival. The 1894 building is slightly simpler and more classical in style, with square-headed windows, string course and balustraded parapet. The front part of the buildings provided the retail space for multiple departments while offices, warehouse buildings, stabling and processing and manufacturing buildings were placed at the rear. The architects for the 1873 to 1894 (dated 1893) phases were W V and R W Thompson. The building is one of only two listed buildings along this stretch of Newgate Street (grade II, NHLE 1292114). The other is No. 3 Great Gates (*see above*).



Figure 139: The imposing three-storey row of the former Co-operative Central Stores at no. 80 Newgate Street, viewed from the south-east (© Historic England, photograph taken by Clare Howard, 2018)

In contrast to the large and imposing Co-operative Stores, nos. 88 and 90 are smaller two-storey buildings similar to those found on the opposite side of the street, probably built in the mid- to late 19th century as shops with domestic accommodation over. The buildings have been much altered by the insertion of late 20th-century shopfronts and later first-floor windows.

Nos. 92 to 98 are fine examples of late 19th-century or early 20th-century commercial premises with domestic accommodation, offices and or store rooms above on the first and attic floors (Figure 140). Like their neighbours at nos. 100 and 102, they are constructed of dressed stone to the front and brick to the sides and rear with pitched slate roofs. All four retain their first-floor oriel windows and attic dormer windows with segmental pediments, although no. 92 is missing its dormer. Nos. 92 and 94 also retain the pilasters and consoles of their original shopfronts, otherwise much altered in the late 20th century.

Another notable survival is the pair of early 20th-century shops at nos. 100 and 102, constructed of dressed stone to the front and brick to the rear. They retain much of their original shopfronts with their pilasters and scrolled consoles and their first-floor windows with segmental pediments. No. 102 retains much of the shop window frame complete with foliate details in the upper corners of the glass (Figure 141). It was occupied by Finlay's watch makers and jewellery shop in 1914 and through much of the 20th century; it is reputed to preserve some of its original shop fixtures and fittings, although an internal inspection was not carried out.⁷⁵⁵ Finlay probably built the two shops in about 1906 when he submitted a planning application for two 'lock-up shops'.⁷⁵⁶ The proposed plans show a larger ground-floor shop with stock rooms to the rear and on the first floor.⁷⁵⁷



Figure 140: Nos. 92-98 Newgate Street, a group of commercial buildings probably built in the late 19th or early 20th century; viewed from the south-east (© Historic England, photograph taken by Hilary Gould 2019)



Figure 141: No. 102 Newgate Street showing the fine foliate detailing in the shop window; viewed from the north-east (© Historic England, photograph taken by Clare Howard, 2018)

The striking Art Deco two-storey red brick façade of no. 84 was built as a branch of Woolworths and opened in 1922.⁷⁵⁸ It is in very good condition with raised parapet and first-floor windows set within brick surrounds with projecting sills and glazing with margin lights, typical of Woolworths' architecture. The shopfront was replaced in the late 20th century, probably for Woolworths itself; boxing covered by narrow tiles conceals the original columns.

Both ends of this block of Newgate Street were rebuilt in the 1960s and 1970s. The building at the corner with Great Gates (nos. 72 and 74) was undergoing alterations during the course of this research, but it appears to be of a 1960s or 1970s date, perhaps retaining fragments of an earlier building. Nos. 76 and 78 were built in about 1969 and replaced an earlier row of shops dating from the early 20th century.⁷⁵⁹ Its rear car park was the location of the Friends' Meeting House (established in 1665 and rebuilt in 1840) and its associated burial ground, as depicted on the 1857 Town Plan.⁷⁶⁰ Nos. 76 and 78 are constructed of brown brick with a shallow pitched roof and the first-floor front windows are sashes, generally in keeping with the 19th-century buildings. Nos. 106, 108 and 110 are of a similar style and date. It is worth noting that a stone party wall remains embedded between nos. 102 and 104 and is visible at the back of the buildings. To the south of no. 110 is a large pedestrian space beside the busy main road of Princes Street. This was the site of the Masonic Music Hall (later the Eden Theatre) opened in 1865 and demolished in 1973-4.⁷⁶¹

Tenters Street and Westgate Road

The area behind Newgate Street, on its western side, is now largely occupied by the Newgate Shopping Centre with its multi-storey car park, and the bus station; some smaller buildings, both domestic and commercial, line Tenters Street. This was probably laid out in the early to mid-19th century and once extended over the North Eastern Railway line (now Bob Hardisty Drive), as shown on the 1857 Ordnance Survey map. The road bridge was demolished and replaced with a pedestrian one in about 1980; this branch of the road is now closed at its western end while a new spur meets Bob Hardisty Drive further south.⁷⁶²

The Newgate Shopping Centre, opened in 1983, is constructed of brown brick with slate mansard roofs. Its large, generally windowless elevations are relieved somewhat by the use of chamfered corners, panelled brickwork and corbelling, while the turrets and buttresses give an impression of castle-like architecture, perhaps to reflect Auckland Castle and the medieval origins of the town (Figure 142). Opposite the bus station is Vinovium House, the ten-storey office block built to accommodate the Department of Health and Social Security in 1969 and completed in 1971; it dominates the area to the north of Tenters Street and the nearby network of roads and modern bus shelters.⁷⁶³ This building is somewhat controversial, as it was when it was constructed, because of its size and Brutalist style. It is by far the tallest building within the town and serves as a local landmark. Immediately to the east is a single-storey supermarket (now B and M); built of red brick with grey pantile roof in the mid-1990s, it replaced the former Majestic Cinema (later the Odeon) of 1938.⁷⁶⁴



Figure 142: Newgate Shopping Centre, constructed of brown brick with mansard roofs. Vinovium House, the multi-storey office block, is shown in the background; viewed from the south-east (© Historic England, photograph taken by Hilary Gould 2019)

The row of attractive two-storey terraced houses along the north side of Tenters Street are the survivals of what was once an area dominated by 19th-century housing, a stark contrast to the late 20th-century surroundings of the bus station (Figure 143). The two central houses of this row (nos. 14 and 15), once both part of the substantial Linden House with its archway as shown on the 1857 Town Plan, are probably the earliest of the row. The use of cream-coloured brick in their construction, generally associated with the arrival of the railways, suggests that they were built in the 1840s or 1850s. They have pitched slate roofs and distinctive brick chimneys. The houses on the western end of row (no. 13) and the second from the east (no. 16), both with an L-shaped plan, were added slightly later as suggested by the overlapping construction joints. The house at the very eastern end of the row was added between the survey dates for the Ordnance Survey maps, between 1857 and 1896. The later additions are constructed of brick of a slightly different hue. The ground-floor bay windows across the row are mostly original, although that within the blocked archway and the first-floor oriel above are later insertions. To the rear are late 20th-century boundary walls and two-storey shop and office buildings (nos. 1-3 Saddler Street) constructed of red brick.



Figure 143: Nos. 13 to 16 Tenters Street, built as a row of houses in cream brick with pitched slate roofs; viewed from the south-east (© Historic England, photograph taken by Clare Howard 2019)

The south side of Tenters Street is, by contrast, occupied by commercial buildings. The large and imposing three-storey building, constructed of dressed stone at ground level and red brick above with a hipped slate roof, was the General Post Office of about 1911 by Middlemiss Brothers of Newcastle to the designs of the His Majesty's Office of Works (Figure 144).⁷⁶⁵ It incorporated a counter service, sorting office, telephone exchange and administrative block; some of the single-storey brick sheds to the north were probably associated with its use as the post office.⁷⁶⁶ Prior to this, the site was occupied by unforecourted houses, probably similar to those which previously occupied the area of the bus station. The public house known as The Derby (nos. 1 and 2 Tenters Street) at the corner of Westgate Road and Tenters Street is the only remnant of this former row of houses while nos. 3 and 4, of the late 20th or early 21st century, occupy the footprint of two

former houses. According to the 1857 Town Plan, the Derby was originally two buildings, presumably houses with projecting wings and toilets at the rear; the corner building was first labelled as a public house on the 1897 Ordnance Survey map. The setback of the easternmost front bay, however, suggests that it was in fact three separate buildings and later amalgamated. The projecting brick façade, incorporating what appear to be keystones and a raised pediment, is characteristic of the 1920s and 30s while the three doors (two of which are now blocked) would have provided access to separate public rooms, presumably smoking rooms (for men only and mixed sexes, or for the off-sales department) and a public bar. The building is rendered with a pitched slate roof and has a large brick chimney at its eastern end characteristic of the mid-19th century and similar to that of Linden House.



Figure 144: The former General Post Office built about 1911, viewed from the north-east (© Historic England, photograph taken by Clare Howard 2019)

At the back of nos. 3 and 4 Tenters Street is a two-storey block constructed of stone rubble with dressed stone quoins (suggesting a late 18th century or early 19th century date), partly rebuilt on its south end in mid-19th century red brick; its front, east, elevation is rendered. The 1857 Town Plan suggests that this row was formed of three separate buildings, presumably cottages facing onto a yard on their east side.

Westgate Road, formerly Back Way, was laid out to provide access to the rear of the houses and businesses along Newgate Street.⁷⁶⁷ Its western side remained largely undeveloped with the exception of a few rows of houses or outbuildings until the second half of the 19th century when it became occupied with a short stretch of railway sidings branching from the North Eastern Railway line and some small industrial buildings. The two-storey brick building opposite the end of Great Gates was constructed in the early 20th century and is labelled on the 1920 Ordnance Survey map as an electricity substation (Figure 145). This



Figure 145: A former electricity substation and workshop of the early 20th century; viewed from the south (© Historic England, photograph taken by Clare Howard 2019)

is the motor generator substation for which a planning application was submitted in 1905 by the Cleveland and Durham Electric Power Company.⁷⁶⁸ The architects were named as Bramwell and Harris of Westminster, presumably the engineers Sir Frederick Joseph Bramwell (1818-1903) and Henry Graham Harris (1850-1910).⁷⁶⁹ The purpose of the station and its transformers was to step down the voltage of the electricity from the power station to a lower voltage for industrial or domestic use. It is unclear what the substation was serving, but its date suggests it was perhaps too early for domestic power and presumably supplied a works. An internal crane stamped with the company name Herbert Morris and Bastert (which dropped the name Bastert in 1912) as well as other features such as inserted doorways and rails on the floor (since removed) relate to the moving of transformers and other equipment. Despite some alterations, including the insertion of first-floor windows, the round-headed windows with brick headers, gable doorways and panelled and corbelled brickwork make it an important reminder of this area's industrial past. A second post-war substation, replacing the original, is located immediately to the west and is built of mid-20th-century brick. The large and imposing British Telecom telephone exchange, constructed of grey brick with flat roofs, was added to a previously vacant plot in the 1970s.

Kingsway

Kingsway was originally a narrow lane which ran north-south behind the gardens and yards of the houses and premises on the eastern side of Newgate Street. By the late 19th century, many of these gardens were occupied by outbuildings or 'yards' composed of smaller dwellings. Most were swept away by clearance orders in the 1930s and 1950s and have not been replaced. Kingsway itself is now a major road and considerably wider than it was in the mid-19th century. Today, the area between the back of Newgate Street's buildings and Kingsway is largely open waste land covered with broken surfaces, footings of former buildings and boundary walls and building materials.

The row at the corner of Kingsway and South Church Road is a notable survival. Now the Belvedere Club, it was originally a row of six two-storey terraced houses known as Belvedere, probably built in the mid-19th century. By 1914 part of the row was occupied by commercial and office premises, including the Workmen's Club and Institute Limited, indicating that some change may have taken place by that date.⁷⁷⁰ The row is constructed of dark dressed stone and has a pitched roof; the doors and window openings appear to be located in their original positions (and at least one of the doorways retains its stone surround), but these houses were combined and extensively modified in the mid- to late 20th century when new windows and doorways were inserted.

Further to the north, the building recently occupied by City Electrical Factors was built in about 1925 as the Employment Exchange to a design by the Office of Works (Figure 146).⁷⁷¹ The two-storey rendered building retains much of its original character with hipped roof and parapet to the front, plain stone window surrounds and three classical stone doorcases along its Kingsway elevation. To the north is no. 18, a two-storey structure with pitched roof, perhaps a warehouse, connected to no. 81 Newgate Street. These buildings are isolated, and they feel peripheral to the commercial centre of Newgate Street.



Figure 146: The former Employment Exchange on Kingsway, built in about 1925; viewed from the south-east (© Historic England, photograph taken by Hilary Gould 2019)

Summary of significance

The especially long, commercial Newgate Street and the diverse architecture of its shops and associated buildings demonstrates the growth and wealth of Bishop Auckland's economy during the late 19th and early 20th centuries. While the majority of the buildings are 19th-century commercial premises, there is fragmentary evidence of earlier structures, particularly towards the south end, close to Princes Street. It has not been possible to investigate these buildings or fragments thereof within the scope of this study, but further investigation of their interiors would certainly help to understand the pre-19th century occupation of the town. Several buildings within this character area originate from a time when Newgate Street was more domestic in character and therefore demonstrate its gradual transformation into an area of commercial activity.

At the start of this research, many of the properties were vacant and in a poor and deteriorating state of repair, particularly at the northern end of Newgate Street (nos. 2 to 18). There has been a general increase in vacancies along Newgate Street, given the continuing decline of the high street and exacerbated by the impact of the Covid-19 pandemic in 2020-21. However, some buildings have been re-occupied by bars, cafes and other businesses (for example no. 23, former Marks and Spencer, is now the Tap and Tun) and there has been a conscious effort as part of the Heritage Action Zone to bring buildings back into use under the Conservation Area Grant Scheme. The occupation of upper floors, and their maintenance, continues to be an issue in places particularly for the smaller shops that do not require the additional space.

The majority of large-scale clearance and replacement took place in the 1970s with the construction of the Newgate Shopping Centre and the bus station, removing many 19th-century buildings and perhaps some earlier fabric. The once continuous row between Market Place and Durham Chare on the eastern side of Newgate Street is interrupted by a vacant plot between nos. 9 and 13 created by the demolition of a three-storey brick building in about 2011 following partial collapse and concerns about its structural stability.⁷⁷² Steel bracing, supporting the neighbouring buildings, and the boarding to the front detracts from the streetscape.

The area to the rear of Newgate Street, particularly on the eastern side opening on to Kingsway, is in a poor state of repair and somewhat redundant. Parts are used for parking but much is covered with uneven and broken surfaces, and abandoned building material. This is partly a result of the loss of buildings and walls of gardens and boundaries fronting Kingsway, which have exposed the service areas of Newgate Street's commercial premises, generally reserved for waste and storage.

Most shopfronts along Newgate Street were unsympathetically replaced in the late 20th century, although there are some notable survivals at nos. 7 and 9 (former Marks and Spencer), no. 25 (former McIntyre's), no. 102 (former Finlay's jewellery shop) and no. 105 (Gregory's). The best surviving architectural details are found on the upper floors of the front elevations while the rear elevations and outbuildings provide vital clues relating to date and function, although often obscured by late 20th-century extensions. Some buildings have been reduced in height and may have had their pediments and parapets removed, perhaps owing to the difficulty in maintaining these features.⁷⁷³

The character of the area is diverse with a wide palette of materials and styles. There is a predominance of sandstone, usually dressed to the fronts and rubble or brick to the rears, and pitched slate or grey/brown pantile roofs. Brown brick is generally used for the late

20th-century buildings, some of which are particularly imposing and contrast sharply with the 19th-century streetscape. The most elaborate and perhaps attractive buildings within the character area were built in the late 19th century, displaying an array of complex carved detailing, particularly to features on the upper storeys.

There are a number of key landmark buildings within the character area, notably those which are taller and more architecturally accomplished. These include buildings within the row of nos. 2 to 18 with their elaborate carved detailing and diverse use of materials, nos. 41, 43 and 45, the corner buildings of nos. 46 and 47 and of course the tall and imposing row of the former Co-operative Stores at no. 80. The former General Post Office on Tenters Street and the cream-brick row of houses opposite (nos. 1 to 16) are also noteworthy.

Views are fairly restricted to the north and south owing to the height of the buildings along Newgate Street and the street's length; the former Wesleyan Church (now the Four Clocks Centre) (Character Area 4) is a key landmark. Views from Kingsway and Bob Hardisty Drive display the untidy rear elevations of Newgate Street's buildings and the best architecture of Newgate Street itself cannot be appreciated unless travelling along it. The small area of 19th-century housing and the former General Post Office on Tenters Street form a pleasing and attractive group, but the towering Vinovium House and the bus station are visually intrusive given the stark contrast in the height of the buildings and the open and often busy bus station. These aspects nevertheless tell an important story about the development of the town in the late 20th century.

Character Area 4: Newgate Street (formerly South Road)



Figure 147: Extent of Character Area 4: Newgate Street (formerly South Church Road) (orange outline) showing listed buildings as blue triangles (Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900)



Figure 148: Aerial photograph showing the area of Character Area 4 outlined in cyan (34095_023 © Historic England, photograph taken by Emma Trevarthen, 18 October 2018)

Character Area 4 covers the area to the south of Bishop Auckland from the Theatre Corner junction at Princes Street/South Church Road southwards to Bob Hardisty Drive. The southern boundary runs past the southern end of Union Street and then directly eastwards to South Church Road. The character area is bounded to the west by Bob Hardisty Drive (the former route of the Bishop Auckland to Durham railway line), and to the east by South Church Road (Figures 147 and 148).⁷⁷⁴ Newgate Street, the postulated continuation of Roman Dere Street, runs southwards from the Market Place through the character area. This section of Newgate Street, south of the junction, was known as South Road until it was re-named Newgate Street in 1922.⁷⁷⁵ Historically, this character area formed part of the most industrially developed area of the town, where the extensive site of the former goods station, goods yard and sidings, plus the engineering works of Lingford Gardiner and Company and Robert Wilson and Sons, along with several other smaller subsidiary industries, were established over the course of the mid- to late 19th century (*see* Historical Background: Mid-19th- and early 20th-century expansion). These sites have since been largely cleared and replaced with supermarkets or other large commercial premises. There has also been considerable change within the character area to the north of Peel Street, where rows of early and mid-19th-century terraced housing including back-to-back houses along Flintoff Street, South Terrace, Southgate Street and Frederick Street were demolished in the 1960s.⁷⁷⁶ The northern section of Southgate Street and entirety of Frederick Street were removed as part of this clearance, replaced by retirement housing (Runnymede Court) and new warehouse and commercial units at Laurel Way.

Despite this, the area retains much of its historic character. The three streets to the east of Newgate Street – Peel Street, Chester Street and Railway Street – preserve a number of workshops, warehouses and light industrial premises which date to the second half of the 19th century and early 20th century, including part of Lingford Gardiner and Company. These streets are bustling with local road and pedestrian traffic associated with the businesses that trade there. There are some surviving early 19th-century domestic properties to Newgate Street and South Terrace, otherwise primarily characterised by commercial and business premises. There are also a number of pubs and hotels, which were initially established to take advantage of the trade from the railway station. Character Area 4 is not included in the Bishop Auckland Conservation Area.

Newgate Street (former South Road)

The built environment of this stretch of Newgate Street is similar to the lower end of the street's northern section (*see* Character Area 3). The buildings are a mix of red brick and stone, but they are generally smaller in scale, of two storeys, and occupied by chain stores, independent shops and businesses rather than the larger department stores, banks and commercial ventures to the north. In the first half of the 19th century, this southern part of the street was relatively undeveloped and primarily residential in character. By the mid-19th century, housing had been built on the east side between South Church Road and Flintoff Street, along with the new parallel side street of South Terrace (as shown on the 1857 Ordnance Survey map, surveyed 1856) (*see* Appendix 2). Flintoff Street was constructed by Thomas Storey, the first chief railway engineer of the Stockton & Darlington Railway, and named after his married daughter Hannah Flintoff.⁷⁷⁷ A date stone of 1842 provides a construction date for the buildings to the south side of Flintoff Street. The houses in this block were a mixture of back-to-back cottages and small terraced houses. To the south, a long terrace of single-storey houses known as Brougham Place was built in the 1830s (*see* Historical Background: Mid-18th and early 19th-century investment, Housing and social conditions) on the west side of Newgate Street. This stretch of Newgate

Street expanded rapidly from the mid-19th century onwards with the development of local industries, and became increasingly commercialised.⁷⁷⁸ A number of pubs and hotels were established, catering for the railway trade as well as the expanding population. The Wesleyan Methodist Church was constructed halfway down the western side of Newgate Street in 1908-14, in addition to the Wesleyan Methodist Free Church (rebuilt in 1869), situated to the corner of Adelaide Street (since demolished). Over the last decade, Newgate Street has suffered from the general contraction of the high street; a large number of shops have closed and many buildings are falling into disrepair, although some independent businesses and retail outlets are thriving.

Northern section down to Flintoff Street (including South Terrace)

To the east side of Newgate Street is a long row of former terraced housing (nos. 125-145) which is shown on the 1857 Ordnance Survey map and dates to the early 19th century (Figure 149). Over time, these have been converted into commercial premises and many have seen substantial alterations and refenestration, both at the front and to the rear.

Despite much paint and render, the exposed walling of nos. 131 and 135 (Phoenix Hair and Beauty, and Lawson's) and no. 141 (Mutley's Dog Grooming) shows that these were constructed of coursed stone. Many of the buildings (nos. 137 Inspiral Cycles, 139a Pinky Nail Spa and 147-149 The Chocolate Café) also have stone quoins to the corners.

There are good surviving examples of back-to-back housing on the west side of South Terrace, halfway down the street. This pair of stone houses (including nos. 31 and 32) was originally a unit of four back-to-back cottages, built on the plot directly behind nos. 131 and 135 Newgate Street (Figure 150). They are the only survivors of a group of six back-to-back cottages on the street, as shown on the 1857 Ordnance Survey map. The cottages have coursed stone front elevations and roughly coursed stone rubble side walls. The south side wall still has the plaster from the adjoining cottages (since demolished) adhered to it and a red brick chimneystack, perhaps a later insertion, can be seen at the apex of the roof. The back two cottages would originally have been accessed from a central passageway between the two houses (as shown on the 1857 map), now fitted with a door to no. 31, which would have provided access into the rear yard. The front doors of these back cottages would have opened out into the yard itself, where the toilet facilities for all four cottages would have been situated. They were made into a pair of 'through-houses' by the time of the 1897 Ordnance Survey map (revised 1896) (*see* Appendix 2) then, more recently, the southernmost cottage has been converted into a garage or workshop and the northernmost cottage (nos. 31 and 32) into a pair of apartments. Despite these alterations, they are a rare example of mid-19th-century back-to-back cottages, of the type later condemned for their substandard, unsanitary living conditions. As the outline of the surviving plasterwork to the south side wall shows, each cottage originally had a single room on the ground and first floor, with a possible separate landing area to the first floor for the staircase.

The shopfronts to the commercial premises along Newgate Street largely date to the late 20th century or later, although there are some earlier survivals. No. 131 (Phoenix Hair and Beauty) has an altered late 19th-century shopfront with a central splayed lobby and mosaic floor, cast-iron window surrounds and colonettes, and pilasters (Figure 151). No. 141 and 143 (Mutley's and vacant shop) has the remains of early 20th-century pilasters and fascias, and a splayed lobby entrance. To the west side of Newgate Street, nos. 156 and 158 Newgate Street (Carvery and The Brigade HQ) also have early 20th-century shopfronts, including pilasters with green-glazed tiles to the base and fascia panels, as well as the canopy mechanism. There is also a stone shopfront to no. 122 (Chair Cover Hire), with stone pilasters and stall risers, and a central window flanked by two separate doorways (one of which is now blocked) which dates to the end of the 19th century.



Figure 149: Nos. 137-139a Newgate Street, former terraced housing to the east side of the street, viewed from the west (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 150: Former back-to-back cottages on South Terrace (including nos. 31 and 32), viewed from the south-east (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 151: No. 131 Newgate Street (Phoenix Hair and Beauty) with an altered later 19th-century shopfront; viewed from the west (© Historic England, photograph taken by Hilary Gould, 2019)

There are two former hotels along this stretch, one of which has been converted into commercial premises; the other still operates as a public house. The former, at the south-east corner of Newgate Street and South Church Road is a red-brick, two-storey building which was built in the early 20th century as the Durham Hotel (no. 113, now occupied by four separate shops to the ground floor, including Saks hairdressers) (Figures 152 and 153). It has two mock timber-framed gables, attic dormer windows, and stone details to the first floor. There had been a pub on this plot since the second half of the 19th century, capitalising on trade from the Masonic Music Hall (later the Eden Theatre) of 1865.⁷⁷⁹ In the mid-20th century the ground floor was converted into shops and a single-storey workshop extension was added to the rear. The second hotel, on the north-east corner of Newgate Street and Flintoff Street, is the Mitre (formerly 'Hogans' and 'Squires', and originally called the Mitre Hotel), whose construction plans were approved in 1868.⁷⁸⁰ It now occupies two brick buildings facing Newgate Street, although the original designs were for the two-storey building only. These show that the bar was located at the corner of Newgate Street and Flintoff Street, with a parlour, sitting room, tap room and kitchen also to the ground floor with a yard to the rear.⁷⁸¹ A photograph from the early 1900s shows both buildings and a large sign painted on the north gable of the northernmost building, which could easily be seen from a distance.⁷⁸² To the rear of the building, fronting onto Flintoff Street, is a row of four late 19th-century cottages (two of which have since been subsumed into the pub) with canopies supported on console brackets above the doorways. These are the last surviving buildings on Flintoff Street which date to the period; the rest having been demolished in the mid-20th century.



Figure 152: The former Durham Hotel to the south-east corner of Princes Street/South Church Road and Newgate Street (no. 113), now a row of shops; viewed from the north-west (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 153: Postcard showing the Durham Hotel (right of frame), posted on 12 July 1911 (Reproduced with kind permission of Tom Hutchinson)

This stretch of Newgate Street is studded with 20th-century buildings which have replaced earlier structures. At the corner of Newgate Street and Adelaide Street, the British Heart Foundation Furniture and Electrical store (no. 124), originally a 'Fine Fare' supermarket, was constructed in the 1960s to replace the Wesleyan Methodist Free Church. This was reportedly the first custom-built supermarket in Bishop Auckland.⁷⁸³ Victoria House, a two-storey, flat-roofed row of shops, was built in the mid-20th century in a style typical of the period (Figure 154). Each of the four shops to the ground floor would originally have had large windows and offset doorways with polished concrete tiles to the entranceways, as the surviving examples to nos. 136 (Image) and 140 (Milkshake Mania) show. A central entranceway decorated with mosaic tiles provided access to the second floor, which still has its original metal-framed windows.



Figure 154: Victoria House, Newgate Street, built in the mid-20th century; viewed from the south-east (© Historic England, photograph taken by Hilary Gould, 2019)

Flintoff Street down to Morrisons Supermarket

The most prominent building at the southern end of Newgate Street is the former Wesleyan Methodist Church, now a community hub known as the Four Clocks Centre (Figure 155). It is named after the four clocks mounted on each face of the tower, a prominent landmark in this part of Bishop Auckland. It was designed by London-based architects Henry Thomas Gordon (1846-1922) and Josiah Gunter (1861-1930), and constructed by builder Thomas Hilton.⁷⁸⁴ Built in a Gothic Revival style in rock-faced stone with ashlar dressings between 1908 and 1914, it originally overlooked the former railway goods station complex to the west and is listed at grade II (NHLE 1196578). To the north-east of this building, set back from the road, is the former Sunday School, now a community centre known as The Junction (Figure 156). Its main elevation, which is set back from Newgate Street, is constructed of rock-faced coursed stone with ashlar dressings similar to the church, suggesting that both buildings were erected around the same time.



Figure 155: The Four Clocks Centre (former Wesleyan Methodist Church) built in a Gothic Revival style in 1908-14; viewed from the south-east (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 156: The Junction (former Sunday School) to the north-east of the Four Clocks Centre, viewed from the east (© Historic England, Hilary Gould, 2019)

The Wesleyan Methodist Church replaced the northern section of a long row of single-storey houses of the 1830s known as Brougham Place (*see* Historical Background: Mid-18th and early 19th-century investment, Housing and social conditions). A number of these buildings, now commercial premises, still survive to the south of the church (Figures 157 and 158). The Sunday School replaced a former Mission Hall, which is identified on the 1897 Ordnance Survey map. It is set back from the road and is largely obscured by a further row of four single-storey shops, which were built around the same time as the Sunday School.

Rows of late 19th-century two-storey buildings with shops at ground-floor level continue along the east side of Newgate Street. Many of these were probably originally built as terraced housing, later converted into commercial premises. There are also several pubs. The Cumberland Arms can be seen on a photograph of the early 1900s opposite Brougham Place (*see* Figure 158); it was enlarged and re-fronted in the mid-20th century (Figure 159). The Station Hotel is a prominent, three-storey late 19th-century building which stands apart from the other buildings at this end of Newgate Street (Figure 160). As the name implies, it capitalised on trade from the nearby railway station. It is built of brick with stone dressings, and has an original frontage at ground-floor level with moulded, glazed tiles and two doorways, one of which is identified as the entrance to the 'Buffet' (now blocked). The Kings Head, formerly the Kings Head Hotel, was built at the turn of the 20th century; its plans were approved in 1899, submitted by Darlington architect Frank Martin (1879-unknown).⁷⁸⁵ It replaced the Tile Sheds Inn, which was probably named after the former brick and tile works in the area.⁷⁸⁶ The new brick building had a grand frontage with two, three-centred arch windows to the ground floor, a central gablet to the roof and three tall chimneystacks.⁷⁸⁷ Most of these features have since been removed and a new frontage inserted; the upper storey has also been rendered and painted.

The public realm of Newgate Street is fairly plain and functional. It incorporates a busy main road with wide pavements to the east and west sides. These pavements would have once accommodated stalls and canopy space directly outside individual shops, although this practice has now ceased. There are modern railings at the busy junction with South Church Road and Princes Street at the north end with designated crossing points. To the south of Flintoff Street are a number of bus stops and short-stay parking bays. The pavements are laid with concrete slabs and there are modern street lamps with hanging baskets at regular intervals. There is a single public bench outside Victoria House, next to a bus shelter. Although the demolition of the goods station, goods yard and railway sidings to the west of Newgate Street was fairly comprehensive, the survival of a boundary wall behind the plots to the west side of Newgate Street, running from Adelaide Street to the Sunday School, is a reminder of the industrialisation of this area (Figure 161). The multiphase and heightened wall is built of rubble stone with rounded copings and demarks the line of the former railway cutting.



Figure 157: Single-storey shops formerly houses known as Brougham Place, built in the 1830s; viewed from the north-east (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 158: Postcard of South Road (later Newgate Street) looking south. The card was posted in 1926 although the image pre-dates the construction of the Wesleyan Methodist Church in 1908-14. The single-storey houses of Brougham Place can be seen to the right of the image and the Cumberland Arms can be seen on the left (Reproduced with kind permission of Tom Hutchinson)



Figure 159: Cumberland Arms, Newgate Street, enlarged and re-fronted in the mid-20th century; viewed from the west (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 160: The Station Hotel, Newgate Street, viewed from the west (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 161: Boundary wall for the railway cutting to the rear of the plots to the west side of Newgate Street; viewed from the north (© Historic England, photograph taken by Hilary Gould, 2019)

Peel Street, Chester Street and Railway Street (including Southgate Street)

Peel Street

Peel Street is characterised by light industrial workshops, warehouses and commercial units dating from the late 19th and 20th centuries. There is some late 19th-century terraced housing to the north of the street which survived the clearances of the 1960s, although the majority are no longer in domestic use. Nos. 4, 6 and 8 Peel Street is a row of three red brick houses with cream brick details, accessed directly from the street frontage. No. 8 was separately built (now converted into flats) and slightly larger than the other two houses, with a cart entranceway providing access to a rear yard. No. 11, to the east corner of Peel Street and Southgate Street (now a delicatessen and takeaway) was originally the Vulcan Hotel (Figure 162).⁷⁸⁸ It originally formed part of a terrace that extended along Peel Street and Southgate Street, built of brick with a slate roof (Figure 163). Part of the terrace to Peel Street also survives, although rendered and extensively modified. The surviving section of Southgate Street is now an access road leading to a modern development of industrial units called Laurel Way to the east, and a small car park to the west. There is a single brick house, once also part of a terrace, which survives on the west side of Southgate Street, to the north of the plot occupied by D Ward Automotive (no. 10 Peel Street).



Figure 162: No. 11 Peel Street, former Vulcan Hotel which once formed part of a terrace to Peel Street and Southgate Street; viewed from the west (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 163: Early 20th-century photograph of Peel Street showing the Vulcan Hotel to the corner of Peel Street and Southgate Street (Reproduced with kind permission of Barbara Laurie)

The south side of Peel Street, particularly to the east of Southgate Street, is densely packed with warehouses and light industrial buildings dating from the early 1900s onwards. There was a reorganisation of the street plan at this end at the beginning of the 20th century, following the removal of a through-road between Peel Street and Chester Street (as shown on the 1897 Ordnance Survey map) which consequently provided more space for buildings. Many of the units run the full length of the plot between Peel Street and Chester Street, and are aligned with their gables facing out onto the street frontages. They are largely constructed of red brick, or have iron or steel frames with red-brick infill, with a mix of roofing materials including slate, corrugated iron, metal sheet, and asbestos (Figures 164 and 165). A number of the buildings are of two storeys, but the majority are single-storey, often with internal mezzanines. T H Motor Repairs (no. 16) at the western end of Peel Street is a single-storey brick structure with window openings (now blocked) to the front and side elevations. The units are occupied by a range of different businesses, including garages and motor repair shops, corn and animal food warehouses and custom sign makers. Many, such as E & E Corn Supplies (which previously traded as C Brown and Sons) have operated from this area since at least the mid-20th century.⁷⁸⁹ Although a number of units are unoccupied, the area bustles with activity during the daytime, with a considerable amount of through-traffic from customers and deliveries alike.



Figure 164: No. 23 Peel Street (Coulthards Motor Factors) one of several light industrial warehouses in this area; viewed from the north-west (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 165: No. 19 Peel Street (E & E Corn Supplies), viewed from the north-west (© Historic England, photograph taken by Hilary Gould, 2019)

At the northern end, the recent demolition and clearance of a large plot to the south-west corner of Peel Street and Southgate Street (and extending to Chester Street), formerly occupied by T Manners and Sons Ltd (established 1860), has had a significant impact on the character of the area. The well-known and long-established joinery and building firm operated from this site from 1868 up until 2005, when the company moved to South Church Enterprise Park.⁷⁹⁰ The complex, which was made up of a series of one- and two-storey red brick buildings, was cleared in the summer of 2019 prior to this survey. To the west of this building is a large, two-storey former red-brick warehouse-style building dating to the late 19th century, which runs the length of the plot between Peel Street and Chester Street. From the mid-20th century it was occupied by G Stephensons (builders and contractors) Ltd.⁷⁹¹ It is partially occupied at the northern end by Pride and Joy Motors (no. 30) although the rest of the building is vacant and falling into disrepair (Figure 166). Site clearances and vacancies highlight the vulnerability of industrial buildings in the area, and are a signal that change is potentially on the horizon.



Figure 166: Large red brick warehouse-style building (no. 30) between Peel Street and Chester Street, viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2019)

Chester Street and Railway Street (west ends)

The most notable historic industrial buildings between Chester Street and Railway Street are the former premises of Lingford Gardiner and Company, railway engineers. The company leased a large plot of land to the east of Newgate Street in the late 1850s, and formally established their business there in 1861 (see Historical Background: Mid-19th and early 20th-century expansion, Industry). The premises included the suite of buildings in the block to the south side of Chester Street and the north side of Railway Street (now largely occupied by J T Dove Ltd), as well as buildings to the south side of Railway Street and Union Street (see Appendix 2 and Figures 167-169). The external elevations of the buildings to the south of Chester Street have been rendered, obscuring many original details with the exception of a number of exposed iron ties. The elevations to the north of Railway Street are also rendered, although a number of doorway and window openings are visible (many are now blocked).

A building application of 1868 for the extension of the company's works in Railway Street and Chester Street identified a proposed 'Lathe Shop' to the south of Chester Street and 'Smith's Shop' to the north of Railway Street.⁷⁹² To the west of the 'Smith's Shop' was the 'Foundry'. The proposed buildings were simple, single-storey structures with regularly spaced windows. The smith's shop was open-sided to the north, and had three furnaces with chimneys to the south. These structures are likely to be among those which survive between Chester Street and Railway Street, although they have been substantially modified. After the firm closed in 1931, these buildings were occupied as a timber yard, and then a bus depot.⁷⁹³ The railway branch line which had once extended from the main line across Railway Street and into the engineering works was removed, and the opening to the north side of the Railway Street buildings was infilled.⁷⁹⁴ A series of bus shelters were positioned along Chester Street in the second half of the 20th century.⁷⁹⁵

The large T-shaped complex to the south side of Railway Street and east side of Union Street still survives and is currently occupied by car garages and commercial premises; it is in good condition, although it has seen much adaptation and alteration (see Figure 168). The front elevation consists of a series of linked one- and two-storey red-brick buildings. The two-storey building has a central gabled bay with a three-centred arched entranceway (now blocked), decorative recessed panels (now rendered) and a segmental-arched window to the first floor. It is flanked by side wings of two and three bays, with segmental-arched window openings and recessed panels (now rendered), as well as decorative dog-tooth dentils. The single-storey buildings to the east are also of red brick, with similar decorative features, as are those along Union Street (see Figure 169). However, the southern of the two buildings on Union Street was identified on the 1920 Ordnance Survey map (revised 1915) as the drill hall, suggesting that, if it had been part of the Lingford Gardiner works, was used for other purposes before the firm closed in 1931. A postcard dated 9 October 1906 shows Prince Francis of Teck (brother of Mary, who in 1910 became queen consort to her husband, King George V) walking alongside the drill hall, at the opening of a three-day military bazaar organised by the 2nd Volunteer Battalion, Durham Light Infantry (Figure 170). The postcard also shows that a two-storey building with the square-headed windows and plain brickwork (now demolished) once stood to the south of the drill hall. The building to the north of the drill hall was later used as a mission hall, and the T-shaped building to Railway Street was adapted for use as a juvenile 'instruction centre', as shown on the 1947 Ordnance Survey map (revised 1939).⁷⁹⁶



Figure 167: View of Railway Street (looking west) showing buildings to the north and south which were once occupied by Lingford Gardiner and Company (now J T Dove Ltd and Magic Hand Car Wash) (© Historic England, photograph taken by Clare Howard, 2019)



Figure 168: Former premises of Lingford Gardiner and Company to the south side of Railway Street, viewed from the south-east (© Historic England, photograph taken by Clare Howard, 2019)



Figure 169: Former premises of Lingford Gardiner and Company, Union Street, viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2019)



Figure 170: Postcard of royal visit to Bishop Auckland, 9 October 1906 with the drill hall in the background (Reproduced with kind permission of Tom Hutchinson)

At the corner of Railway Street and Union Street is the former Hippodrome Theatre, which opened in 1909 and became a cinema from 1912 (Figure 171).⁷⁹⁷ The building is listed at grade II (NHLE 1400076) and has been used as a bingo hall since the early 1960s. It is a prominent red-brick structure with cream-painted cast-stone dressings; it towers above the workshops, industrial buildings and terraced housing in the area. The front elevation to Railway Street has a moulded stone string course and cornice; the parapet bears the date '1909'. To the second floor is a large central round-headed window with the original stained-glass panes and a moulded stone apron naming the building as the 'Hippodrome'. Internally, there is a central auditorium beyond the main entrance foyer; the upper balcony is accessed from side-entrance staircases.

The access yards to the rear of the east side of Newgate Street, running from Peel Street southwards to the end of Union Street still retain the original grey-blue scoria bricks which are made from the slag from blast furnaces, as seen elsewhere across the town.⁷⁹⁸



Figure 171: The Hippodrome, Railway Street, former cine-variety theatre, viewed from the north-west (© Historic England, photograph taken by Clare Howard, 2019)

Chester Street and Railway Street (east ends)

To the east of the former Lingford Gardiner and Company engineering works, between Chester Street and Railway Street, is a series of commercial and workshop units dating from the mid-20th century onwards. The glass and steel building currently occupied by Bishop Auckland Glazing Co Ltd is a recent addition, replacing a large rectangular-shaped building which was built as the Olympia Skating Rink in 1909 and later used as a garage and a billiards hall.⁷⁹⁹ To the south of Railway Street is a row of single-storey commercial units with a two-storey building (no. 18) at the east end. The two-storey building is shown on the 1897 Ordnance Survey map and was originally in domestic use, perhaps as a row of houses. The building is rendered and has been heavily modified, although the original, late 19th-century brickwork and the remains of a chimneystack are visible on the west gable. This plot gradually became infilled over the course of the 20th century and incorporated a building identified as a smithy, when surveyed in 1915 for the 1920 Ordnance Survey map. A further two-storey red-brick building occupied by Bearing Traders Ltd (no. 15) is situated to the very east of Railway Street. It is aligned at right-angles to the street frontage and was built in the late 19th century, probably as a warehouse.

South Church Road (south-west side, including Runnymede Court)

South Church Road (A6689), previously known as South Church Lane, is a busy main road heading south-east from the centre of Bishop Auckland. Historically it connected Bishop Auckland with the village of South Church and thence to Shildon. The north-east side of the road is described in Character Area 5. The south-west side is predominantly residential and is characterised by long, continuous rows of terraced housing from Princes Street in the north to Peel Street (Figure 172). There are two smaller groups of terraces between Peel Street and Railway Street, and a single former dwelling named Onyx House to the south of Railway Street. These buildings were first shown on the 1897 Ordnance Survey map. Peel Street, Chester Street and Railway Street were laid out in the mid-19th century, and the south-west side of South Church Road was developed in the following decades. In 1865, the United Presbyterian Church, formerly located between nos. 34 and 36 South Church Road, was built to serve the increasing population of the area. The church was demolished in 2001 and replaced by a row of four three-storey town houses (nos. 34a, 35, 35a and 35b South Church Road) which are faced in stone to match with the existing terraces.⁸⁰⁰ No. 33, the end terrace formerly to the south side of the church, is embellished with quoins and a stone kneeler at the north-eastern corner.

The terraces to South Church Road are superior to those built in Frederick Street, Southgate Street and South Terrace (now mainly demolished), with enclosed forecourts and private yards, outhouses and former outdoor toilets to the rear (*see* Appendix 2). There was also a back alleyway between the terraces to South Church Road and Frederick Street, providing separate rear access for the removal of rubbish and night soil. The majority are single-fronted, with the exception of one double-fronted property between Princes Street and Peel Street (no. 21, 'Fernleigh') and a further three double-fronted houses between Peel Street and Railway Street. Straight joints at intervals along the row and subtle differences in style indicate that they were built in units of two or three dwellings, perhaps by different builders. The houses down to Peel Street have coursed stone front elevations, although the rears are a mix of stone and red brick; chimneystacks are also red brick. The front elevations incorporate ground-floor bay windows (originally timber, but now mostly replaced with uPVC), and are generally plain in detail with stone sills and lintels to the openings, some of which are chamfered. The original windows and doors have all been replaced, likewise the majority of the roofs, which are mainly concrete pantiles. A small number of original slate roofs still survive. No. 38 operated as a pub known as the Nags Head from around 1955 until 1980, serving ale from Camerons Brewery in Hartlepool.⁸⁰¹

The Ordnance Survey map of 1897 indicates that all of the properties had rear additions, and the building fabric suggests that these were mainly single storey. The rears have seen much alteration, particularly to the back additions which have been either rebuilt as two-storeys or enlarged in some way. The yard walls have also been rebuilt or remodelled, many have inserted garage roller doors, and the original outhouses have been removed. Nos. 25 and 27 South Church Road stand out as exceptions, however, with additional embellishments to the front elevations in the form of stone kneelers, stone eaves bands, gutter brackets and stone door surrounds (Figure 173). Unlike the other houses, they also have original two-storey rear additions.



Figure 172: Terraced houses on South Church Road, viewed from the north (© Historic England, photograph taken by Hilary Gould, 2019)



Figure 173: Nos. 25-27 South Church Road, larger examples of terraced housing along this stretch of road; viewed from the east (© Historic England, photograph taken by Hilary Gould, 2019)

The former back alleyway behind the houses to South Church Road was widened following the demolition of the houses to Frederick Street to incorporate a modern road. The route of the former alleyway is distinguished by scoria bricks, sections of which have been relaid in places.

The short terraces between Peel Street and Railway Street are of a very different character. They are built of red brick with yellow brick details, with slate roofs and original double-storey brick rear additions. A number of these properties have been modified with external render and replacement windows, doors and roofing materials. No. 8, a large double-fronted house, was built with stone gables and stone kneelers, and a central doorway with surround. Onyx House, to the south of Railway Street, has an elaborate stone doorway surround with delicate carvings incorporating two dogs. The original stone gateposts and gate are also *in situ*. This building now forms part of the premises of William Allison and Sons, Monumental Masons, with a long single-storey stone-fronted showroom extension to the side.

Runnymede Court is a modern development of late 20th-century retirement apartments in private ownership accessed from the north of South Church Road, which replaces a large section of densely packed housing in Southgate Street and Frederick Street. A series of modest, two-storey, light brown brick buildings with pantiled roofs are arranged around an enclosed courtyard. There is no through access to Southgate Street or the industrial area to the south.

Summary of Significance

The significance of Character Area 4 lies in its industrialised past. It was in this area that an extensive railway network, goods station with goods yard and sidings were established from the mid-19th century onwards. Although this railway infrastructure no longer survives, the regional importance of Bishop Auckland as a railway 'hub' and the rapid development of this part of the town as a result has had a lasting impact on this part of the town and its development. Railway Street, Peel Street and Chester Street were part of the rapid expansion of this area following the emergence of the railways, becoming home to a number of subsidiary and complementary industries that became successful businesses in their own right. Of these, the remaining structures built as part of the engineering works of Lingford Gardiner and Company are particularly important; they were responsible for much of the maintenance of equipment for the railway and coal industries across the region from the mid-19th century. These three streets maintain their historic low-rise industrial character, supporting independent garages, warehouses and commercial businesses; many operate from late 19th- and 20th-century buildings.

The contraction of the railways from the mid-20th century and the influx of supermarkets has had a fundamental impact on the industrial focus on this area of Bishop Auckland, which elevates the group value of the surviving industrial buildings within these streets. There is, however, a sense of imminent change, with a number of structures having been recently demolished, including the former site of builders T Manners and Sons which has operated in the area since the late 19th century, and other buildings becoming vacant.

There are two listed buildings in this area, the Hippodrome and the Four Clocks Centre (former Wesleyan Methodist Church), which are in a good condition and operate as important leisure venues and community meeting places. These are also important

landmark buildings; the Hippodrome dominates its immediate area, and the Four Clocks Centre can be seen at a distance from a number of locations within Bishop Auckland. It also acts as an important draw along Newgate Street.

Flourishing industrial activity and strong commercial activity on Newgate Street also stimulated the construction of housing in the area. There are locally important examples of early and mid-19th-century housing surviving here, particularly the former back-to-backs on South Terrace and the former single-storey dwellings of Brougham Place. As rare examples of their type, and among the few surviving domestic buildings in this area, these buildings are an important reminder of the communities that once lived and worked in the town. They are currently in a stable condition although potentially under threat from future redevelopment. Most of the 19th-century housing on Southgate Street and Frederick Street has already been removed; its replacement, Runnymede Court, has been built in a way that changed the streetscape considerably. The gradual decline of Newgate Street and the increasing number of vacant shops mean that historic fabric, particularly shopfronts, are also increasingly vulnerable to change. The challenge for the future will be in retaining a sense of the area's important industrial past while stimulating regeneration.

Character Area 5: Kingsway and South Church Road

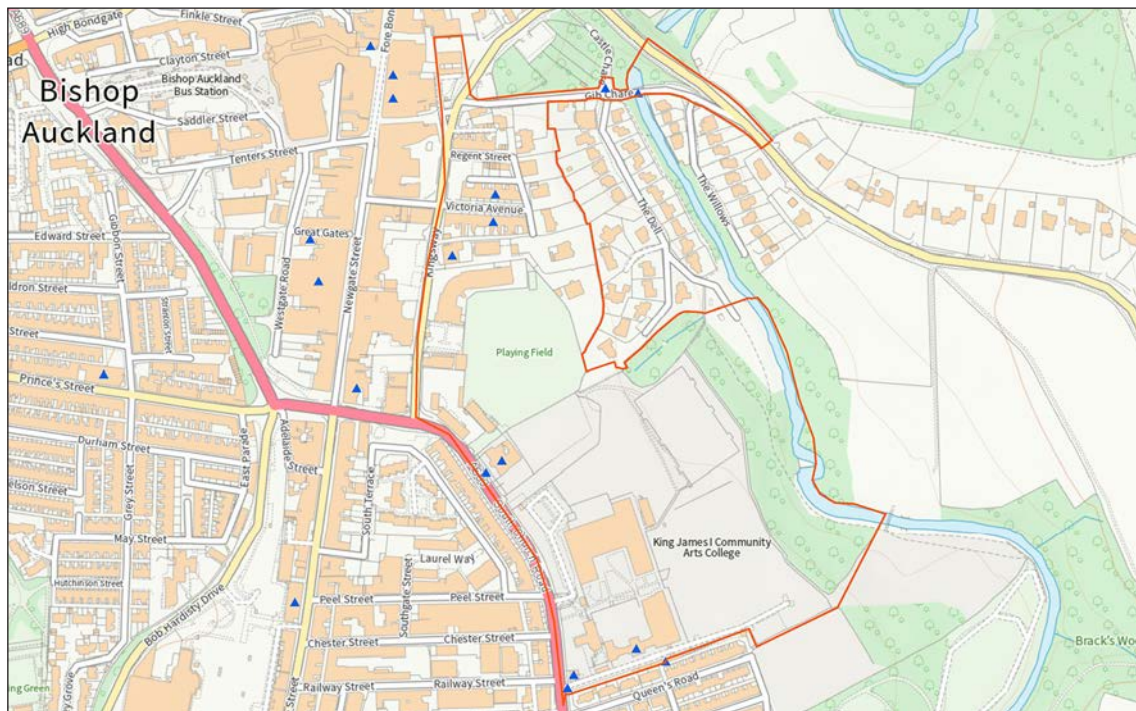


Figure 174: The extent of Character Area 5: Kingsway (orange outline) showing listed buildings as blue triangles (Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900)



Figure 175: Aerial photograph showing the boundaries of Character Area 5 outlined in cyan (34095_027 © Historic England, photograph taken by Emma Trevarthen, 18 October 2018)

Character Area 5 is located on the eastern side of the town, beyond the busier commercial artery of Newgate Street to its west (Figures 174 and 175). Its northern boundary is formed by Durham Chare, part of possibly one of the oldest routeways in Bishop Auckland; it provided the medieval connection with Durham and formed part of the Bowes and Sunderland Bridge turnpike road from 1747.⁸⁰² Kingsway forms the western boundary of the character area, extending southwards to meet South Church Road.⁸⁰³ Once the back lane for the rear plots of Newgate Street (which form part of Character Area 3), it is now one of the main roads carrying traffic north and south within the town. The southern boundary of the character area is the lane lying directly to the south of the King James I Academy. The character area is bounded to the east by the River Gaunless and excludes the later 20th-century development of the Dell.

With the exception of a few smaller domestic properties along Durham Chare which were largely removed in the late 20th century, the area to the east of Kingsway and South Church Road remained undeveloped until the expansion of the town to the east in the late 1860s or early 1870s.⁸⁰⁴ Some green space survives beyond the built areas on the western side of the Gaunless, which flows northwards underneath Durham Road before it meanders through Character Area 1. Topography has dictated development here, with 19th-century building taking place along a plateau, above a steep bank which falls to the east towards the river. The built character of this area can be split into two halves, with a mixture of middle-class domestic buildings in the northern part and institutional buildings, namely schools, to the south along South Church Road. The rapid expansion of the town in the second half of the 19th century is well demonstrated in this character area and reflects the prosperity of the local economy at this time. The area of Victoria Avenue and Park Street with its middle-class housing and villas is unique in the study area; many of the buildings were designed by the brothers W V and R W Thompson, architects of many public and commercial buildings in Bishop Auckland in the second half of the 19th century (*see* Historical Background).

Durham Chare

Durham Chare was originally a continuous route linking Newgate Street in the west with the Durham Road in the east, but it was bisected by Kingsway in the 1980s.⁸⁰⁵ This character area includes the east part of the road from Kingsway (previously called Gib Chare) while the western half is covered in Character Area 3. This once busy route, formerly the main road to Durham from the market place (via Newgate Street), is now a comparatively quiet road principally providing access to the late 20th-century two- and three-storey housing developments of the Dell and the Willows in the steep valley of the River Gaunless. The Willows was built on the site of a late 19th-century water-powered flour mill and associated mill race owned by the Ferens family, destroyed by fire in 1969.⁸⁰⁶ The extension of Kingsway also bisected the long, narrow, tenement plots on the south side of the Market Place (Character Area 2) and removed a group of domestic buildings along and branching from Durham Chare.⁸⁰⁷ The only remnant of these buildings is a two-storey brick building (no. 54 Kingsway) now used as offices, built in the late 19th century as five separate dwellings and located on the north side of what was once called Gaunless Terrace on the north side of Kingsway. To the north of the row is a two-storey industrial building (no. 58), perhaps a printworks and later Edkins salesroom (now offices), which is first depicted on the Ordnance Survey map published in 1920 (revised 1915).⁸⁰⁸

The high stone wall on the northern side of Durham Chare marks the former boundary of the medieval long, narrow, tenement plots belonging to properties on the south side of the Market Place. It is interrupted by the entrance to Castle Chare; now a footpath with steep steps, it was once the main bridle route leading to the castle and the eastern side of the Market Place. A stone fountain, constructed in the Gothic style and erected by the Temperance Society in 1873 (according to its inscription), marks the southern extent of Castle Chare. The fountain was one of two in the town providing free water as an alternative to alcohol; the second is located in High Bondgate. It is listed at grade II (NHLE 1210028) and has recently been restored as part of the Heritage Action Zone project (Figure 176).

To the east of Castle Chare, Durham Chare crosses the River Gaunless by a stone bridge (known as Gaunless Bridge) comprising a single segmental arch, listed at grade II (NHLE 1196599). A clear construction joint in the barrel of the arch shows that the structure has been widened. The earlier, south (upstream), part of the bridge was built by the Turnpike Trust (established in 1747) in 1762.⁸⁰⁹ It was widened in 1822 at the instruction of the Durham Justices of the Peace, possibly to a design by Ignatius Bonomi.⁸¹⁰

There are only a small number of houses surviving along the south side of Durham Chare. A detached two-storey stone house (no. 22), perhaps built in two phases and once two separate dwellings, stands on its own a short distance to the west of Castle Chare on the south side of the road. Both phases are constructed in coursed rubble perhaps predating the greater use of brick across the town in the late 18th- or early 19th century. The western wing, with its gable set at a right-angles to the road, appears to be the earlier phase, based on stylistic evidence, namely the irregular quoins and size and shape of the stone window surrounds. The line of quoins in the centre of the elevation only extend as far as the ground floor level suggesting the building incorporates an earlier wall or structure. A rectangular building is shown in this approximate position on the 1844 tithe map, while the 1857 Town Plan shows the building in a little more detail as an L-shaped plan with an external staircase to its south-west and a 'pinfold' (pound) to the east contained by a wall.⁸¹¹ The building is reputed to be the house of the pinder or poundsman, employed by the bishops to work on the castle estate.⁸¹² The tithe map for Pollards Lands (within which it was located) labels the land as held by the Bishop of Durham, although no buildings are depicted.⁸¹³ The adjoining building, gable-end facing the street, is most likely of a similar date although slightly later than its counterpart, perhaps mid-19th century (Figure 177).

Further detached buildings located to the eastern side of the cottages – first depicted on the 1857 Town Plan – were replaced by two-storey brick garages in the 1950s.⁸¹⁴ To the west of no. 22, the south side of Durham Chare is marked by a stone boundary wall. The wall (of an unknown date, but presumably post-medieval) incorporates a number of blocked doorways which appear to have provided access to the pasture fields and a small area of trees, perhaps an orchard, depicted on the 1857 map. Just to the west of no. 22 is a projecting triangular stone that may be a milestone. Further to the east is a late 19th-century villa known as Gaunless Bank, set halfway up a steep bank with a small gate from Durham Chare leading to the front garden. This house is also accessed from Park View and shares the character of that street so it will be discussed below (*see* Park Street).



Figure 176: The south end of Castle Chare showing the Temperance Fountain and bridge over the Gaunless; viewed from the west (© Historic England, photograph taken by Clare Howard, 2020)



Figure 177: Cottages, Durham Chare, opposite Castle Chare; viewed from the north (© Historic England, photograph taken by Clare Howard, 2019)

Like no. 22, the two cottages at the corner of Durham Chare and Kingsway (nos. 23 and 24) are some of the earliest houses remaining within the study area and similarly date from the late 18th or early 19th century (Figure 178). No. 24 is constructed of handmade red bricks while no. 23 is rendered but is also probably brick. Both have shallow pitched roofs: no. 24 is covered with decorative slating while no. 23 has pantiles. They each have a central doorway leading to a hallway and staircase with rooms either side on the ground and first floors. The remnant of an earlier stone-rubble wall, attached to the west side of no. 24, is presumably part of the wall which formed the eastern side of an entrance to the former fields, depicted on the 1857 map (Figure 179). By the time of the publication of the 1897 edition, a row of cottages forming the western side of this entrance – linking the two parts of Durham Chare – had been replaced by a different row, probably of terraced houses (Figure 180).⁸¹⁵ By 1915, when the Ordnance Survey was preparing the 1920 revision, some of these buildings appear to have been removed by the extension of Kingsway to form a junction with Durham Chare. The remainder were removed as part of the extension of Kingsway to connect to the Durham Road in about 1980.⁸¹⁶



Figure 178: Cottages at the west end of Durham Chare (nos. 23 and 24), viewed from the west (© Historic England, photograph taken by Clare Howard, 2019)



Figure 179: Extract from the 1857 Ordnance Survey 1:500 Town Plan (surveyed 1856) © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2021). Licence numbers 000394 and TP0024

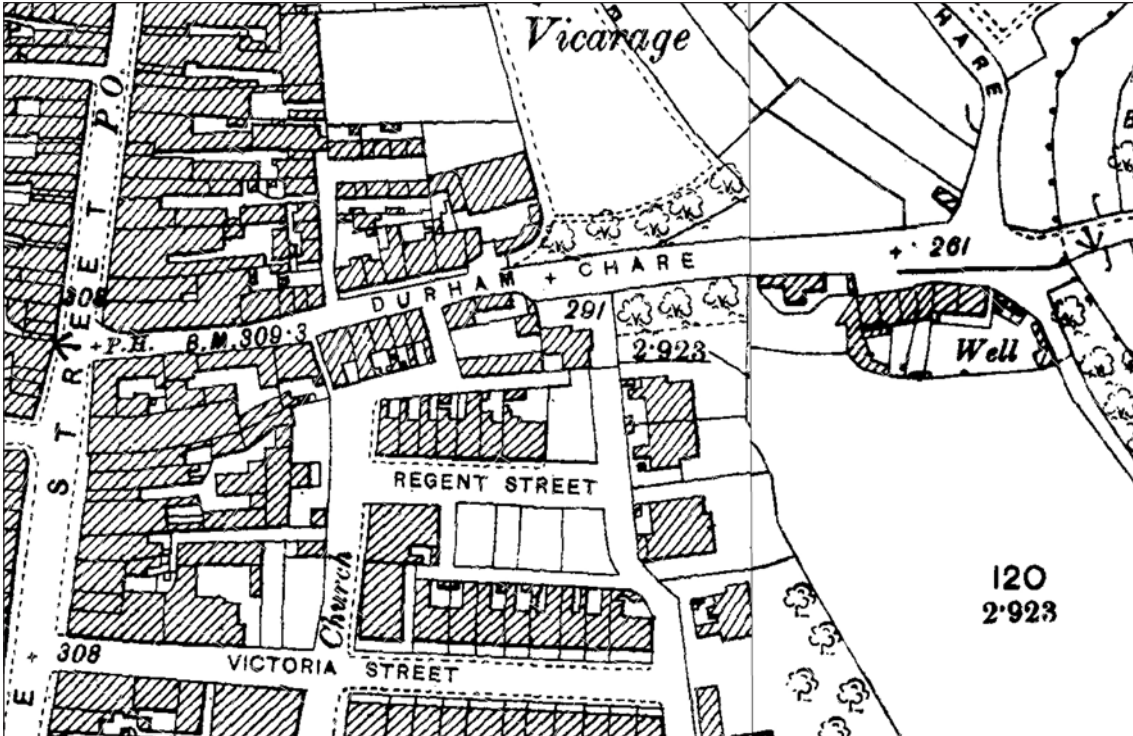


Figure 180: Extract from 1897 25-inch Ordnance Survey map (revised 1896) © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2021). Licence numbers 000394 and TP0024

Park Street

Perched on the edge of the plateau overlooking Durham Chare and the River Gaunless, along the east side of Park Street (named Dell Bank in the 1881 census), are a series of large and imposing Victorian villas each set within a sizeable plot of land, with the principal elevation on the east side facing a generous terraced garden.⁸¹⁷ Their eastern boundaries follow that of one of the detached portions of Pollards Lands as shown on the 1857 Ordnance Survey map (*see* Historical Background and Appendix 2). Like many of the nearby contemporary commercial and institutional buildings along Newgate Street, the majority of these villas were designed by the brothers W V and R W Thompson between 1868 and 1880. The earliest are Springwell Villa and Springwell House; these paired villas lie to the north of Park Street and were designed in 1868 by W V Thompson. He was also responsible for the neighbouring Park View and Park Lodge (formerly Elm Bank) of 1870. The Old Vicarage (formerly the vicarage to St Peter's on Princes Street) at the southern end of Park Street (but accessed via its own drive from Kingsway) was designed by R W Thompson in 1880.⁸¹⁸ The houses share similar characteristics including dressed stone construction with pitched slate roofs and incorporate a simple Gothic Revival treatment of the door and window surrounds. However, each is distinctive in its layout and detailing; for example, Park View has fish-scale roof tiles and stone corbelling while Park Lodge has brattishing along the ridge of the roof and circular depressions alternating with keystones within the window lintels (Figure 181).

Dellwood, to the south of the Old Vicarage and sharing its driveway, was built slightly later in 1893, as indicated by its datestone. Although it is also constructed of stone (of a slightly different colour), its red roof tiles and mullioned stone windows contrast with the rest of the group. The bungalow known as Tree Tops, located between Park Lodge and the Old Vicarage, was built in the 1950s on land which previously belonged to Park Lodge and is of a similar character to its neighbours: it is constructed of stone with a slate roof.



Figure 181: Park Lodge is a good example of the late 19th-century villas occupying Park Street; viewed from the west (© Historic England, photograph taken by Clare Howard, 2019)

An outlier to this group is Gaunless Bank (*see above*), standing apart at the northern end of Park Street and overlooking Durham Chare to the north; it was probably also built by the late 1880s and was first listed in the 1891 census. It has similar characteristics to the detached villas along Park Street, being built of coursed stone with pitched slate roofs and featuring simple chamfered window sills and lintels. The main entrance is formed by a projecting porch accompanied by a large ground-floor bay window. The pedestrian entrance to the villa is from Durham Chare and is marked by a pair of stone gateposts.

Victoria Avenue and Regent Street

Set perpendicular to Park Street, on its western side, are three rows of late 19th-century terraced houses laid out along the north side of Regent Street and along both sides of Victoria Avenue (previously Victoria Street).⁸¹⁹ Construction joints between individual and groups of houses, along with the building control applications, show that they were built in phases but within a short period of time in the mid- to late 1870s.⁸²⁰ The street names may thus reflect Queen Victoria's re-emergence into the public eye following her deep mourning for Prince Albert.

As with the detached villas, the majority of the houses were designed by the Thompson brothers and therefore have similar characteristics to each other as well as to the neighbouring villas.⁸²¹ The front elevations and ends of each row are constructed of dressed stone while most of the rear elevations and two-storey rear wings are constructed of red brick (some rear elevations are stone) with pitched slate roofs over the whole. The streets running behind the houses of Victoria Avenue retain their grey-blue scoria paving bricks, made in Darlington from blast furnace slag; these are common across much of the North East and Yorkshire in the late 19th and early 20th centuries.⁸²² There are subtle differences between the houses which may reflect the status of their owners and the affordability of their construction.

Nos. 5-11, on the north side of Victoria Avenue, are the most elaborate of the houses with bay windows, classical round-headed doorcases with Corinthian capitals, windows with moulded lintels (paired ones separated by a stone mullion lighting the larger first-floor room), and attic gables, all giving a sense of height and superiority. All the houses are set back from the road with a small garden to the front; No. 11 retains what appear to be its original railings and gate. Nos. 5 and 12 are double-fronted with bay windows either side of the central entrance (the latter does not have an attic dormer). No. 9 carries a stone plaque, naming it as 'Albert House'. Nos. 10 and 11 are slightly taller than the rest of the row and have stone bay windows extending from basement level through to a raised ground floor, although the basement windows of no. 10 are now blocked (Figure 182). Nos. 5-12 are listed at grade II (NHLE 1218446). Opposite, nos. 13 to 23 are much plainer and smaller, without a basement or attic storey (Figure 183). The classical doorcases are stone, becoming progressively more elaborate with a greater use of carved detailing towards the west, closest to the town and the main road of Kingsway. Each has a timber ground-floor bay window; first-floor windows have roll-moulded segmental arched heads, which are again paired to light the larger room. There are small gardens to the front, albeit shallower than those on the opposite side of the road; no. 13 retains its iron railings.

The contemporary two-storey, two-bay terraced houses forming nos. 1-6 Regent Street are slightly smaller than those along the south side of Victoria Avenue. Each has a doorway directly from the street framed by a classical square-headed doorcase and accompanied by a timber bay window rising from a stone podium; above is a single first-floor window with a bracketed sill. No. 7 is a larger house of three bays with central entrance flanked by bay windows and two windows at first-floor level. Unlike the Victoria Avenue houses, the chimney stacks are constructed of red brick with white brick used in the corner details and corbelling: a cheaper alternative, but no less attractive. The open area at the south-west corner of Regent Street was previously occupied by the Young Men's Christian Association (not to be confused with the YMCI, the building now known as the Lightfoot Institute), built in 1886.⁸²³ It was described at its opening as being of two storeys and constructed of stone, with an entrance hall, reading room, amusement and conversational room, library and committee room.⁸²⁴ Immediately to the south at the western side of nos. 5-12 Victoria Avenue was a Congregational Church, designed by W V Thompson in a Gothic style; opened in 1877, it was demolished in the late 20th century.⁸²⁵ Both sites are now used for car parking.

The former Young Men's Church Institute (also known as the Lightfoot Institute after its founder, Bishop Lightfoot) was designed by R W Thompson, and opened in 1882.⁸²⁶ Its dressed sandstone construction, tall pointed gables, pitched slate roofs, stone mullioned windows and loosely Gothic style allow it to blend in well with its surroundings (Figure 184). It marks the corner of an area historically occupied with public buildings, specifically institutional and recreational buildings, including the schools and the cricket ground.



Figure 182: Nos. 10 and 11 Victoria Avenue, viewed from the south (© Historic England, photograph taken by Clare Howard, 2019)



Figure 183: Nos. 13-23 Victoria Avenue, viewed from the north-east (© Historic England, photograph taken by Clare Howard, 2019)

Immediately to its south side is the cricket ground, now much reduced in area by the construction of a three-storey L-shaped block of flats known as Boundary Court in about 2005.⁸²⁷ The block is constructed using a mixture of dressed sandstone, red brick and render with a slate roof reflecting the materials used in the construction of the nearby terraced houses and the rear of the buildings along Newgate Street (Character Area 3) within its immediate setting. The cricket ground covers an irregularly shaped open space between Boundary Court, Dellwood and the former schools to the south, much as it was depicted on the 1897 Ordnance Survey map. It is not part of the conservation area. The cricket pavilion is first shown on the 1920 Ordnance Survey map and is a two-storey, three-bay building with a late 20th-century single-storey extension on its eastern side (Figure 185). Its Tudor-style gables and finials are typical of an early 20th-century date. A single-storey brick club house was added to the west and a second was added to the south-west corner of the cricket ground by the publication of the 1962 Ordnance Survey map.⁸²⁸ The former was extended in the 1970s or 1980s.



Figure 184: The Lightfoot Institute, formerly the Young Men's Church Institute, opened in 1882; viewed from the west (© Durham County Council taken by Annalisa Ward, 2018)



Figure 185: Bishop Auckland Cricket Club was built in the early 20th century and extended in the late 20th century; viewed from the south-east (© Historic England, photograph taken by Clare Howard, 2019)

Schools

One of the first buildings to occupy this area of the town was the National School for girls built in 1855 at the corner of South Church Road and Kingsway.⁸²⁹ It is depicted on the 1857 Town Plan as having a roughly T-shaped plan with a central block flanked by wings for accommodating infants and juniors. There was an enclosed, segregated yard at the back. At the time of survey (February 2019), the former school was being demolished, already reduced to a series of low walls as part of an ongoing development. The later adjoining hall, now known as St Anne's Hall, was added in 1896-8 in a similar style.⁸³⁰

To the south-east, the former King James I Grammar School (also known as the Lower School)⁸³¹ built in 1865 by Thomas Austin (1822-67) of Newcastle and extended to the north-west and north-east and refronted in 1873-7 by W V Thompson. This large building of two storeys with tall and imposing bay windows is listed at grade II (NHLE 1196583).⁸³² It was a private commission with accommodation for boarders and is therefore very different in design from the more standardised plan of the National School. As was common for a building of this date, its stone façade and side elevations contrast with the cheaper brick rear elevations and extensions (Figure 186). It fell into disrepair after arson attacks in 2007 and 2013 but redevelopment is currently underway by the Railway Housing Association which will involve the retention of the façade with apartments behind it and bungalows on land to the rear.⁸³³



Figure 186: The Lower School, formerly the King James I Grammar School, built in 1865, altered 1873-7; viewed from the west (© Historic England, photograph taken by Clare Howard, 2019)

Beyond the former school to the east and south are large areas of open land which continued to be used as pasture well into the early 20th century; it was convenient for access to the butchers' shops and associated slaughter houses along Newgate Street.⁸³⁴ This land has gradually become partly waste and partly outdoor playing areas for the King James I Academy for which a new building was constructed to the south-east in 2014, replacing the comprehensive school building constructed in 1976.⁸³⁵ The new metal frame building has brick foundations and panelled composite cladding in grey, with some contrasting coloured panels. It has two storeys and follows a U-shape plan to reflect the former Bishop Auckland County Girls School situated on a slightly elevated position to its south, now part of the Academy (Figure 187). This impressive and well-preserved school was built in 1910 originally to an L-shaped plan and to the designs of Edwin Francis Reynolds (1875-1949) of Birmingham (extended in 1954 to a U-shape plan); it is listed at grade II (NHLE 1297556).⁸³⁶ The buildings comprise a mixture of single- and two-storey blocks of varying heights all built using dressed stone, stone mullioned windows and slate roofs. The interior retains much of its original layout, furnishings and finishes, including doors, stair handrails and tiling. The school was extensively restored when the new school was built in 2014. The main building is also accompanied by a detached toilet block along the south-eastern edge of the site and a two-storey lodge at its south-west entrance, each listed separately at grade II (NHLE 1196584 and 1218386).



Figure 187: The former Bishop Auckland County Girls School, built 1910, extended 1954; viewed from the north (© Historic England, photograph taken by Clare Howard, 2020)

Summary of significance

The Kingsway character area is dominated by domestic and institutional buildings dating principally from the later 19th century but including examples from the late 18th century onwards. Late 19th-century middle-class housing is well represented and would have accommodated the growing professional classes working within the town's commercial centre. It was within this area that the National School for the town was established in the mid-19th century and within which the educational provision has grown and remains.

Despite some losses, namely the Congregational Church on Victoria Avenue and some smaller domestic buildings along Durham Chare, the area maintains much of its late 19th-century appearance. While the extension of Kingsway has inevitably increased the amount of traffic passing along the main road, conversely this has transformed Durham Chare into a location more in keeping with an age before the motor car and perhaps more akin to its medieval origins. The losses caused by this extension, however, have been detrimental and have irrevocably changed the medieval layout of Durham Chare and the long tenement plots to the north. Generally, the area is well maintained – albeit with some inappropriate maintenance and repair such as cement pointing and replacement uPVC windows – and the houses along Victoria Avenue form a particularly well-preserved and attractive group of terraced houses, probably owing to their grade-II listed status.

The majority of the buildings within the character area are constructed of stone with slate roofs. Brick was generally reserved for the rear elevations or rear wings, although in places the use of contrasting bricks in a dentillated cornice, for example, is an attractive feature. One of the key reasons for such consistency related to the involvement of the Thompson brothers in the design of both the domestic and institutional buildings in this area, as well as of key buildings across the town in the late 19th century, many of which contribute to the distinctive local significance.

The character area contains a number of significant architectural and historical landmarks including the Gaunless Bridge, the Temperance fountain marking the junction of Durham Chare with Castle Chare, the Lightfoot Institute (former YMCI), the former King James I Grammar School (the Lower School) and the Former Bishop Auckland County Girls School. They have shaped the way the character area has developed and how it is perceived and understood today. The recent history of the former King James I Grammar School (the Lower School) and the former National School shows that large historic buildings on the outskirts of the town centre are vulnerable to vandalism, all the more so once they are unoccupied. The latter was recently demolished; the former is currently being redeveloped by the Railway Housing Association.⁸³⁷ The retained façade should maintain the streetscape and key views from South Church Road and the King James I Academy.

Key views within the character area serve to reinforce the historical relationship between the buildings and demonstrate the historical development of the area, while providing a pleasing and attractive prospect of some the key parts of the town. The Conservation Area Appraisal (2014) has already identified the key views featuring the former King James I Grammar School as noted above. In addition, views along Durham Chare, particularly from its western end, provide a reminder of the layout of the town before the later 19th century, along the line of the main Durham former turnpike road and crossing over the River Gaunless. Furthermore, views from Kingsway towards Victoria Avenue and the Lightfoot Institute clearly demonstrate how this area was developed in a fairly short space of time. The views along Kingsway towards the exposed and less attractive back elevations

of buildings along Newgate Street and their associated service areas, now generally used for waste and storage, make the Kingsway character area seem somewhat disconnected from the main town centre. This is further marked by its residential and institutional character rather than a commercial one.

HERITAGE AND CONSERVATION

It is not the purpose of this report to identify and explore conservation issues within the study area in any great detail, as some are already covered in the Conservation Area Appraisal prepared by Durham County Council (DCC) in 2014 and many are now being addressed as part of the Bishop Auckland Heritage Action Zone (HAZ). The following discussion offers some general observations of issues affecting the historic environment and presents some of the measures that are currently in place, or are being established, in order to help safeguard the significance of the town's heritage. It also considers areas where further research or targeted investigation could support this aim.

Conservation issues

This section discusses the contribution of various elements to the overall historical integrity of Bishop Auckland, in terms of recognisable patterns of layout and surviving features which reflect phases of development in the town and adjacent castle and parkland. It also considers instances where notable loss, change or deterioration has significantly impacted the character or quality of the historic environment within the study area.

Integrity

Bishop Auckland's proximity to Binchester fort to the north-east, the projected line of Dere Street along Newgate Street, and the discovery of cremation burials within Auckland Castle Park suggest that the area was important in Roman times. The long and rigidly straight alignment of Newgate Street still greatly influences the layout and feel of the commercial centre to the town. Direct archaeological evidence for Roman settlement within the footprint of Bishop Auckland, however, remains elusive. Nonetheless the Roman history of the area has had an impact on the evolution of the settlement which can still be traced today in the laying out of key elements of the town's plan.

Within the HAA study area, Auckland Castle and its landscape park maintain an exceptionally high degree of historical integrity. Collectively they retain a good proportion of architectural and archaeological features from numerous phases of use and development, reflecting the town's important and lengthy relationship with the bishops of Durham. There is a strong visual and physical connection between castle, park and town due to their close proximity; this is enhanced by public access to the park via the prominent gatehouse (or Clock Tower) at the end of the Market Place.

Despite the lack of visible surviving medieval fabric within the town, the layout of the market place and street pattern remains clearly identifiable: remnants of long plots (previously containing tofts and crofts) survive on both the north and south side of the Market Place and High Bondgate. Clearance of the area on the north side of North Bondgate, however, removed the majority of the medieval boundaries there, although some traces are retained on the ground behind this area which slopes down towards the river. The extant medieval plots on the south side of the Market Place were bisected by the extension of Kingsway to meet Durham Road, significantly changing the area's character.

Some of the plots on the south side of Kingsway (above Durham Chare) have been abandoned, while others are in use as gardens and have a high archaeological potential.

Substantial infrastructure improvements to Durham Road in the late 1920s resulted in considerable loss of the western end of the walled gardens within Auckland Castle Park, as well as creating a more severe separation between the castle entrance from the Market Place and the remainder of the town, and thereby making pedestrian links from the south-east more difficult.

The construction of the North Eastern Railway line and the Newton Cap Viaduct through High Bondgate in the mid-19th century created a divide between High Bondgate and the area known as Town Head. This divide was consolidated by the removal of the railway tunnel and the construction of the A689 bypass, leading to further demolition and a change in ground levels. While these changes substantially altered some of the early layout of the town, and probably destroyed elements of archaeological and historical significance, they are important aspects of Bishop Auckland's history and development in their own right and reflect the changing needs of the community.

There have been significant losses and large areas of clearance particularly around the fringes of the town since the 1930s, namely along Wear Chare, Dial Stob Hill, North Bondgate, Kingsway and Tenters Street. Similar clearance occurred in the 1970s with the establishment of the Newgate Street Shopping Centre and the bus station. In other areas, demolition of poor-quality housing and dilapidated buildings has meant that many of these parts of the town contain largely undeveloped plots, changing their character significantly. Some of these cleared areas have become car parks, while others are underused but have latent potential. These plots of waste ground include those to the rear of properties along Newgate Street, facing Kingsway; this area was previously occupied by gardens in the mid-19th century and it may benefit from replacement green infrastructure.

Condition

At the start of the HAZ in April 2018, there were a number of historic buildings and features within Bishop Auckland that were in a poor and deteriorating condition, resulting in the inclusion of the conservation area on the Heritage at Risk Register (as it remains at the time of writing); the conservation area was first added in 2011. In addition, the grade II-listed Church of St Anne (NHLE 1292201) in the Market Place was included on the Register in 2013 due to the condition of the roof and high-level stonework; it remains at risk. Both of these are targets for the HAZ and work is underway to remove them from the Register. The grade-I West Mural Tower (NHLE 1196445) adjoining the curtain wall of Auckland Castle at the eastern end of Silver Street was also recorded as at risk because of a collapsed roof and general state of disrepair. The tower was restored as part of a HAZ project and through ongoing restoration works by TAP, resulting in its successful removal from the Register in 2019.

Within Auckland Castle Park, while overall condition is very good, there are a number of individual elements in a poor state of repair; many of these were identified by earlier conservation management assessments and a programme of improvement works is currently underway by TAP to address them.⁸³⁸ At the time of ground assessment for this study (2019), the most notable aspects still in need of attention were the central trio of small parkland bridges crossing the Coundon Burn. Extant archaeological earthworks across High Plain are not believed to be at risk from the current use of this area as a golf course; nevertheless, the golf club have been made aware of the new discoveries on land under their management and of the need for continued sensitive ground maintenance in these areas.

Changing patterns of use

Changing consumer habits and evolving town centre property markets have caused a decline in traditional high-street shopping across the country in recent years, forcing many businesses to close or transfer their trade online or to commercial outlet complexes. This trend is also evident in Bishop Auckland, where the recent relocation of many high-street shopping chains to a nearby out-of-town retail park has compounded the issue and led to an increase of large vacant commercial spaces in the town centre, such as no. 80 Newgate Street (formerly Beale's) and no. 47 Newgate Street (formerly Burton's and Dorothy Perkins). Where buildings remain occupied, the upper floors are often under-used or vacant largely as a result of lack of demand for such space, leading to maintenance issues. The current Covid-19 pandemic makes high-street shopping an even greater challenge.

It has been recognised that historic shopfronts and street elevations in keeping with the character of the historic town can help to attract footfall and in turn improve the economic viability of an area. Restoration of the façades along Fore Bondgate is a good example of this, having had a discernible impact in attracting a variety of independent local businesses (including florists, galleries and food establishments) and customers. However, in other parts of the town, poor and unsympathetic replacement of fixtures and fittings, the addition of modern signage and low quality or inappropriate repairs have all significantly changed the character of the streetscape. This is particularly true of high-street chain stores along Newgate Street.

Recent measures to reduce the amount of vehicular traffic passing through the Market Place and along Fore Bondgate and the upper part of Newgate Street have successfully reduced noise and congestion within the historic core of the town. Because the railway station offers only a limited number of services, there is a reliance on buses and private vehicles; partially as a result of this, traffic remains fairly busy and sometimes congested along the main roads of South Church Road, Princes Street, the lower part of Newgate Street and Bob Hardisty Drive.

Fortunately, there is little evidence for active heritage crime within the study area. However, the former National School on Kingsway and the former King James I Grammar Lower School on South Church Road have been subject to arson attacks in recent years, causing irreparable damage to both buildings and leading to their partial demolition. The adjoining St Anne's Hall of the National School and the façade of the Lower School have been retained (*see* Character Area 5). The latter is currently under development by the Railway Housing Association which will see its façade retained and a much improved and sustainable future for the site.

Heritage protection

There are 82 listed buildings within the study area ranging from the grade-I Auckland Castle (NHLE 1196444) to smaller shops along Newgate Street (such as McIntyre's at no. 25, NHLE 1196577) listed at grade II. Two of these, the deer shelter in Auckland Castle Park and Newton Cap Bridge, both grade-I listed, are also scheduled monuments. Auckland Castle, some of the buildings within the park and on the eastern side of the Market Place were first listed in 1952. Further listed buildings were added in 1972, largely focused around the Market Place and Fore Bondgate; more along Newgate Street and Kingsway were added in the 1990s. At the time of writing (2021), the Historic England Listing team are undertaking a review as part of the HAZ project, which will result in new and updated

List entries, as well as minor amendments to update the grid references and address details for other List descriptions. This work has already led to the new listing of Gregory's butcher's shop (nos. 103 and 105 Newgate Street) at grade II in December 2020 (NHLE 1471541).

Auckland Castle Park was designated as a Registered Park and Garden for its special historic interest in 1986 and is listed at grade II* (NHLE 1000727). The current limits of the park take in an area of over 1.2km², which encapsulates the buildings of Auckland Castle and its adjacent formal and walled gardens, as well as buildings on the eastern arm of Market Place leading to the castle's gatehouse, and the extensive landscape park (now much smaller than in its earlier guise as a deer park and productive feudal estate) which incorporates Bishop Auckland Golf Course and a short stretch of disused railway embankment. The footprint of the registered park does not currently include the West Mural Tower which adjoins the western part of the curtain wall to the east of Silver Street, the ornate gates next to Park Head Farm, the milestone beside the former driveway, or 'Bishop's Bridge' carrying the principal driveway across the railway, and only the eastern parapet of Jock's Bridge (which is coursed into the outer wall of the park) is within the registered area. In addition to this, recent mapping from aerial resources and ground visits has identified a 1.15km-long curving stretch of ditch thought to be a remnant of a previous stretch of medieval or post-medieval pale denoting a former extent of the park. A significant proportion of this earthwork extends beyond the modern boundary of the park and therefore sits outside of the registered area, as do several other important elements of the once much larger park. The relationship between the modern park and its setting would benefit from further exploration.

The medieval core of Bishop Auckland, including the Market Place and the upper part of Newgate Street, was first designated as a conservation area in 1969. This area was extended to include the residential areas along West Road and Etherley Lane and the King James I Grammar School in 1990, and again in 1993 to encompass the remainder of Newgate Street (see Figure 1).⁸³⁹ Conservation area status means that permission is required for demolition of certain structures, trees are protected and change is carefully managed to ensure that aspects which pose a particular threat can be subject to special attention. The conservation area currently omits the area of the cricket ground on Kingsway and the area between South Church Road and Newgate Street which contains a number of notable historic buildings, including some industrial structures. A review of the conservation area appraisal, published by DCC in 2014, will take place as part of the HAZ in 2022-3.

Opportunities

Bishop Auckland's high historical interest and its potential for cultural and economic revitalisation – recognised by the town's inclusion in the HAZ programme – opens up a number of opportunities to identify initiatives or site-specific targets where programmes of engagement, conservation or research could further improve on the ways in which the town is understood, valued and shared now and in the future.

Recent initiatives

Bishop Auckland has benefitted from private- and public-sector funding in recent years, largely focused on Auckland Castle and the Market Place which is becoming a cultural and heritage hub through the work of TAP and other partners, including Durham County

Council. Building upon this investment, the principal aim of the HAZ is to stimulate heritage-led growth to create an enhanced and more vibrant town centre that will attract businesses, local people and visitors. Since 2018 the HAZ has focused on a number of targeted projects ranging from a large-scale grant programme down to small community-led events, all designed to help achieve this aim. The development and implementation of the Conservation Area Grant Scheme is one of the ways that the HAZ partnership is encouraging the reuse of vacant properties. Through it, a number of buildings, particularly along Newgate Street (nos. 2-18 and no. 25 which were previously vacant), are being reoccupied or are undergoing repairs in anticipation of re-letting. Much of this work has been underpinned by research undertaken as part of this study, and through allied investigations of specific buildings, funded by Historic England. These have included single-building surveys at the former Mechanics Institute on Victoria Avenue, the former Co-operative at no. 80 Newgate Street, and at no. 25 Newgate Street.⁸⁴⁰ Durham County Council are also in the process of developing plans to occupy the vacant plot between nos. 11 and 13 Newgate Street and are developing concerted action to bring about repair and re-use of some of the unoccupied buildings within the HAZ boundary including the former Mechanics Institute.

Improvements to the public realm in recent years have included new benches and bollards along Newgate Street from the Market Place to the junction with Princes Street and further work is planned to continue the enhancement of historic streets and spaces. The water fountain at the junction of Durham Chare and Castle Chare, along with the surface around it, has been restored and a new interpretation panel erected. The fountain at High Bondgate is also undergoing similar repair at the time of writing (April 2021). Much-needed new signage at the entrance to Fore Bondgate from the Market Place and along Durham Chare has also recently been installed to encourage footfall in these areas.

Guided heritage walks, developed alongside the HAA using research from the study, were offered to the public as part of the Council for British Archaeology's Festival of Archaeology, the Heritage Open Days festival and the Bishop Auckland History and Heritage Festival in 2019. This opportunity to explore the history and architecture of the town has helped to stimulate local interest and to increase footfall to some lesser-known parts of the town. When face-to-face gatherings were restricted by the outbreak of Covid-19 in 2020, two digital resources were created: a virtual tour of Bishop Auckland's history and heritage through its buildings and an archaeological exploration of Auckland Castle Park. Statistics show that the two tours received more than 400 webpage visits within the two weeks of the October Festival of Archaeology and the History and Heritage Festival (jointly organised by the Bishop Auckland HAZ and the neighbouring Stockton and Darlington Railway HAZ). It is hoped the History and Heritage Festival will continue annually as one of the legacies of the HAZ's desire to increase community engagement in local heritage.

In December 2020, the town was awarded £19 million from the Future High Streets Fund and DCC has bid for further money through the Stronger Towns Fund. The additional funds will be spent according to a major town investment plan, and will see a range of large new projects that continue some of the HAZ's work. The work includes plans to bring the former Queen's Head Hotel at no. 38 back into use as well as further improvements to the public realm.

In addition, in February 2021 Durham County Council were selected as one of 22 places across the country to receive funding for the development of their Local List of heritage assets, as part of the government-funded Local Heritage List Campaign. Bishop Auckland

has been identified as a pilot project for this work and the research undertaken as part of this HAA will support, inform and assist with the development of the new Local List. This project will offer an important opportunity for the local community to be further involved in the research and presentation of the heritage of the town.

Since 2019, HAZ partners including Historic England and DCC have been involved in the discussion board for the pre-existing archaeological research framework developed by researchers from TAP and Durham University in tandem with their programme of research for archaeological investigation at Auckland Castle and Binchester Roman Fort (both owned by TAP).⁸⁴¹ The draft research framework is being updated through ongoing collaborative talks to focus more on the historic town core, partially in reflection of the outcomes of the HAA work. The resulting document will provide a firm foundation for continuing and future work on the historic environment in Bishop Auckland, as well as creating stimulus for high-quality research and, perhaps, identifying opportunities for a potential community archaeology project.

Albeit separate from the HAZ initiative, the recent Social Haunting and Ghost Lines community history projects, coordinated by TAP in 2019, present and address concepts of the significance, social attachment and memory association in the local historic environment, with particular focus on the legacy of rapid deindustrialisation.⁸⁴² Both projects successfully demonstrate creative and insightful ways of engaging local people with the physical evidence of their town's story. They resulted in a deeper understanding of often-overlooked aspects of 'sense of place' and what constitutes historical importance to a resident community, such as the deep ties people felt to the patterns of former railway lines within the town (*see* Significance and Distinctiveness).

Further research

This architectural and archaeological investigation has identified a number of aspects or individual sites that would benefit from future research. Consideration of these elements could improve overall understanding and appreciation of the extent and quality of the heritage value present within Bishop Auckland.

Bishop Auckland has been subject to relatively little archaeological investigation: most major developments in the town centre took place before archaeological investigation and recording became a requirement under national planning policy in 1990 (PPG16). In his unpublished archaeological town survey written in 1976, Gill identified a need for archaeological monitoring during the development of the Newgate Shopping Centre and the extension of Kingsway.⁸⁴³ Neither of these recommendations were followed up. Significant loss of archaeological material may have occurred as a consequence of this lack of monitoring and recording, perhaps resulting in a poorer understanding of the development of the town as well as of its archaeological potential. This also applies to historic buildings where useful information may have been lost when buildings were demolished without recording, although some early fabric may be hidden by later finishes or in party walls. Recommendations for mitigation strategies for recording historic buildings subject to structural change, as well as suggested targets for further research into the archaeology and built heritage of the town, are outlined below.

A number of broad research questions have been identified during the research for this study; many intersect with themes outlined in the forthcoming draft TAP archaeological research framework and on-going work by Durham University and so will not all be repeated here.⁸⁴⁴ However, those topics that could most readily build on the understanding already developed through the HAA are:

- Auckland before the bishops: the prehistoric, Roman and early medieval background of the town's position and how it determined the placing and status of the castle and settlement(s) in subsequent periods.
- Origins and development of the town during the Middle Ages: to understand the urban development of the town and its medieval market, especially in relation to the Auckland Castle estate.
- The impact of the bishops on the standing fabric of the town: to investigate the documentary evidence (primarily surviving bishops' itineraries) in order to identify other aspects of life or buildings within the town where individual bishops had direct influence and investment.
- The story and importance behind 'Pollard's Lands': to investigate archival documents and map evidence in order to gain a better understanding of the nature of this land holding and how it changed over time, noting for instance that labels appear on maps in different parts of the town at different times.
- The potential survival of early fabric amongst the extant buildings in the historic core of the town and a greater understanding of its vernacular buildings, their construction and development.
- Early industrial and commercial activity within the town pre-dating the 19th century and the potential for surviving associated features.

In addition to the broad research questions, there are also a number of specific areas where targeted archaeological investigation would be worthwhile, including but not restricted to the following:

- Investigation of the elongated mound in Auckland Park, named in some records as a putative Neolithic long barrow. While this interpretation is thought doubtful, further inspection and investigation (non-intrusive survey and/or excavation) might confirm whether the mound is funerary, natural or relates to rabbit farming for the castle larder (related to this, are there any other candidates for pillow mounds within the park or adjacent landscape, and how do they compare?);
- Investigate the potential routes of Roman Dere Street within the town and park, including any traceable evidence for a crossing over the Wear, or instead a route through the landscape of the later park to circumnavigate the main river;
- Targeted investigation of the curving boundary ditch (possible park pale) to the north-east of the modern registered park;
- Undertake further examination of the area of former parkland between Middle Lodge and Park Head, through which the aforementioned arc of pale runs. This area also includes a stretch of the main carriage drive from the Durham Road incorporating the stone park gates beside Park Head Farm and 'Bishop's Bridge' across the railway cutting. It currently sits outside of the registered park;
- Carry out geophysical survey across the plateau around the present deer shelter ('Hawthorn Hill' on the 1754 Spence drawing) to see whether any foundations or trace of the previous pair of deer house structures survive;

- Expand and build on Bond's 2019 survey and discussion of the 'ponds' below the north terrace in the park. This might include contextual study and investigation into whether the shallow earthworks are stone-lined or similar, to explain why the attempted coring kept hitting a hard surface;
- Study of the full proposals for the park written by Joseph Spence in 1754, to include comparison with surviving evidence.

Outside of the park, there may be an opportunity to explore the potential for community archaeology within the abandoned long, thin 'gardens' (bisected tenement plots) on the south side of Kingsway (above Durham Chare), as well as in the large area of unimproved ground marked with traces of similar long tenement plots on the sloping ground north of North Bondgate.

Where alterations are expected to historic buildings, both internally and externally, building recording at an appropriate level proportionate to the impact should be recommended. This is in addition to a structural watching brief during any stripping out and would ensure that any hidden earlier fabric is identified and appropriately recorded. In relation to this, there are a number of buildings which, from an initial external inspection, appear to have early origins, particularly those within the Market Place, along Fore Bondgate, High Bondgate and the northern part of Newgate Street. Further investigation of those buildings, particularly their roof structure and cellars, will help to better understand the development of the town.

Should the opportunity arise, the following buildings seem especially worthy of further investigation, particularly with regard to the potential for earlier hidden fabric, although this is by no means an exhaustive list:

Character Area 2:

- No. 38 Market Place, formerly the Queen's Head Hotel which reputedly has cellars dating to the medieval or Tudor period;
- No. 7 Market Place (Chang Tai Restaurant), also said to have a large medieval fireplace and other historic features linked to a cellar below the property;
- Nos. 22, 23, 24, 25 Market Place, a row of late 17th-century buildings;
- Nos. 47 and 48 Market Place, the rear range of which dates from the late 17th century;
- No. 30 Market Place (the Merry Monk public house), which may also have 17th-century origins;
- No. 8 Market Place, which is said to have early 18th-century features surviving on the upper floors;
- Nos. 35 and 37 High Bondgate, early stone buildings which could date to the 16th or early 17th century;
- Nos. 27 and 28 Finkle Street, also potentially early stone buildings dating to the 16th or early 17th century;
- No. 43 and no. 51 Fore Bondgate, possible early stone cottages dating to the 17th or early 18th century;
- Nos. 55, 56 and 57 Fore Bondgate, an early 18th-century building with a steeply pitched roof and early bricks;
- Nos. 65 and 66 Fore Bondgate (formerly Bar Mondo), a three-storey 18th-century house later converted to a public house;

- Nos. 10 and 11 Fore Bondgate (Sam Zair's Café and Spice Lounge), the former 18th-century assembly rooms;
- No. 17 North Bondgate (Curious 12), a possible early 18th-century house.

Character Area 3:

- No. 22 Durham Chare, known locally as the former pinder's house: it is possible that this building has early origins;
- Nos. 51 and 53 Newgate Street, a pair of town houses, perhaps previously one large house potentially dating from the late 18th century;
- No. 69 Newgate Street: the steeply pitched roof and low elevation suggest this may be a building of 16th- or 17th-century date. There are also other buildings of similar proportions along Newgate Street which may have early hidden fabric despite much later frontages, and so would merit closer inspection (e.g. no. 63);
- No. 73 Newgate Street: the north elevation of this building incorporates early fabric, some of which appears to be reused. It was also previously part of the King's Picture House and may have surviving interiors on the upper floors;
- No. 77 Newgate Street, the main part of the former King's Picture House, believed to retain its original interiors;
- No. 82 Newgate Street, an 18th- or early 19th-century building, possibly part of a former house;
- No. 86 Newgate Street, another building with a particularly steep pitched roof which may be indicative of a pre-19th-century date;
- Nos. 100-102 Newgate Street, formerly Finlay's jewellery shop, reputed to retain its interior fixtures and fittings.

SIGNIFICANCE AND DISTINCTIVENESS

The high peninsula upon which Bishop Auckland is located has been the focus of settlement activity since at least the establishment of the bishop's country retreat by the 12th century. Little is yet known about the pre-medieval significance of Bishop Auckland, particularly its importance in Roman times – implied by its proximity to Binchester and Dere Street – but it is probable that there was activity or settlement here long before the bishops established a residence. The historic environment of the town, castle and park thus forms a rich and diverse archaeological, historical and architectural legacy spanning well over 800 years. While many north-eastern towns have developed broadly in the same way, particularly with the rise and fall of industry (notably mining and engineering) and the development of the railways in the 19th century, Bishop Auckland has a number of key aspects that give it a significant and distinctive character.

The impact and legacy of the Bishops of Durham

The establishment of a bishop's retreat or hunting lodge and deer park in this part of Weardale by the 12th century almost certainly led to the establishment of North Auckland as a planned settlement and to its subsequent expansion and development into an important market town.⁸⁴⁵ The continued association with an episcopal seat of the powerful bishops of Durham heightened the town's status: this was emphasised by the change in the town's name from 'North' to 'Bishop' Auckland in the early 18th century.⁸⁴⁶ The castle was one of several residences of the bishops – albeit one of the most important – and only became their main residence in 1832. Initially the bishops only seemed to have visited Auckland for relatively short stretches, but these increased in frequency and duration from the 15th century onwards, and the bishopric retained strong ties and influence in the town throughout its history.⁸⁴⁷ Rents for plots in the town (for instance from the bondsmen settled around North, High and Fore Bondgate) – as well as agricultural tenancies across the wider estate – were tied to the castle, and the bishops also held the market tolls. The bishops periodically invested in the town, funding the construction of almshouses, the Barrington School, and the Church of St Anne (*see* Character Area 2) in or before the early 19th century; the bishops' influence and built contribution diminished after their power was curtailed in 1836. However, their most tangible and sizeable legacy – Auckland Castle and Park, and its close physical connection with the town – has endured. Indeed, this close association between the bishops of Durham, the town and the castle has remained largely unbroken from the late 12th century to the present day.

The remarkable significance of Auckland Castle and Auckland Castle Park is unquestionable; together they encapsulate a rich blend of archaeological, architectural, historical, artistic, associative and communal interest (*see* summary for Character Area 1). The castle buildings are widely considered to be one of the most important medieval residential complexes in England, and the calibre of the standing buildings and the story that they tell is further galvanised by the recent discovery of significant below-ground archaeological survivals from Bishop Bek's early 14th-century chapel. The significance of the castle complex is also amplified and matched by the importance, quality and extent of its setting; its original parkland landscape, beginning as a medieval deer park within a wider productive feudal estate and developing into a fine recreational landscape park, survives well. Although some evidence for the medieval deer park may survive, extant remnants from the subsequent designed landscape phase are better represented, in particular the masonry bridges and surviving earthworks of tree enclosures and rides, as

well as the intentional sightlines linking certain positions within the park and views from the castle. Overall, the mid-18th century design, much of which reflects the proposals of Joseph Spence, is recognisable and fairly well preserved. The conversion of High Plain to a golf course in the late 19th century, while no doubt blurring elements of the parkland design, is now an important part of the story and character of the park. Likewise, despite severing the eastern arm of the park, the imposition of the railway embankment has also added to the parkland's historical fabric and human story. There are also several important elements of the once much larger park surviving beyond the registered area, contributing to the significance derived from its setting.

Commercial centre

Bishop Auckland has been an important market town since at least the medieval period. This is particularly demonstrated by the surviving substantial market place which, although lately struggling as a regular functioning market, continues to serve as the historical core of the town with many large-scale events and festivals taking place in its wide pedestrianised areas (including the annual Bishop Auckland Food Festival). The development of the town as a local and regional commercial centre from the late 18th century and through its boom in the late 19th and early 20th centuries is reflected in the scale and character of the buildings that survive from this period. The historic town centre retains a variety of former shops, banks, public houses, hotels and places of entertainment (such as cinemas) lining the Market Place, the main commercial arm of Newgate Street (connecting the Market Place with the railway station) and the narrower Fore Bondgate (*see* Character Areas 2 and 3). Some of these commercial buildings still serve their original function.

The earliest commercial buildings date from the 18th century and were built as coaching inns within the Market Place.⁸⁴⁸ But the majority of commercial buildings, particularly shops and banks, date from the late 19th and early 20th centuries, when Bishop Auckland was a burgeoning market and industrial town. Most had a commercial front range with service buildings including workshops, stables and processing and distribution buildings to the rear. A key example is the expansive site of the former Co-operative (*see* Character Area 3), with the access road behind it known as Back Way (later Westgate Street). Well-preserved shopfronts are few, but there are notable survivals along Newgate Street and Fore Bondgate; some of these buildings retain their original internal fixtures and fittings.⁸⁴⁹

As the principal route way into the market place, Newgate Street effectively served as the high street and attracted the main chain stores of Deggans, Burton's, Woolworths, and Marks and Spencer's. While the majority of these buildings now have new modern shopfronts, fragments of their surviving front elevations are clearly distinguishable on the upper floors. It was also in the northern part of Newgate Street and along the south side of Market Place where the majority of the banks were located until at least the mid-20th century. Each bank has a different character but together they display some of the finest architectural flourishes within the town, alongside the former public houses and hotels along the west side of Newgate Street (nos. 2-18) which were largely rebuilt in the early 20th century. Despite development pressures in the late 20th century and the general decline of high-street shopping in recent years, the historic commercial aspect of Bishop Auckland survives fairly well, remains relatively coherent and will be an important focus for the town's regeneration.

Industry

The growth of coal mining and the development of the railway network from the mid-19th century led to the expansion of industry within Bishop Auckland and stimulated the development of the area to the south of Princes Street and South Church Road (*see* Character Area 4). Peel Street, Railway Street and Chester Street were laid out at this time and these roads – along with the construction of a number of workshops, warehouses, and other industrial structures that line them, such as the former premises of Lingford Gardiner and Company – are important survivals of this industrial heritage. The contraction of the coal-mining industry and the rationalisation of the national railway network in the mid-20th century had a huge impact on the town. Nonetheless, the area to the south of Princes Street and South Church Road retains its industrial character, with a large number of warehouses, garages and other light industries still operating there. Although much altered, it is important that these buildings are recognised locally for the role that they have played in the development of the town and its communities.

Public buildings

All of the public buildings within the HAA study area date from the mid- to late 19th century, a period of considerable economic development. The majority of these buildings are located close to the Market Place and the upper part of Newgate Street in the historical core of the town (*see* Character Area 2 and 3). By far the most prominent is the Town Hall (listed at grade II*), standing at the heart of the Market Place and proudly displaying a range of architectural characteristics which are unusual for Bishop Auckland (*see* Character Area 2). The Lightfoot Institute (former Young Men's Church Institute), the Masonic Hall (previously the Temperance Hall) and the Mechanics Institute similarly display some of the town's richest architectural designs, with their dressed stone façades and carved details (*see* Character Area 3 and 5). Together with the now demolished Young Men's Christian Association (YMCA), formerly at the corner of Regent Street, they formed a small concentration of institutional buildings along Kingsway in the late 19th century. Most religious buildings built during this period have been demolished, although the Church of St Anne and the former Wesleyan Church on Newgate Street are notable survivals.

The schools along Kingsway and South Church Road form part of a close network of educational buildings within the south-eastern part of the town (*see* Character Area 5). The loss of the former National School is unfortunate, but the retention of the façade of the former King James I School (Lower School) as part of the new housing development will ensure much of the streetscape is retained. The recently restored former County Girls' Grammar School (now part of the King James I Academy) and its outbuildings is a remarkable survival; it has been only minimally altered since its construction in 1910.

Auckland Tower is the most significant modern public building within the study area. Its striking appearance marks the transformation of the Market Place into a centre for the arts, culture and heritage.

Housing

Commercial buildings may dominate the study area, but domestic buildings also remain important. Many houses were swept away following clearance orders and redevelopment in the mid- to late 20th century, particularly along Wear Chare, North Bondgate, north of Tenters Street and to the east of Newgate Street (formerly South Road). Surviving housing

tends to be concentrated along the fringes of the town with earlier, repurposed examples remaining within the more commercial areas of the Market Place, Newgate Street and Fore Bondgate (*see* Character Area 2 and 3). Possibly the earliest survivals are located along Newgate Street and High Bondgate, with particularly steep roofs suggestive of 16th- or 17th-century houses (*see* Character Areas 2 and 3).⁸⁵⁰ Good examples of late 17th- century and early 18th-century vernacular buildings survive in Fore Bondgate, North Bondgate and the Market Place.⁸⁵¹ There is a concentration of larger mid- to late 18th-century houses located along the south side of the Market Place and other scattered examples on Silver Street, Fore Bondgate and the northern end of Newgate Street (*see* Character Area 2 and 3).⁸⁵²

Bishop Auckland saw a rapid increase in population during the mid- to late 19th century, leading to the construction of housing for both the labouring and professional classes. Of the former, the brick-built NER railway cottages at High Bondgate, previously back-to-backs, are particularly noteworthy (*see* Character Area 2) as are the former back-to-back cottages at South Terrace (*see* Character Area 4). The rows of larger terraced houses along Victoria Avenue and Regent Street and the detached villas overlooking the Gaunless on Park Street are prominent, high-quality well-preserved survivals of the 1860s to 1880s; they were mostly designed by the Thompson family (*see* Historical Background: Mid-19th- and early 20th-century expansion, Institutional activity).

Pockets of late 20th- and early 21st century housing were constructed at Silver Street, Dial Stob Hill and the Dell and the Willows, off Durham Chare. These two- and three-storey brick and stone houses are generally in keeping with the surrounding architecture and are part of the town's later history.

Spaces, routes and movement

The experience of space in many parts of the HAA study area is directly shaped by the retention of elements of early patterns of movement and layout, and also by the curtailing and bisecting of some of these earlier routes. The long straight line of Newgate Street runs for some 2.5km without kink or curve. As well as providing a visual link to the supposed line of Roman Dere Street, it also forms a strong axis for the commercial heart of the town, an extended high street with an uninterrupted route from the Market Place to the far southern edge of the modern settlement. The importance of the Market Place and of the oldest part of the settlement elevated above the Rivers Wear and Gaunless is reinforced by the survival of the medieval streets of North, Fore and High Bondgate and Wear Chare and, although now bisected by 20th-century road improvements, of Castle Chare and Durham Chare. Aspects of the town's early layout are also preserved in the pattern of long, narrow plot boundaries relating to tofts, crofts and burgages, which are visible running north from North Bondgate and south from Market Place (*see* Character area 2).

In stark contrast to the linear nature of Newgate Street, another key corridor through the town is the sweeping course of the new inner ring road – Bob Hardisty Drive/A689 – which forms the western extent of the study area; it reuses the route of the former Durham to Bishop Auckland railway line, including the Newton Cap Viaduct. This was transformed into a road bridge after being saved from demolition by public campaign, and is reputedly the first English example of a former railway bridge specifically adapted and widened for road traffic (*see* Character Area 2).⁸⁵³ The stretch of the former Bishop Auckland and Ferryhill Railway that ran through the east side of the town and the park has been

preserved as public footpaths and forms part of a popular disused-railway walking trail (see Character Area 1). The preservation of these former railway routes has recently been highlighted through the Social Haunting and Ghost Lines community history projects run by TAP, capturing the importance of their physical character and layout as perceived by local residents:

...participants realised that the physical spaces that connected everyone's memory maps together were the railways in the area; they held and continue to hold a lot of value for communities, connecting individuals, miners and the rural communities of Durham. Their loss are [sic] deeply felt.⁸⁵⁴

Also key to the current character and experience of Bishop Auckland are its open spaces. The broad market place at the historic core of the town is expansive and uncluttered, and it is well-suited to public gatherings and events. The landscape also widens out around the riverside reaches of The Batts, which provides a valued expanse of open space for public recreation and contains a trio of historically important bridges (see Character Area 2), as well as land to the east of the King James I Academy. Both areas offer long-distance views across the landscape and highlight the strategic elevated position of the town. Perhaps most importantly, free public access to the extensive and nationally important landscape of Auckland Castle Park offers a vast green lung to the town. The park itself is shaped by surviving historic rides, paths and designed lines of sight, influencing how the space is experienced.

Conclusion

Bishop Auckland has a rich collection of buildings constructed over many centuries; its archaeological legacy spans two millennia. But the town's particular significance is derived from its history as a settlement intimately connected to the bishops of Durham and their residence which they established there. The relationship between castle, park, market place and the wider medieval street layout are intrinsically linked and remain highly legible and active today. Social and religious movements, industries and transport networks, national trends and commercial enterprises, have come and gone, leaving their mark on a place which was always more than a market town. Many of its historic buildings and archaeological features are recognised by their statutory designations and or by their inclusion within the conservation area and registered park and garden, while many more have regional or local value that is increasingly valued.

Buildings, landscape and archaeology are now central to regeneration, as already seen at Auckland Castle and within the Market Place; the Heritage Action Zone has ensured that this is extended across the town. The ongoing work of TAP, Durham University and local historians is now joined by this Historic Area Assessment, providing an enhanced understanding of the town's history, character, significance and setting as a strong foundation for the next chapters in Bishop Auckland's story.

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ENDNOTES

- 1 While the modern extents of the park are registered as Auckland Castle Park, historically it was recorded as The Bishop's Park or Auckland Park; the latter appears on all Ordnance Survey maps to date. For castle becoming the principal residence in 1832: Auckland Castle <https://www.dur.ac.uk/research/directory/view/?mode=project&id=1033> accessed 1 April 2021
- 2 DCC 2014, 13
- 3 Historic England 2017a, 1
- 4 Purcell 2015; Purcell 2016
- 5 Greenwell 1852; Greenwell 1857; Kirby 1971
- 6 Gill 1976, 51-2
- 7 Surtees Society volumes by Greenwell (1852 & 1857) and Kirby (1971) were used extensively for this report, further volumes by Fraser (1952), Howden (1932) and six volumes edited by Storey (published between 1956 and 1970) also cover detailed records for early bishops but were not viewed for this project; a number of articles published in David Rollason's 2017 edited volume *Princes of the Church: Bishops and their Palaces* cover Auckland Castle and the episcopal records of the Bishops of Durham in considerable detail.
- 8 For instance *The itinerary of John Leland in about the years 1535-43* (Toulmin Smith 1907); Raine 1852 and Richley 1872
- 9 Longstaff 1994
- 10 Allan Baxter and Associates 2011; The Landscape Agency 2012a; 2012b; Smiths Gore 2014
- 11 Radford and Pallant 2008
- 12 Historic England 2018, 91
- 13 APGB 25cm orthophotography capture dates: 21/8/2001, 27/8/2001, 15/7/2006, 25/7/2006, 6/5/2016 and 18/10/2018; not all instances cover the full study area.
- 14 For Relief Visualization Toolbox (RVT) version 1.1 see Kokalj *et al* 2011; Zakšek *et al* 2011
- 15 Evans 2019
- 16 Most notably: OAN 2012; The Landscape Agency 2012 and recent monitoring and recording work undertaken by ASDU on behalf of The Auckland Project.
- 17 Historic England 2017b
- 18 OAN 2012
- 19 The principles behind different levels of analytical landscape survey are laid out in Historic England 2017b.
- 20 Bond 2019
- 21 Jecock 2021

- 22 Alastair Coey Architects 2019a; 2019b and 2019c
- 23 Arnold *et al* 2019; ASDU 2020
- 24 See <https://historicengland.org.uk/services-skills/heritage-action-zones/bishop-auckland/>
- 25 Roberts 2008, 24, 48, 52 and 139
- 26 Margary 1973, 429-30 (route '8c' Dere Street: Catterick Bridge to Binchester), 439-41 (route '8d' Dere Street: Binchester to Corbridge), 436-7 (route '820' unnamed road: Bowes to Bishop Auckland), 438-9 (route '83' unnamed road: Willington to Durham).
- 27 British Geological Survey's online *Geology of Britain viewer*, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed 29 October 2019
- 28 Kirby 1971, xvi-xviii; 3-4
- 29 Clifton-Taylor 1983, 69-74
- 30 *Ibid*
- 31 Raine 1852, 121; and also see Character Area 1
- 32 Anon 1856, 154
- 33 Richley 1872, 39-42; Clifton-Taylor 1983, 69-74
- 34 Anon 1856, 154
- 35 Hutchinson 2015, 48: Hutchinson notes that some working of the coal seam outcropping above the Gaunless took place during mining disputes and strikes of the early 20th century. An accompanying photograph, thought to date from a postcard of 1912, shows a striking and rather alarming view of men with picks posing precariously beneath mature trees hanging on by their roots while working the face of the scar.
- 36 Natural England 2013
- 37 DCC HER no. H5709 (n.b. the current HER point for this is about 50m too far to the north-west, the correct mound centre is at NGR 422352, 530667); OAN 2012 feature ID 109; the feature measures some 45m long by 16m wide and up to 2m high, and was mapped from lidar data in 2019.
- 38 DCC HER no. H3290 (flint artefact from the park); Pers. Comm. Dr Chris Gerrard, Durham University, to Rebecca Pullen regarding recent excavations at the castle 31 October 2019
- 39 Gill 1976, 5; 48
- 40 NRHE monument UID 24313
- 41 Prehistoric artefacts from the vicinity of Binchester Roman fort include worked flints such as NRHE monument UID 24317, as well as a Mesolithic graver (a particular form of chisel-edged flint tool), and NRHE monument UID 24309, a Bronze Age rapier blade.
- 42 NRHE monument UID 1448242; Richley 1872, 181 noted that a contemporary antiquarian suggested that Binchester fort was located on the site of an earlier hillfort.

- 43 Principle DCC HER nos. D1420 (fort); D1430 (vicus); D3135 (adjacent part of Dere Street). NRHE monument UIDs 24258 (fort); 24291 (vicus). NHLE 1002362, Binchester Roman fort (*Vinovia*), scheduled monument. The Roman complex at Binchester has been subject to geophysical survey and numerous archaeological excavations, which have revealed many details of the fort, associated *vicus* and an adjacent segment of Dere Street.
- 44 NHLE 1002362, Binchester Roman fort (*Vinovia*), scheduled monument. The Roman complex at Binchester has been subject to geophysical survey and numerous archaeological excavations, which have revealed many details of the fort, associated *vicus* and an adjacent segment of Dere Street.
- 45 Margary 1973, 429-30 (route '8c' Dere Street: Catterick Bridge to Binchester), 439-41 (route '8d' Dere Street: Binchester to Corbridge), 436-7 (route '820' unnamed road: Bowes to Bishop Auckland), 438-9 (route '83' unnamed road: Willington to Durham). N.b. Jeffrey's 1791 County Map labels the road on this line as 'Watling Street', a name it was also sometimes known as, and Richley 1872 also uses this name, indeed the far southern end of this road is today 'Watling Road'. However, in Roman terms, Watling Street more commonly refers to a major Roman road that approximately followed the modern route of the A5 road in England.
- 46 Gill 1976, 5-8
- 47 DCC HER no. H1416, cremation urn found in 1757 near Bishop Trevor's bridge over the River Gaunless in Auckland Park; NRHE monument UID 24247, Roman cemetery in Auckland Park; Durham County Council 2014, 44; Jecock 2021, 7-8
- 48 Hooppell 1891, 2-3, plate 1; Gill 1976, 48: this an alternative suggestion was made by Hooppell (who was first to excavate at Binchester) in 1891, and subsequently Gill proposed a similar route in his 1976 report.
- 49 Richley 1872, 186
- 50 Pers. Comm. Professor Chris Gerrard, Durham University, to Rebecca Pullen, 31 October 2019
- 51 Roberts 2008, 180
- 52 DCC HER no. S63139, file note on Roman inscribed stone found in the western boundary wall of Auckland Castle precinct
- 53 DCC HER no. D2581; NRHE monument UID 1245105: one of the four inhumations relates to a female inhumation excavated within the collapsed tufa roof material of the bath suite and has been dated to the mid-6th century.
- 54 NHLE 1292122, The Saxon Church, Saxon Green, Escomb, grade-I listed building; DCC HER no. D37413; Cambridge 1984, 75: Cambridge challenges the assertion by contemporary researchers Gill and Clack that Escomb was the primary religious centre and instead sites evidence such as its similarity in size and form to Seaham to suggest that it was of dependent status.
- 55 DCC HER no. D1776; NRHE monument UID 22174 (N.b record appeared to have incorrect OSGB NGR at time of consultation).
- 56 Watts 2002, 9-10 interprets 'Auckland' as Celtic in that it was adapted from a Welsh place-name.
- 57 Based on Brian Roberts' discussion of 'Aucklandshire' as a former major territorial block in North West England: Roberts 2008, 151-87

- 58 Gill, 1976, 8-9, 12, 46-7; Roberts 1976, 60
- 59 Roberts 2008, 185
- 60 Watts 2002, 9-10. It is possible that this was the date when the market place was laid out, or reaffirmed by the bishops.
- 61 Watts 2002, 9-10; Roberts 2008, 180
- 62 Watts, 2002, 134; Roberts 2008, 180
- 63 Smith 1937
- 64 Cambridge 1984, 75; NHLE 1196458, Church of St Andrew, South Church, grade-I listed building; Hutchinson 2005, 70
- 65 The place-name *Cuthbertston* presumably indicates some association with St Cuthbert, whose cult centre was Durham, and thereby with the origins of the early northern English Church on Lindisfarne.
- 66 While being too far outside of the HAZ study area to consider further here, the area around South Church is probably worthy of future research focus. The typical adaption of the ground within tight river meanders for early monastic foci is well demonstrated at Sockburn Hall in the modern borough of Darlington, for instance. See Went and Jecock 2007 for Sockburn Hall, and Blair 2005 for wider discussion of location choice and meaning.
- 67 Watts 2002, 115; Roberts 2008, 183-5
- 68 NHLE 1196576, East Deanery, including remains of the Prebends' college of Church of St Andrew, grade-I listed building; NHLE 1292157, Deanery bridge; Jecock 2021, 11-12, 44-6 (gazetteer no. 7)
- 69 Watts 2002, 9-10
- 70 The term 'prince-bishops' was unknown in medieval times, and is only a relatively modern term used to describe the elevated power and status carried by Bishops of Durham prior to 1836, after which time the county was placed under lay administration by an Act of Parliament. The Durham (County Palatine) Act 1836 (6 & 7 Will 4 c 19) abolished the historical authority of the Bishop of Durham within the County Palatine and placed the county under lay administration: Richley 1872, 2; Pevsner and Williamson 1983, 18; and Hutchinson 2005, 25
- 71 The bishop as Count Palatine held certain privileges including exacting mineral rights, holding their own courts, minting their own coins and granting charters for fairs and markets: Richley 1872, 2; Pevsner and Williamson 1983, 18; and Hutchinson 2005, 25
- 72 Established by William the Conqueror, forest law operated outside of common law. Commoners or inhabitants of the forest had various rights – such as pannage (forage for pigs and rights to graze swine) and agistment (movement of animals to summer grazings rented at an agreed rate) – and trespassers and poachers were dealt with by the courts of the forest. Also see Drury 1978.
- 73 Drury 2017
- 74 Greenwell 1852; Drury 2017

- 75 Greenwell 1852: Greenwell's 1852 edition of Boldon Book ('Buke'), published with the Surtees Society, includes a preface, Latin transcript and translation to English, and a detailed glossary (li-lxxii).
- 76 Jones 2017, 105, 108
- 77 Gill 1976, 8-9, 12, 26-32, 48; Roberts 2008
- 78 Roberts 2008, 151-87
- 79 For instance, prior to the modern southward expansions of Bishop Auckland, the deserted medieval village of Henknowle was mapped as a series of banks and ditches visible on aerial photographs from the 1940s, on land just shy of 1km WSW of South Church, and documentary sources record a 12th-century manor house near here (Radford and Pallant 2008; NRHE monument UID 23950); the area is now densely developed with modern housing. Documentary sources also point to an alleged deserted medieval village at Newton Cap; no physical evidence has yet come to light but there are records of a gibbet (NRHE monument UID 2419) and a 14th-century forge (NRHE monument UID 24295) in this area. The settlement of Binchester is documented in 1153, when the township was held by Ralph Binchester, and also in about 1182 (NRHE monument UID 24300); however field investigation in 1959 revealed no indications of the 12th-century settlement, the earliest medieval activity revealed by excavations thus far relates to extensive wall-robbing and rebuilding in the 14th century and an assemblage of green glazed pottery sherds (NRHE monument UID 24343).
- 80 NRHE monument UID 1448187, medieval ridge and furrow earthworks; Radford and Pallant 2008
- 81 Roberts 2008 and Greenwell 1852 (transcription of Boldon Book from Latin) both refer to 'villans', but for the purposes of the HAA we are adopting the more standard spelling form: villeins.
- 82 Greenwell 1852, v-vii, 59-61; Roberts 2008, 177-8
- 83 Greenwell 1852, vii
- 84 Greenwell 1852, 23-6, 60-2; Roberts 2008, 172
- 85 Pears 2017, 304 describes Auckland Castle as beginning as hunting lodge founded by de Puiset, with de Puiset's aisled hall eventually being agglomerated with other rectangular structures as the foundation of Bek's castle.
- 86 Gill 1976, 26-32 suggests that Boldon Book is describing the villeins being required to build a temporary camp (probably periodically) for the bishop's hunt; Drury 2012, 5; Langton 2017, 119-20
- 87 Thurlby 2017, 366-70, 373 note 3: Thurlby uses comparison of early architectural details within the present chapel with similar details with well-documented sites elsewhere in the country to argue that more of this work should be attributed to de Puiset than has been previously.
- 88 Green 2016, 94; Pears 2017, 304
- 89 Raine 1852, 100; Purcell 2015, 35; Fraser 1953
- 90 Pers. Comm. John Castling, 18 February 2021, regarding the 2019 excavations at Auckland Castle undertaken by TAP and Durham University

- 91 Richley 1872, 2
- 92 Richley 1872, 10, 58
- 93 The Gough Map of Great Britain, *circa* 1360, named after one of its antiquarian owners – Richard Gough (1735-1809) – not the cartographer. The original map is held at the Bodleian Library, University of Oxford, but has been made publically available online via <http://www.goughmap.org/>
- 94 Greenwell 1857, transcription of the ‘Hatfield Survey’ (often referred to as ‘the 1381 survey’) in its original Latin, with preface and index in English, and Appendix documents including a bailiff’s account of the Manor of Auckland from *circa* 1338 which includes notes of repairs and works done to the Bishop’s residences in Auckland.
- 95 Richley 1872, 12; Greenwell 1857, 33-41. Demesne lands are usually held by the lord of the manor and worked by labourers rather than held by tenants. Although the survey suggests the demesne lands were directly held by tenants, this does not necessarily refer to customary service and it is most likely that the land itself was held by the bishop.
- 96 In 1855 the township amounted to 34 acres mainly houses and gardens (about 40) with population of 200: Fordyce 1855, 551. Hutchinson 2005, 31; Richley 1872, 52; Gill 1976, 21
- 97 Gill 1976, 22-23
- 98 Kirby 1971, 15; Went and Jecock 2007, 10-12: *falchions* (heavy swords) had ceremonial connotations associated with the bishops of Durham, and are well known in connection with other sites in the region such as the Conyers’ Falchion linked with Sockburn Hall.
- 99 Richley 1872, 8
- 100 Jecock 2021, 4, 11-12, 20-8
- 101 Jecock 2021, 12, 20-8
- 102 Richley 1872, 8, 13
- 103 Surtees Society volumes of Bishop Langley’s accounts: Storey (ed.) 1956a; 1956b; 1961a; 1961b; 1966; 1970
- 104 Richley 1872, 13-14; Pers. Comm. Barbara Laurie 26 February 2021
- 105 Purcell 2016, 35
- 106 Arnold and Howard 2013, 4-5; Purcell 2015, 35
- 107 Drury 2017; Smith and Graves et al 2017, 287-8
- 108 Drury 2017
- 109 Drury 2017. Her research work has included reading and analysing numerous Bishops’ records surviving as Latin texts.
- 110 Drury 2017
- 111 Richley 1872, 58; Drury 2017, 143 citing p39 of the *Durham Assize Rolls* for 1242-3

- 112 'Old Park' appears on Rudd's 1569 manuscript map of County Durham (British Library online maps) and Saxton's 1576 map of County Durham (DRO D/CL 23/2), and seemingly on most subsequent maps of the county. Indications of nearby former lodge sites first appear on Jeffrey's county map of 1768 (DRO D/LO/P239) and on later maps including various Ordnance Survey map editions.
- 113 Principally amongst surviving particulars of the Clerk of Works' account from the 14th to 16th centuries (translated in Drury's 2017 paper) and also in the Hatfield Survey (Greenwell 1857).
- 114 Drury 2017, 144, citing DUL ASC CCB B/76/27, B190066, fol. 1 1v: particulars of the Clerk of Works' account; Howden 1932
- 115 'Old fish pond' highlighted by Rev. J Raine referring to a charter of Bishop Pudsey, cited in Richley 1872, 57; ponds for swans indicated by a document from 1388 detailing costs for 'repairing the ponds for my Lord's signetts', cited in Richley 1872, 58. Richley (1872, 15) also refers to the construction of a clay wall around the fish ponds in 1480-1.
- 116 Richley 1872, 57-60; Drury 2017
- 117 Drury 2017, 144, citing DUL ASC CCB B/78/58, 190089, fol. 5v: particulars of the Clerk of Works' account
- 118 Roberts 2008
- 119 The name Gib Chare is applied on the 1857 Ordnance Survey map for the full length running from Newgate Street. By the publication of the 1897 Ordnance Survey map the road was renamed Durham Chare and by the publication of 1920 Ordnance Survey map, the road was partly named Durham Chare and partly Gib Chare. Durham County Council have made the decision to name this entire road Durham Chare and new signage has recently been erected to reflect this.
- 120 Mackenzie 1827, 163
- 121 Richley 1872, 13; Hutchinson 2005, 58 (1373 land grant); DRO D CL/23/2: Saxton's Map of County Durham, 1576; also see Jecock 2021, 11, 13 , 34-7
- 122 Roberts 2008, 184-5; Clack 1983, 58-9. Gill suggests that the settlement may have been under development at the time Boldon Book was compiled in 1183: Gill 1976, 13
- 123 ASDU 2012
- 124 Laurie 2001, 14; Pers. Comm. R McManners, 26 September 2019
- 125 Grenville 1999, 180-81; Morrison 2003, 21-22
- 126 Raine 1852, 99
- 127 The land to the east side of Wear Chare is also laid out in long tenement plot strips – this could be part of the land held by the church or a post-1391 development.
- 128 Richley 1872, 109; Hutchinson 2005, 70-1; Gill 1976, 13. In the grant of 1424, Bishop Langley explains that the chapel is primarily for the use of the elderly and the sick but all could worship there on minor feast days and holidays: Gill 1976, 16. DRO EP/Au.SA 11/52 - Grant of the school house, lately built near to the ruined chapel of St. Anne in the town of Bishop Auckland, with the adjoining cottage, 1638.

Hutchinson (1823) suggests that Bishop Thomas Morton (1632 to 1659) established the grammar school in the old chapel during his period of office, although the 1638 grant suggests this was near the old chapel rather than accommodated within it.

- 129 Gill 1976, 19; Roberts 1976, 36
- 130 Richley 1872, 65; Gill 1976, 19-20; Roberts 2008, 185
- 131 Grenville 1999, 158-65; Morrison 2003, 8
- 132 Gill 1976, 20-21
- 133 DRO UD/BA 432/1186: Building application for Bay Horse Hotel, 1909; Laurie 2001, 14
- 134 Toulmin Smith 1907, 70
- 135 *Ibid*
- 136 British Library Royal MS. 18. D.III f.70: viewable online *via* <http://www.bl.uk/onlinegallery/onlineex/unvbrit/c/001roy000018d03u00070000.html>; n.b. all other parks on the map are indicated with similar hatching around the exterior, so this could simply be indicative of any park boundary rather than specifically denoting a style of fencing erected around the perimeter, as opposed to stretches of hedge, ditch or wall.
- 137 DRO D CL/23/2: Saxton's Map of Durham, 1576. John Speed's map of County Durham published in 1611 differs very little from Saxton's map in its depiction of Bishop Auckland: Speed *et al* 1995. Likewise, county maps by Jansson in 1652 and Morden in 1695 show little significant change from Saxton: DRO D CL/23/6 and D CL/23/13 respectively.
- 138 Jecock 2021
- 139 Drury 2017, 144-5, citing DUL ASC CCB B/75/8, 190051, memb. 6: Clerk of Works' account
- 140 DRO UD/BA 432/761: Building application for Queen's Head Hotel, 1898
- 141 Laurie 2001, 38. Laurie explained that she noted Richley's description from a set of notes retrieved by G O Moses in 1918 which were in the possession of James Cherrett (the printers) and the Cherrett family.
- 142 Pears 2017
- 143 Green 2017
- 144 Drury 2017, 150, citing TNA DRUH 20/121: bundle of vouchers
- 145 Drury 2017, 142, citing DUL ASC CCB 184959, p154: a lease register
- 146 Kirby 1971, 4, 15
- 147 Kirby 1971, xi-xviii: recovery began slowly following the Scottish withdrawal in 11647
- 148 This included Bondgate in Auckland, the Borough of Auckland, Newton Cap, Counden [Coundon], Byers Green and other townships belonging to the manor.

- 149 The survey has been transcribed and published by the Surtees Society, but perhaps provides an impersonal or detached reflection of the town at that time: Kirby 1971
- 150 Kirby 1971: The Demesnes of Bishop Auckland section in the 1647 survey refers to both North Auckland and Bishop Auckland as though they were different/distinct from one another at this point, whereas other sources suggest that North Auckland (medieval) became Bishop Auckland.
- 151 Kirby 1971, 5-8, 20, 29
- 152 Coke 1628, 56; Schultes 1839, 50
- 153 Kirby 1971, 15-16, 23 22 and 28
- 154 Kirby 1971, 3-4 for description of the castle and park; 10-14 for the survey of material and practical servicing relating to rooms and buildings within the castle complex.
- 155 Kirby 1971, 15
- 156 Durston 2004; Drury 2017, 148
- 157 Green 2017, 338, 345; Richley 1872, 25; for the house never completed, see Green 2016, 94; the results of a recent ground-penetrating radar (GPR) survey undertaken in the castle forecourt to the south of the Chapel of St Peter appear to indicate the footprint of Hesilrige's house in the area immediately north-east of the Wyatt Arch: Pers. Comm. John Castling, 18 February 2021
- 158 Green 2017, 346
- 159 Green 2016, 1-8; Green 2017
- 160 Green 2016, 93-102; Green 2017
- 161 Raine 1852, 124; Drury 2017, 148-9
- 162 Green 2016, 97-8: examination of archaeological and building contract evidence suggests that Bishop Cosin somewhat exaggerated the scale of damage that Halselrig inflicted on the old palace for unknown reasons, particularly in his claim to have had to build St Peter's Chapel 'anew'. While it did replace the one by Bek that had been demolished, the 'new' chapel was largely an alteration of the existing great hall by bishops Bek and Hatfield.
- 163 Green 2016, 99-102; Green 2017, 338, 344: other work by Langstaffe included recycling windows and a doorcase from the house built for Haselrig and applying them to the porter's lodge built for Bishop Neile (Castle Lodge).
- 164 Richley 1872, 26; Green 2017, 332; Pears 2017, 304-5; DUL MSP 91 f1: Pencil drawing of a "draught" elevation of the east end of Auckland castle chapel with a tablet to Bishop John Cosin
- 165 The Landscape Agency 2012, 11; Green 2017, 344
- 166 Alan Baxter Associates 2011, 83
- 167 DUL MSP 91 f4: pen and ink elevation of the outward court walls and gateway of Auckland castle by John Langstaffe, 1665
- 168 NHLE 1196575 The Almshouses, 49-50 Market Place, grade II-listed building.

- 169 Gregory King's drawing of the exterior courtyard of Bishop Auckland Palace, 1666, from the archive of The College of Arms MS C.41, Auckland Castle
- 170 CC.2012.39: Auckland Castle from the south-east, *circa* 1680. Currently on loan with The Auckland Project from the Church Commissioners. N.b. this painting has been incorrectly dated as *circa* 1700 in The Landscape Agency 2012, 11 and Carnforth 1972a, 201.
- 171 CC.2012.40: Auckland Castle, *circa* 1700. Currently on loan with The Auckland Project from the Church Commissioners. N.b. this painting has been incorrectly dated as *circa* 1680 in Drury 2012, 20, The Landscape Agency 2012, 12 and Carnforth 1972a, 200
- 172 Hutchinson 2005, 58
- 173 Richley 1872, 35
- 174 Hutchinson 1823, 437; Laurie 2001, 11
- 175 Cox 1738, 611
- 176 DRO PA HL/PO/PU/1/1747/21G2: Public Act, 21 George II, c. 5 Act for repairing the road between Bowes and Sunderland Bridge, 1747
- 177 DRO D/Bo/G 1/(i): Plan of Binchester and Newton Cap Flatts by Richard Richardson, 1762
- 178 *Newcastle Courant* 2 January 1762, 3; Jecock 2021, 13, 29-31
- 179 Fordyce 1855, 551
- 180 Hutchinson 1823, 440-1
- 181 DRO D/LO/P239: Plan of The County Palatine of Durham, surveyed by Captain Armstrong and engraved by Thomas Jeffreys, Geographer to His Majesty, surveyed 1768, printed as a corrected version in 1791
- 182 DCO 912 L1: Map of the County Palatine of Durham surveyed in 1818 and 1819 by C Greenwood, printed 1820
- 183 HEA PLB/N070723: The south-east view of Bishop Auckland Palace, Samuel and Nathaniel Buck 1728
- 184 Pers. Comm. Chris Mayes, 16 April 2021
- 185 The Bucks' engraving also does not show Jock's Bridge or a predecessor to Bishop Trevor's park bridge despite the distorted perspective; for discussion of incorrect perspective in images by the Buck brothers, see Dade-Robertson 2000, 45.
- 186 Pears 2017, 316
- 187 Pears 2017
- 188 The Landscape Agency 2012, 13; Pears 2017, 308
- 189 Sambrook 2010 for biographic account of Spence; Pears 2017, 308-309 for Bishop Trevor seeking advice from Spence

- 190 Beinecke Rare Book and Manuscript Library, Yale University OSB MSS 4/5/159 Joseph Spence Papers. James Marshall and Marie Louise Osborn Collection: Joseph Spence's plan of Auckland Park, *circa* 1754. Detailed discussion of the written recommendations that Spence complied to accompany this sketch plan are given in King 1980, 47-51
- 191 *Ibid*
- 192 King 1980, 47-51. These written design ideas from Spence are transcribed by King in some detail; his recommendations for alterations to enhance the views across and passage through the parkland included, amongst other suggestions, ideas to stabilise the steep east slopes of the Gaunless which were (and still are) prone to slippage, to place a new 'Temple' (deer shelter) on the hawthorn-fringed hill, to deepen and widen the Gaunless with strategically placed dams, to create a number of new walks above and below the Gaunless' eastern escarpment planned to take in the best views, and to modify the topography of the North Terrace to best enhance its view to the River Wear.
- 193 DUL CCB MP/92: 'A sketch plan, partly in ink, partly pencil of Auckland Castle, gardens, park,' 1740, surveyor R.H; Joseph Spence's notion that the hawthorn hill 'deserves a pretty Temple': King 1980, 49
- 194 Pears 2017, 308; Jecock 2021, 18, 105-7
- 195 Alan Baxter Associates 2011, 11
- 196 Jecock 2021, 105-7 (gazetteer no. 25)
- 197 Laurie (2001, 19) and Hutchinson (2005, 16) state that this construction happened in 1760, whereas Pears (2017, 308-9) gives the date as 1767.
- 198 Pears 2017, 308
- 199 Pears 2017; NHLE scheduled monument 1011641; NHLE listed building 1297608 grade I. N.b. the construction date given for the deer shelter varies across the sources: for instance, Richley (1872, 59) say 1757; both NHLE records say *circa* 1760; and Pears (2017, 308) says 1767
- 200 Richley 1872, 59; Laurie 2001, 19
- 201 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners
- 202 Rennison 2001; Hutchinson 2005, 5
- 203 DUL CCB/MP/90a: Plan of the banks of the Wear downstream from Auckland Castle towards Binchester, n.d. late-18th century
- 204 Snowdon 2017, 78
- 205 Snowdon 2017
- 206 Snowdon 2017, 77
- 207 Pears 2017, 308
- 208 Pears 2017, 215
- 209 NHLE 1208804, Jock's Bridge over the River Gaunless near confluence with River Wear, grade-II listed building

- 210 Jecock 2021, 13, 29-31 (gazetteer no. 2)
- 211 Varley 1992, 146, cited in Snowdon 2017, 69
- 212 Varley 1992 and Web 2011, cited in Snowdon 2017
- 213 Snowdon 2017
- 214 Hutchinson 1823, 437; *Durham County Advertiser* 18 March 1826, 1
- 215 DRO EP/Au.SAn 2/13 - Order of service for the commemoration of the centenary of St. Anne's church, 22 February 1948; Richley 1872, 109-10; Laurie 2001, 32; Fordyce 1855, 552. The free grammar school of King James I was first established in 1604. Its original location is unknown but the school occupied a house near the Chapel of St Anne in 1638. *See* DRO EP/Au.SA 11/52: grant of the school house, lately built near to the ruined chapel of St. Anne in the town of Bishop Auckland, with the adjoining cottage, 1638. The grammar school occupied a space in the church until the church was rebuilt in 1848: Hutchinson 1823, 437
- 216 DRO EP/Au.SAn 2/13 - Order of service for the commemoration of the centenary of St. Anne's church, 22 February 1948; Richley 1872, 109-10; Fordyce 1855, 552; Laurie 2001, 32-33; Snowdon 2017, 77
- 217 Laurie (2001, 33) records that the wishing temple was built from the dismantled remains of an octagonal market cross with arched opening on seven sides, which stood west of St Anne's Church until the Town Hall was erected in 1861-2; depiction of this market cross in a lithograph reproduced by Laurie is stylistically very similar to the folly in a photograph on the same page, and another from the 1920s held at Durham County Record Office (DRO 4153). The latter shows a flat-backed building, perhaps a half-hexagon, either remodelled from its donor building or, alternatively, this form could suggest that the structure had previously been built against something - perhaps implying that it derived from the rebuilt late 18th-century church tower which doubled as a market house. However, the NHLE 1000727 list entry for Auckland Park and Hutchinson (2015, 47) both state that the temple was constructed in 1810, and an engraving from 1834 shows a polygonal structure here (reproduced without source information in Purcell 2015, 62). The octagonal market house is shown on the 1:500 Ordnance Survey map of 1857, labelled as 'Market Cross', and the same map shows a semi-circular structure labelled 'The Temple' already on the temple site above the Gaunless escarpment. Thus another possibility might be that the wishing temple was built from the earlier mid-18th-century market cross. An image published in the *Illustrated London News*, 17 Sept 1859, might show a folly in the same position as the wishing temple, but it is of a very different character to that shown in the pair of images in Laurie; instead this could be a precursor to the wishing temple and may be the source of the 1810 construction date. The wishing temple was demolished in 1961: Hutchinson (2009, 53) and Hutchinson (2015, 47). Evidently, the history and provenance of the wishing temple are not consistent between published sources and would benefit from further research if the precise pattern of events and dates is to become clear. It is possible that the folly was modified during its lifetime, perhaps being reimagined in the mid-19th century when the materials from the final market cross became available, which would support Laurie's suggestion.
- 218 Fair 1820, 51, Slater 1855, 6
- 219 Woods 1910, cited in Snowdon 2017, 73; and Snowdon 2017
- 220 Fair 1820, 50; White 1827, 226

- 221 Hutchinson 2005, 72; Pigot 1828, 153; Richley 1872, 153
- 222 White 1827, 229
- 223 White 1827, 231
- 224 *Ibid*
- 225 These included the White Lion (no. 6 and 8 Newgate Street, rebuilt *circa* 1911-2), the Black Horse (no. 30 Newgate Street, largely rebuilt *circa* 1877), the Blue Bells (since demolished, but located on the site of no. 71 Newgate Street), the Malt Shovel (previously on the site of nos. 37 and 39, replaced by the Central Buildings in 1885) and the Three Tuns (demolished, previously on the site of no. 30).
- 226 Jecock 2021, 34-7 (gazetteer no. 4)
- 227 Jecock 2021, 40-3 (gazetteer no. 6)
- 228 Fair 1820, 52; Laurie 2001, 23; *Durham County Advertiser*, 23 August 1817, 1; *The Durham County Advertiser*, 21 February 1818, 3; DRO Q/D/S 5-6 - Bishop Auckland Savings Bank, (2) and printed copy, October 1817. Local Trustee Savings Banks were established across the country in 1816-17 as part of a new government scheme to encourage such institutions. They became more regulated with the Savings Bank Act of 1817.
- 229 Richley 1872, 41; Hutchinson 2005, 28, 31-33
- 230 Kirby 1971, 6
- 231 Richley 1872, 41-42; Hutchinson 2005, 28
- 232 *Ibid*
- 233 *Ibid*
- 234 Richley 1872, 41
- 235 Hutchinson 2005, 31-50
- 236 Richley 1872, 40
- 237 Anon 1856, 154
- 238 Richley 1872, 41-42; Hutchinson 2005, 35-50; Pigot 1828-9, 153
- 239 Hutchinson 2005, 36-37
- 240 *Ibid*
- 241 Richley 1872, 42
- 242 Pigot 1828-9, 154
- 243 *Ibid*, 154-55
- 244 *Ibid*, 154
- 245 *Ibid*, Laurie 2001, 20; Barfoot and Wilkes 1791
- 246 Pigot 1828-9, 153-55

- 247 'History of Bishop Auckland' Bishop Auckland Town Team, <http://bishopaucklandtownteam.org/history-of-bishop-auckland/> accessed 26 October 2020. Richard Bowser (the younger) was apprenticed for five years in 1827 to his father Richard Bowser (died October 1831), an attorney of the King's Bench: *UK, Articles of Clerkship, 1756-1874* (filed 5th March 1832). Richard Bowser (the younger), solicitor, is listed as living in the Market Place in 1841: *Census for England and Wales 1841*, Bishop Auckland, District 2, page 30. This house was later occupied by John Proud, and then by Hewitt's solicitors.
- 248 *Ibid*
- 249 Pigot 1828-9, 153-155
- 250 DRO UD/BA/103: Public Health Report, 1856
- 251 Baine 1827, 225; DRO UD/BA/103: Public Health Report, 1856. The population figures are given as 3,090 in 1831, 3,740 in 1841 and 5,099 in 1851. These figures include the seven detached portions of the Pollards Lads township.
- 252 DRO UD/BA/103: Public Health Report, 1856
- 253 *Ibid*
- 254 Mackenzie and Ross 1834, 295 identified that 'At the southern extremity of Newgate Street, a row of new houses has received the appellation of Brougham Buildings'.
- 255 'Henry Peter Brougham, 1st Baron Brougham and Vaux' *Encyclopaedia Britannica* 15 September 2020, from <https://www.britannica.com/biography/Henry-Peter-Brougham-1st-Baron-Brougham-and-Vaux>, accessed 10 February 2021
- 256 *Census for England and Wales 1851*, Bishop Auckland, 11f, pages 29-36
- 257 *The Durham Chronicle*, 5 October 1838, 3
- 258 Richley 1872, 54; Laurie 2001, 21
- 259 Rickards 1836, 130
- 260 *The Durham County Advertiser*, 22 June 1894, 3
- 261 Clarke 2008, 6
- 262 TNA WORK 13/466: Office of Works contracts, Middlemiss Brothers 16 March 1911; Dewell 1948, 52.
- 263 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948
- 264 *Newcastle Guardian and Tyne Mercury*, 26 February 1848, 5; DRO EP/Au.SAn 2/13: Order of service for the commemoration of the centenary of St. Anne's church, 22 February 1948. William Thompson was clearly responsible for the design of the building and was later appointed as the overseeing architect and clerk of works, but his plans were subject to scrutiny by Anthony Salvin. The latter did not design the church as the Order of Service suggests. The builder was William Edgar - see DRO EP/Au.SAn 4/5: 'St. Anne's chapel Bishop Auckland, 1846. Copy minute book', dealing with further alterations to St. Anne's, 30 December 1845 - 3 December 1888
- 265 Post Office 1858 *Directory of Northumberland and Durham*, 376
- 266 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948

- 267 *Ibid*
- 268 *Ibid*
- 269 *Ibid*
- 270 *Ibid*
- 271 James D Thompson, architect is listed at no. 29 High Bondgate (former numbering) in the *Richmond and Ripon Chronicle, Yorkshire and South Durham Advertiser*, 9 September 1865, 1. He was living in Westgate, Northumberland in the 1861 census and died on 4 February 1871, which explains his absence from the Bishop Auckland census: England & Wales, National Probate Calendar (Index of Wills and Administrations), 1858-1995; *Census for England and Wales* 1861, Bishop Auckland, District 2; DRO UD/BA 434 Bishop Auckland Building Control Indexes 1868-1948
- 272 *The Durham Chronicle*, 31 October 1862, 8
- 273 Kelly 1914, 21
- 274 *The Durham Chronicle* 9 March 1860, 8; *The Builder* 7 April 1860, 216-17; *The Durham Chronicle*, 31 October 1862, 8; Richley 1872, 156-7; Laurie 2001, 37. Johnson is often publicised as the architect who designed the building yet early sources suggest that Jones' designs were copied. Johnson, a local architect, was probably chosen as a result of cost. but he had also been involved in some high-profile buildings in Newcastle, Sunderland and Gateshead. Johnson is the spelling used in historical sources, but his name can sometimes be spelt as Johnstone.
- 275 *South Durham and Cleveland Mercury*, 31 March 1877, 6
- 276 *The Durham County Advertiser*, 27 July 1866, 8
- 277 *South Durham and Cleveland Mercury*, 31 March 1877, 6
- 278 Richley 1872, 153-4
- 279 *Ibid*, 155
- 280 *South Durham and Cleveland Mercury*, 31 March 1877, 6
- 281 Laurie 2001, 27; NHLE 1196578 Wesley Methodist Church and attached church railings, listed building grade II
- 282 Slater, 1855, 6; Kelly 1914, 25; Laurie 2001, 40
- 283 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948
- 284 Anon 1948, 51; DRO EP/Au.SAn 4/5: 'St. Anne's chapel Bishop Auckland, 1846. Copy minute book', dealing with further alterations to St. Anne's, 30 December 1845 - 3 December 1888. DRO EP/Au.SAn 2/13: Order of service for the commemoration of the centenary of St. Anne's church, 22 February 1948 suggests that William Thompson was also responsible for the design of the new school, but there is no further reference to this in the church minutes. The new grammar school on South Terrace is shown on the 1857 Ordnance Survey map (surveyed 1856) as the 'Free Grammar School'.
- 285 *Ibid*; NHLE 1196583 King James I School, Lower School, listed building grade II

- 286 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948; Archaeo-Environment 2013; Kelly 1914, 25
- 287 NHLE 1297556; DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948; Kelly 1914, 25
- 288 Archaeo-Environment 2013, 22-23
- 289 *The Northern Echo*, 16 June 1875, 4; DRO UD/BA 432/312: building application for Temperance Hall, 1875; *South Durham and Cleveland Mercury*, 20 January 1877, 6
- 290 DRO UD/BA 434 Bishop Auckland Building Control Indexes 1868-1948; Kelly 1914, 21; DRO UD/BA 432/517: Building application for Young Men's Church Institute, 1881
- 291 *Daily Gazette for Middlesbrough*, 17 February 1883, 4
- 292 DRO EP/Au.SAn 4/5: 'St. Anne's chapel Bishop Auckland, 1846. Copy minute book', dealing with further alterations to St. Anne's, 30 December 1845 - 3 December 1888; *The Durham Chronicle*, 29 May 1857, 7; *The Durham Chronicle*, 12 June 1857, 7
- 293 Fordyce 1855, 551. Some authors also suggest it incorporated a public pant which was fed by a supply of water from the castle: Richley 1872, 54
- 294 *The Durham Chronicle*, 22 May 1857, 7; *The Durham Chronicle*, 29 May 1857, 7; *The Durham Chronicle*, 12 June 1857, 7. The market cross was not necessarily owned by any one party, it was built by the Bishop for the use of the town. It was expected, however, that the individual or company who owned the market tolls (eventually purchased by the Board of Health in 1878) would take responsibility for the building. The cross was still standing and still referred to as in a poor state of repair in 1859 when the new town hall was discussed: *The Newcastle Daily Chronicle*, 5 October 1859, 2
- 295 *The Durham Chronicle*, 11 September 1868, 4; DRO UD/BA 432/109: building application for alterations and additions to bank premises, 1870
- 296 Richley 1872, 55; Hutchinson 2005, 56; NHLE 1297567; Kelly 1880, 28
- 297 *Daily Gazette for Middlesbrough*, 14 April 1893, 2 (the article includes further information on interior decoration); DRO UD/BA 434 Bishop Auckland Building Control Indexes 1868-1948; DRO UD/BA 434/765: Plans of Yorkshire Penny Bank, 1898
- 298 Alastair Coey Architects 2019
- 299 DRO UD/BA/103: Public Health Report, 1856
- 300 *Census for England and Wales* 1871, Bishop Auckland, District 1, page 12. William Gregory, butcher, is listed as occupying premises at South Road in the 1861 census: *Census for England and Wales* 1861, Bishop Auckland, District 7, page 1; *Census for England and Wales* 1881, Bishop Auckland, District 1, page 32
- 301 Readshaw 1910, 53, 58
- 302 Readshaw 1910, 142; Alastair Coey Architects 2020, 34
- 303 Alastair Coey Architects 2020, 35; DRO UD/ BA 432/538: building application for

Co-operative, Newgate Street

- 304 *The Northern Echo*, 5 July 1875, 1; DRO UD/BA 432/114: building application for Auckland House (Doggarts'), 1871; Richley 1872, 55; Hutchinson 2005, 56
- 305 *The York Herald*, 10 March 1891, 3. Rowntree and Duff were previously employees of Thomas Daker whose drapery store preceded Hedley's.
- 306 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948
- 307 *The Northern Echo*, 14 July 1876, 3
- 308 Laurie 2001, 47
- 309 Longstaff 1994, 11 reprints two of these advertisements.
- 310 Laurie 2001, 39; 'Diagnosing the Doctors Tunnel in Bishop Auckland', *The Northern Echo*, 10 January 2015 from <https://www.thenorthernecho.co.uk/history/11716138.diagnosing-doctors-tunnel-bishop-auckland/>, accessed 24 January 2021
- 311 *Ibid*
- 312 Whellan 1894, 346
- 313 *Hartlepool Northern Daily Mail*, 28 January 1899, 2
- 314 *The Durham County Advertiser*, 14 September 1900, 4
- 315 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948
- 316 DRO UD/BA plan no 1397: building application for alterations to White Lion, 1911; Kelly 1914, 27; *Newcastle Journal* 10 May 1911, 5. The White Lion was listed in White's Directory of 1827.
- 317 *The York Herald*, 11 November 1843, 5; Laurie 2001, 28
- 318 DRO D/Loco 1/1/1: Act of Parliament for Bishop Auckland and Weardale Railway (1 Victoria, c.cxxii), 15 July 1837. Opened in September 1825, the Stockton and Darlington Railway initially connected the town of Stockton with the collieries around Shildon, approximately 4km (2.5 miles) south-east of Bishop Auckland ('Stockton and Darlington Railway', from https://www.gracesguide.co.uk/Stockton_and_Darlington_Railway, accessed 8 April 2020).
- 319 Bishop Auckland Station History Group, 'Bishop Auckland & the Railways, the First Hundred Years 1840-1939'. <https://auckland-railways.co.uk/wp-content/uploads/2016/08/ba-poster-2-1.pdf>, accessed 25 June 2020
- 320 DRO D/Loco 1/1/1: Act of Parliament for Bishop Auckland and Weardale Railway (1 Victoria, c.cxxii), 15 July 1837; Laurie 2001, 28; Jecock 2021, 14-17, 86-88 (gazetteer no. 20)
- 321 *The York Herald*, 11 November 1843, 5; Laurie 2001, 28.
- 322 *The Durham Chronicle*, 29 August 1845, 2. 'Stanhope and Tyne Railway', from https://en.wikipedia.org/wiki/Stanhope_and_Tyne_Railway, accessed 25 June 2020
- 323 *The York Herald*, 7 August 1847, 6; 'Bishop Auckland railway station', from <https://>

en.wikipedia.org/wiki/Bishop_Auckland_railway_station, accessed 25 June 2020

- 324 *The York Herald*, 11 November 1843, 5; Hutchinson 2005, 45
- 325 The temporary station in Tenters Street is mentioned in a property sale in 1854: *The Durham Advertiser*, 24 February 1854, 4; *Yorkshire Gazette*, 11 August 1855, 8; Anon 1856, 153-54; Jecock 2021, 69-72 (gazetteer no. 15)
- 326 *Yorkshire Gazette*, 11 August 1855, 8
- 327 *The Durham County Advertiser*, 3 April 1857, 8; Hutchinson 2005, 46
- 328 *Newcastle Guardian and Tyne Mercury*, 7 November 1857; Slack 2015, 7; Hutchinson 2005, 46. The new station is shown on the Ordnance Survey 6-inch map published in 1859 (surveyed 1857).
- 329 Ordnance Survey 25 inch map published in 1857 (surveyed 1856) and Ordnance Survey 6-inch map published in 1859 (surveyed 1857)
- 330 Slack 2015, 7
- 331 *Teesdale Mercury*, 10 July 1861, 4; *Richmond and Ripon Chronicle*, 4 October 1862, 3; *Teesdale Mercury*, 8 October 1862, 4; *The Leeds Intelligencer*, 27 June 1863, 7; *Yorkshire Gazette*, 8 August 1863, 8; *Teesdale Mercury*, 29 July 1863, 4; *The Newcastle Journal*, 1 August 1863, 2; *The Shields Daily Gazette*, 6 August 1863, 4. The line between Spring Gardens and Bishop Auckland was opened on 3 August 1863. *Richmond and Ripon Chronicle*, 10 August 1861, 3; 'South Durham and Lancashire Union Railway', from https://en.wikipedia.org/wiki/South_Durham_and_Lancashire_Union_Railway, accessed 25 June 2020.
- 332 Slack 2015, 7
- 333 *Ibid*
- 334 *Richmond and Ripon Chronicle*, 14 September 1867, 4
- 335 *The Scotsman*, 28 November 1863, 5; Hutchinson 2005, 46-8
- 336 *The Northern Echo*, 2 December 1885, 4; Jecock 2021, 2, 17, 47, 50, 53, 56.
- 337 The name 'Kings Island' appears on the 25-inch Ordnance Survey published in 1857 (surveyed 1856), and on the subsequent 6-inch edition published in 1861 (surveyed 1857), but thereafter is not labelled; the name seems to have been lost after construction of the railway embankment in the 1880s caused the detachment of this area from the rest of the park.
- 338 Jecock 2021, 19, 63-5
- 339 Slack 2015, 8
- 340 *Ibid*
- 341 Hutchinson 2005, 37
- 342 *Ibid*; Anon 1856, 154
- 343 Hutchinson 2005, 37
- 344 Hutchinson 2005, 37-43

- 345 Slack 2015, 7-8
- 346 Fordyce 1855, 559; Richley 1872,190; Gill 1976, 32
- 347 Fordyce 1855, 559; Hutchinson 2005, 54
- 348 Ordnance Survey 25-inch map published in 1857 (surveyed 1856)
- 349 *Post Office Directory* 1858, 374
- 350 Ordnance Survey 25-inch map published in 1857 (surveyed 1856)
- 351 Slack 2016, 6, citing the property deeds of Lingford Gardiner and Co. A plan of this area is also shown.
- 352 Slack 2016, 6
- 353 'Peel, Sir Robert, second baronet (1788-1850)', *Oxford Dictionary of National Biography*, 21 May 2009 from <https://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-21764;jsessionid=0F8EC9C1B2E85975C3580E0E3BED95BB>, accessed 10 February 2021.
- 354 Southgate Street extended down to Railway Street until at least 1868. The portion between Chester Street and Railway Street was removed when Lingford Gardiner and Co subsequently extended their premises eastwards (*see below*). The 1856 plan shows a series of wider streets interspersed with narrow back alleyways, plus a series of additional streets to the south of Railway Street and at right angles to it, suggesting domestic housing.
- 355 Slack 2016, 6, 9. Joseph Lingford and his younger brother Samuel Lingford had other business ventures in Bishop Auckland, including a grocery store in Fore Bondgate from at least 1858, which later moved to Newgate Street; Hutchinson 2012, 8-9; Slack 2016, 6-7; *Post Office Directory* 1858, 633. Joseph Lingford also established a wholesale grocery business which by 1888 was manufacturing baking powder from a 'model factory' in Durham Street, managed by his son Ernest. He was a devout Quaker, a Justice of the Peace and member of the county council and local board, president of the local temperance society and set up a home for orphans; Hutchinson 2012, 8-10. Samuel Lingford managed the grocery shop at 10 Newgate Street (now no. 15) which traded as 'S S Lingford'; Kelly 1890, 28. George and John Gardiner were from nearby Shildon; one, or both, of them may have served an engineering apprenticeship under Timothy Hackworth at the Shildon Soho Works; Slack 2016, 6-7; Hutchinson 2012, 9. Samuel Lingford also had a connection with Shildon, where he once worked as an engine fitter; this may be where the business partners met; Hutchinson 2012, 9
- 356 Lingford Gardiner and Company submitted a number of building applications in the 1860s. DRO UD/BA 432/251: the plans for the extension of their works between Chester Street and Railway Street, 1863, shows a new workshop, although there is insufficient detail to relate this to an existing building; DRO UD/BA 432/999: the plans for the extension of works in Railway Street and Chester Street, 1868, identifies a proposed 'Lathe Shop' to the south of Chester Street and 'Smith's Shop' to the north of Railway Street, which was open-sided to the north. To the west of the 'Smith's Shop' was the 'Foundry'.
- 357 Anon c 1894, 20-21
- 358 *Ibid See also* Slack 2016, 8-28

- 359 Slack, 2016, 15-16
- 360 Hutchinson 2015, 80; Slack 2016, 10
- 361 Slack 2016, 9
- 362 Hutchinson 2005, 57-58; Slack 2016, 17-18
- 363 Hutchinson 2015, 80; Whellan 1894, 343
- 364 Slack 2016, 15-18
- 365 Whellan 1894, 335
- 366 *Ibid*, 331
- 367 Kelly 1902, 42-43
- 368 ‘Thomas Robinson Ferens: the millionaire from Shildon who made Hull a city of culture’, *The Northern Echo*, 7 January 2017 from <https://www.thenorthernecho.co.uk/history/15009010.thomas-robinson-ferens-millionaire-shildon-made-hull-city-culture/>, accessed 20 January 2021
- 369 *Ibid*
- 370 Hutchinson 2012, 10
- 371 DRO UD/BA/103: Public Health Report, 1856
- 372 DRO UD/BA/103: Public Health Report, 1856 (originally published 1852)
- 373 *Newcastle Guardian and Tyne Mercury*, 2 September 1854, 5; *The Durham County Advertiser*, 23 February 1855, 5
- 374 *Daily Gazette for Middlesbrough*, 17 February 1894, 3
- 375 Laurie 2001, 29
- 376 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948
- 377 Snowdon 2017, 77
- 378 *Illustrated London News* 1853; *Illustrated London News* 1859. In addition to the newspaper reports, Newcastle artist J W Carmichael painted ‘Flower Show in Auckland Park, in 1859’ showing a prospect across the richly wooded parkland with many people in attendance of the event.
- 379 Quoted from *Illustrated London News*, ‘Horticultural Fete in Auckland Park’, 17 September 1853, page 227
- 380 Laurie 2001, 44
- 381 Green 2010, 111
- 382 Hutchinson 2009, 56
- 383 Longstaff 1994, 1
- 384 At this time the outer park was tenanted by Mr William Burkitt, a local farm manager who rented the land for grazing pit ponies on behalf of the local colliery

Bolckow Vaughan & Co Ltd. Burkitt's tenancy allowed him the use of the High Plains for the golf course free of charge (Longstaff 1994, 1). Animals grazed freely across the course until at least the 1930s; consequently, the greens were not so closely mown as today and were circled with wire to restrict the animals, and the fairways were narrow with and the rough areas beyond were heavy and ungraded. Ponies were removed from grazing in the 1930s, but sheep grazing (and some cattle - possibly entering freely from the High Park grazing north of the Coundon Burn) remained. In 1950 the north perimeter was fenced to exclude the cattle, and in 1960 grazing of sheep on the course ended and the wire around the greens was removed: Longstaff 1994, 10, 17, 27, 28

- 385 Longstaff 1994, 1
- 386 European Institute of Golf Course Architects (EIGCA) 2017, 6-9; Longstaff 1994, 25-8: includes reproduction of course layouts from 1919 and 1939
- 387 Longstaff 1994, 7, 19, 33, 35
- 388 Longstaff 1994, 9: No minutes are known for 1911 to 1948 and so there little record of when or whether particular landscaping took place. Areas around tees and holes would have seen various degrees of adaption through levelling and rolling prior to and during this period, as well as strategic tree-planting and tree-removal in certain places.
- 389 Longstaff 1994, 9, 13, 27
- 390 Hutchinson 2005, 68, 89, 110-11
- 391 Bishop Auckland Football Club <https://bishopafc.com/history/> accessed 6 March 2021
- 392 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948; DRO UD/BA 432/965: building application for proposed Cricket Pavilion, 1903
- 393 *The Durham County Advertiser*, 17 November 1865, 8
- 394 *The Era*, 22 October 1892, 11; Kelly 1914, 21
- 395 NHLE 1400076 Former Hippodrome Theatre, listed building grade II; Hutchinson 2005, 91; 'Theatre that had more than its fair share of off-stage drama', *The Northern Echo*, 10 October 2007, 24-5; 'Now a bingo hall, the foundation stone for Bishop Auckland's Hippodrome was laid by Sir Anthony Eden's father', *The Northern Echo*, 28 November 2018, from <https://www.thenorthernecho.co.uk/history/17261694.now-bingo-hall-foundation-stone-bishop-aucklands-hippodrome-laid-sir-anthony-edens-father/>, accessed 9 November 2020; 'Essoldo Bishop Auckland', *Cinema Treasures*, from <http://cinematreasures.org/theaters/26537>, accessed 9 November 2020
- 396 'Now a bingo hall, the foundation stone for Bishop Auckland's Hippodrome was laid by Sir Anthony Eden's father', *The Northern Echo*, 28 November 2018, from <https://www.thenorthernecho.co.uk/history/17261694.now-bingo-hall-foundation-stone-bishop-aucklands-hippodrome-laid-sir-anthony-edens-father/>, accessed 9 November 2020. The theatre's first director was impresario Signor Rino Pepi, who was involved in the opening of a number of music halls across northern England, including the Darlington Hippodrome.
- 397 'Theatre that had more than its fair share of off-stage drama', *The Northern Echo*, 10 October 2007, 24-5

- 398 *Ibid*, The Hippodrome underwent major renovations in 1920, including the installation of ‘...rear projection, novel lighting effects and stage setting...’
Kinematograph Weekly, 6 January 1921, 205
- 399 Hutchinson 2005, 91
- 400 *Kinematograph Weekly*, 6 January 1921, 205
- 401 DRO UD/BA 432/1358: building application for proposed Picture House Arcade, 1914; DRO UD/BA 432/1361: building application for proposed Picture House Arcade, 1914. The large three-storey building fronting Newgate Street replaced a smaller two-storey building of two bays and two bays of a row of cottages to the south.
- 402 DRO UD/BA 432/1358: building application for proposed Picture House Arcade, 1914
- 403 Hutchinson 2005, 92; Laurie 2001, 74
- 404 Odeon Bishop Auckland <http://cinematreasures.org/theaters/3270>, accessed 16 August 2020
- 405 Laurie 2001, 57
- 406 *The Newcastle Daily Chronicle*, 8 September 1909, 5; DRO UD/BA 432/1210: building application for the Olympia Skating Rink, 1909
- 407 *The North-Eastern Daily Gazette*, 3 December 1909, 4
- 408 Hutchinson 2005, 91; Hutchinson 2018, 15; *The Yorkshire Post*, Monday 30 December 1929; *The Yorkshire Post*, Monday 6 January 1930
- 409 Hutchinson 2005, 100
- 410 *Ibid*, 120
- 411 Laurie 2001, 122
- 412 DRO D/X 1520/249: photograph of the foundations of a new ten-storey building for the government, Tenters Street, Bishop Auckland, 30 September 1969 Attached: newspaper cutting concerned with the building of a 10 storey building in Bishop Auckland (Tenters Street)
- 413 Hutchinson 2005, 125
- 414 *Ibid*, 116
- 415 Archaeo-Environment 2013, 25
- 416 Hutchinson 2005, 82-4, 94-6, 98-9; Slack 2015, 12-13
- 417 Hutchinson 2005, 104
- 418 Hutchinson 2005 109, 113; Slack 2015, 16-17
- 419 Slack 2015, 16-17
- 420 Hutchinson 2005, 113; Slack 2015, 17; Jecock 2021, 69-72 (gazetteer no. 15)

- 421 Slack 2015, 17; There were protests against the closure of the line to Crook in 1965: *Newcastle Evening Chronicle*, 21 January 1965, 9
- 422 Slack 2015, 17
- 423 Ibid; Pers. Comm. Tom Hutchinson 23 February 2021
- 424 Slack 2015, 17
- 425 Hutchinson 2005, 121
- 426 Laurie 2001, 109
- 427 *The Journal*, 11 November 1977, 8
- 428 Hutchinson 2005, 121; Jecock 2021, 2, 28, 69-72 (gazetteer no. 15)
- 429 Hutchinson 2005, 121; Hutchinson 2015, 71. The opening is commemorated by a plaque on the east side of the bridge.
- 430 Hutchinson 2005, 123
- 431 Slack 2015, 20
- 432 Jecock 2021, 56, 60; Durham County Council 2011: 'Auckland Way Railway Path (Walking and Cycling Route)', from <https://www.thisisdurham.com/things-to-do/auckland-way-railway-path-walking-and-cycling-route-p670041>, accessed 13 August 2020
- 433 *Sunderland Daily Echo* 1926 'The Gaunless Bridge Diversion', 4 March 1926, 4; DRO D/CL 5/251: photograph of Durham Road, Bishop Auckland, 1929; Jecock 2021, 32-3 (gazetteer no. 3)
- 434 *Daily Gazette for Middlesbrough*, 19 July 1939, 6
- 435 Laurie 2001, 115; the Kingsway extension to the north of Gib/Durham Chare is not depicted on the 1:10,000 Ordnance Survey map published in 1982 (although the survey/revision dates are likely to be earlier), but is shown on the 1989 edition.
- 436 Laurie 2001, 111; Hutchinson 2018, 5
- 437 Hutchinson 2005, 94-5
- 438 Sharp 1935, quoted in Hutchinson 2005, 94-5
- 439 Hutchinson 2005, 104
- 440 *Ibid*
- 441 DRO D/X 1520/268: photograph of a row of shops being demolished by workmen, Newgate Street, Bishop Auckland, 6 December 1971; Laurie 2001, 115. . The architect of the building is unknown, but it is assumed it was an architect within the Office of Works – many of these architects remained anonymous.
- 442 Hutchinson 2015, 8
- 443 *Ibid*, 78; Laurie 39
- 444 *The Northern Echo*, 22 June 2005, 'Reliving Doggarts in all its glory days' from

<https://www.thenorthernecho.co.uk/news/6947971.reliving-doggarts-glory-days/>, accessed 7 August 2020

- 445 Hutchinson 2005, 117; Laurie 2001, 109; Hutchinson 2015, 51; Laurie 2001, 57
- 446 Hutchinson 2005
- 447 Pers. Comm. Sam Zair 22 July 2019
- 448 *Daily Gazette for Middlesbrough*, 9 June 1939, 18
- 449 These smaller houses were arranged in rows and around 'yards' at the back of North Bondgate. They are shown on the Ordnance Survey map published in 1920 (revised 1915) and have been removed by the publication of the 1947 edition (revised 1939).
- 450 Laurie 1998, 2-3
- 451 Laurie 2001, 103
- 452 Hutchinson 2005, 107
- 453 Bishop Auckland Guidebooks for 1948, 35-6 and 1954, 14-17
- 454 Laurie 2001, 117 and 118; *The Newcastle Journal*, 11 November 1977, 8
- 455 Laurie 2001, 117 and 118
- 456 *Ibid*
- 457 Conservation Area Appraisal 2014, 56
- 458 Longstaff 1994, 17-24
- 459 *Ibid*, 17, 25, 28-30
- 460 *Ibid*, 7, 19, 33, 35
- 461 Bishop Auckland Football Club <https://bishopafc.com/history/>, accessed 12 February 2021
- 462 *The Northern Echo*, 30 August 2012, 'M&S move 'is a blow for town' in Bishop Auckland' from <https://www.thenorthernecho.co.uk/news/local/southdurham/9902814.m-s-move-is-blow-town-bishop-auckland/>, accessed 7 August 2020
- 463 *The Northern Echo*, 27 November 2018, 'Disappointment as Beales confirms it will not return to Bishop Auckland' from <https://www.thenorthernecho.co.uk/news/17257114.disappointment-beales-confirms-will-not-return-bishop-auckland/>, accessed 7 August 2020
- 464 The Auckland Project (TAP) website: <https://www.aucklandproject.org/>, various 'About' pages, accessed 4 September 2019
- 465 Longstaff 1994, 35
- 466 Historic England 2017, 11
- 467 The Historic England 'Register of Parks and Gardens of Special Historic Interest in England' established in 1983.

- 468 NHLE 1196455 Park Gates and Screen Wall to Park Head Farm, grade-II listed; Raine 1852, 126 suggests this may once have been called the Coundon gate or that another gate of that name may have stood a little further south (perhaps near the low carriage bridge built by Bishop Van Mildert).
- 469 OAN 2012, site no. 20
- 470 Drury 2017
- 471 Alan Baxter & Associates 2011; The Landscape Agency 2012; OAN 2012; Smiths Gore 2014; Bond 2019; Jecock 2021
- 472 The NHLE list entries for this area, generally written in the 1950s, describe the buildings as 'formerly Castle Square', but this is not labelled on the Ordnance Survey maps.
- 473 DUL MSP 91 f3: pen and ink elevation of the outward court walls and gateway of Auckland castle by John Langstaffe, *circa* 1665
- 474 Purcell 2015, 44
- 475 Raine 1852, 127; Richley (1872, 30) suggests that the house was occupied by the Crosier family of Newbiggin and Heighnington before it became a woollen manufactory. There is no evidence externally that it served as the latter and is likely to have remained a private house at the time it was purchased by Bishop Trevor.
- 476 Purcell 2016, 10
- 477 *Ibid*, 38
- 478 Purcell 2016, 20 and 38
- 479 *Ibid*, 46: the report includes an unreferenced plan of the castle dated 1826, in the possession of The Auckland Trust.
- 480 DUL MSP 91 f3: pen and ink elevation of the outward court walls and gateway of Auckland castle by John Langstaffe, *circa* 1665
- 481 Worsley 2008; Raine 1852, 127
- 482 Purcell 2015, 52
- 483 Pers. Comm. John Castling 18 February 2021; 'Auckland Castle's Early Medieval Bell' <http://taylorbells.co.uk/auckland-castles-early-medieval-bell/> accessed 8 March 2021
- 484 The presence of a small flat-topped projection part way along the break of slope at the top of the southern terrace, close to the stone steps down into the walled garden, suggests the former presence of a viewing platform or perhaps the position of a small tower.
- 485 NHLE 1297647 Garden and Drive walls and railings south of Auckland Castle Drive, grade II listed
- 486 NHLE 1196448 Screen Wall and Garden walls to south and east of Auckland Castle, grade I listed; Purcell 2015, 62; Pears 2017, 309. Wyatt had previously restored Salisbury Cathedral for Bishop Shute Barrington in 1789-92; he also worked at Durham, Hereford and Lichfield cathedrals, and designed the Gothick Fonthill Abbey, Wiltshire (1796 onwards) and Ashridge Park, Hertfordshire (1800 onwards).

- 487 NHLE 1196448 Screen Wall and Garden walls to south and east of Auckland Castle, grade I listed
- 488 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners: the name 'Bowling Green' is first seen in Dixon's plan of 1172 and is repeated on almost maps thereafter; The Landscape Agency 2012, 13; Pears 2017, 308
- 489 ASDU 2018a; 2018b; 2018c; *The Northern Echo* 19th February 2020 'Spectacular lost medieval chapel is unearthed at Auckland Castle'; TAP website 'The Discovery of Bek's Chapel' <https://www.aucklandproject.org/archaeology/the-discovery-of-beks-chapel/>, accessed 14 February 2021: The excavation results have provided hitherto unknown details about its location, size and form. The chapel was a huge building measuring 12m wide and 40m long internally, with walls 1.5m thick, making it larger than the king's private chapel at Westminster Palace and reaching towards the size of continental examples such as the Sainte-Chapelle in Paris. This says a great deal about Bishop Bek's aspirations for his architectural patronage.
- 490 Results of a recent ground-penetrating radar (GPR) survey in the area immediately north-east of the Wyatt Arch, commissioned from the Mick Aston Legacy Fund by Durham University, appear to show the linear impressions of walls relating to the foundations of Hesilrige's house constructed in the 1650s: Pers. Comm. John Castling, 18 February 2021
- 491 ASDU 2018a
- 492 Purcell 2015, 72-3, 95; NHLE 1196447 six pillars 3m east of west wall of Auckland Castle, grade II listed
- 493 A hipped roof is visible on a suite of oblique aerial photographs taken of the castle, park and town by Aerofilms Ltd in 1947 (Historic England Archive, Aerofilms collection); the building is depicted as roofed on the Ordnance Survey map of 1951, but not by the subsequent edition of 1962.
- 494 Purcell 2015, 6
- 495 *Ibid*, 24
- 496 Cunningham 1990, 82; Purcell 2015, 8
- 497 Purcell 2015, 42
- 498 *Ibid*, 30
- 499 Raine 1852, 20
- 500 ASDU 2018a; 2018b; 2018c; *The Northern Echo* 19th February 2020 'Spectacular lost medieval chapel is unearthed at Auckland Castle'; TAP website 'The Discovery of Bek's Chapel' <https://www.aucklandproject.org/archaeology/the-discovery-of-beks-chapel/>, accessed 14 February 2021
- 501 Purcell 2015, 35
- 502 Raine 1852, 64
- 503 Arnold and Howard 2013, 4-5

- 504 Purcell 2015, 55
- 505 *Ibid*, 39
- 506 *Ibid*, 36
- 507 *Ibid*, 96
- 508 DUL MSP 91 f3: pen and ink elevation of the outward court walls and gateway of Auckland castle by John Langstaffe, *circa* 1665
- 509 Purcell 2015, 47
- 510 *Ibid*, 35
- 511 ASDU 2020, 1
- 512 Kirby 1971, 9; ASDU 2020, 1
- 513 TAP EST/1/34: Plan of Auckland Castle drawn by Henry Hakewill, 1826; ASDU 2020, 6
- 514 ASDU 2020, 1
- 515 Arnold *et al* 2020: scientific dating using tree-ring analysis and radiocarbon wiggle-matching on oak timbers removed from the tower's collapsed roof was carried out by the Nottingham Tree-ring Dating Laboratory and Historic England. Radiocarbon dating indicated a felling date in the 1420s or 1430s; however, the dendrochronology was unable to produce a conclusive date.
- 516 NHLE 1297647 Garden and Drive walls and railings south of Auckland Castle Drive, grade II listed building
- 517 Alan Baxter Associates 2011, 83
- 518 TCA ff.10v-11: 'Durham Church notes' Gregory King's prospect of the Castle, Chapel and Town of Bishop Auckland, 1666; CC.2012.39: 'Auckland Castle from South East' *circa* 1680, on loan to TAP; CC.2012.40: 'Auckland Castle, English School' *circa* 1700, on loan to TAP.
- 519 HEA PLB/N070723 Samuel and Nathaniel Buck, engraving of 'The south-east view of Bishop Auckland Palace...', dated 1728
- 520 TWA Archaeology 2011; ASDU 2013; ASDU 2014; ASDU 2019: between 2011 and 2019, the walled garden on the south terrace at Auckland Castle was subject to a series of archaeological monitoring and recording exercises undertaken to inform and mitigate renovation and reinstatement work.
- 521 TWMA 2011; ASDU 2013; ASDU 2014; ASDU 2019
- 522 See The Landscape Agency 2012, 13 for Bishop Bulter's involvement. A dotted line indicates either the existence of, or the proposed plans for, a ride or footpath in this position on Spence's 1754 sketch plan of the park (Beinecke Rare Book and Manuscript Library, Yale University OSB MSS 4/5/159 Joseph Spence Papers. James Marshall and Marie Louise Osborn Collection: Joseph Spence's plan of Auckland Park, *circa* 1754). Conversely, nothing is shown here on Dixon's 1772 plan of the park (currently on loan with The Auckland Project from the Church Commissioners). The 'Broad Walk' is labelled as a carriage-width path on the Ordnance Survey 1:500 Town Plan of 1857, and on all subsequent editions.

- 523 *Illustrated London News*, 1853; 1859. In addition to the newspaper reports, Newcastle artist J W Carmichael painted 'Flower Show in Auckland Park, in 1859' showing a prospect across the richly wooded parkland with many people in attendance of the event.
- 524 This was a time when there was growing popular interest in geology and stratigraphy, owing much to William Smith's seminal publication of a geological map of Britain in 1815.
- 525 Hutchinson 2015, 48: Hutchinson notes that some working of the coal seam outcropping above the Gaunless within the park took place during mining disputes and strikes of the early 20th century. An accompanying photograph, thought to date from a postcard of 1912, shows a striking and rather alarming view of men with picks posing precariously beneath mature trees hanging on by their roots while working the face of the scar.
- 526 Raine 1852, 121
- 527 Jecock 2021, 18, 113-4 (gazetteer no. 28)
- 528 Kitty Heugh Scar is identified on Joseph Spence's 1754 sketch plan of the park (Beinecke Rare Book and Manuscript Library, Yale University OSB MSS 4/5/159 Joseph Spence Papers. James Marshall and Marie Louise Osborn Collection: Joseph Spence's plan of Auckland Park, *circa* 1754); NHLE 1000727 Auckland Castle Park, registered historic park grade II*; The Landscape Agency 2012, 124; Hutchinson 2015, 47. At present the history and origins of the wishing temple are uncertain, and are inconsistent between published sources and would benefit from further research. NHLE 1000727 list entry for Auckland Park and Hutchinson 2015, 47 both give 1810 as the date of construction, and Ordnance Survey map evidence proves that the temple was standing by or before 1857 – labelled 'The Temple' on the 1:500 Town Survey, with the octagonal structure named 'Market Cross also depicted – and also that it was removed after the 1951 edition but before 1962. The form of the folly is not entirely certain, and may have been modified during its lifetime. An engraving from 1834 seems to show it as a polygonal structure (reproduced without source information in Purcell 2015, 62), whereas the 1:500 Ordnance Survey Town Plan of 1857 appears to indicate a semi-circular building plan (flat-backed on the south side). A photograph of the temple from the 1920s also shows a flat-backed building, perhaps a half-hexagon (DRO 4153). Laurie 2001, 33 records that the wishing temple was built from the dismantled remains of an octagonal market cross with arched opening on seven sides, which stood west of St Anne's Church until the Town Hall was erected in 1861-2, and indeed depiction of this market cross in a lithograph is stylistically very similar to the folly in an accompanying photograph. The true pattern of events and dates remains a little unclear, but it is perhaps possible that the temple began in a different form – perhaps looking like the classical structure seen high on the horizon in an image published in the *Illustrated London News*, 17 Sept 1859 – was subsequently reimagined in the mid-19th century when the materials from the market cross became available. Alternatively, the classical structure in the newspaper illustration might equate with the position of a small rectangular structure depicted on the first edition 25-inch Ordnance Survey map of 1857 (surveyed 1856), roughly 175m north of the wishing temple; however, that may alternatively relate to OAN site no. 111 (culvert), perhaps a former inspection hut or conduit house, it remains unclear.
- 529 CC.2012.39: 'Auckland Castle from South East' *circa* 1680, on loan to TAP; CC.2012.40: 'Auckland Castle, English School' *circa* 1700, on loan to TAP. These two oil paintings of Auckland Castle show the castle buildings viewed from somewhere

towards the west edge of High Plain. TCA ff.10v-11: 'Durham Church notes' Gregory King's prospect of the Castle, Chapel and Town of Bishop Auckland, 1666: King's prospect view is also drawn from a fairly similar perspective, perhaps taken from near the position of the present golf club house or from the public path that skirts around the outside of the southern boundary wall of the park.

- 530 OAN 2012 site nos. 120 (track to former temple) and 125 (site of former temple), the latter states that no remains survive; Hutchinson 2015, 47 tentatively identifies possible stones relating to the foundations.
- 531 OAN 2012 site no. 112 (well); a well is first marked here on the Ordnance Survey 25-inch map of 1897 (surveyed 1896) and appears on most subsequent editions.
- 532 A ford appears to be marked here on Joseph Spence's 1754 sketch plan of the park (Beinecke Rare Book and Manuscript Library, Yale University OSB MSS 4/5/159 Joseph Spence Papers. James Marshall and Marie Louise Osborn Collection: Joseph Spence's plan of Auckland Park, *circa* 1754). Both a ford and footbridge are marked on the 1:500 Ordnance Survey map of 1857, and on all subsequent editions until the 25-inch Ordnance Survey map of 1897, which shows no bridge and the ford replaced by a weir. Further north along the Gaunless, beyond the deer shelter, another parkland bridge once crossed the river: 1857 25-inch Ordnance Survey map; Hutchinson 2015, 44; Jecock 2021, 112 (gazetteer no. 27)
- 533 The mill race is clearly labelled here on the 1:500 Ordnance Survey map of 1857 and by the publication of the 25-inch map of 1897 a small complex of buildings or barns has appeared. Map evidence over subsequent decades shows that this developed into a small farm complex which remained until at least the 1980s. The area is now fairly overgrown rough pasture with scrub encroachment but may once have provided grazing for any cart horses associated with the flour mill (since demolished) beside Gaunless Bridge. Also see photographs in Hutchinson 2015, 36.
- 534 Bishop Auckland Guidebook for 1948, 27: A full page photograph shows children playing in and beside the River Gaunless within Auckland Park, next to an unidentified but prominent paved cascade or weir, looking approximately south (upstream) with the Gaunless.
- 535 King 1980, 47-51; Sambrook 2010
- 536 King 1980, 49
- 537 Deer shelter in Auckland Park: NHLE 1011641, scheduled monument, and NHLE 1297608, grade-I listed
- 538 HEA items AB1/1, AS2/1, AS4/1, AS5/1 and AS6/1: the Historic England Archive holds a number of measured survey drawings of the deer shelter, as well as photogrammetric recording of the elevations, all from recording work undertaken between 1985 and 1990.
- 539 Knight 2006; Pears 2017; NHLE 1011641 scheduled monument; NHLE 1297608 listed building grade I. N.b. the construction date given for the deer shelter varies across the sources, for instance: Richley 1872, 59 says 1757; both NHLE records say *circa* 1760; and Pears 2017, 308 says 1767.
- 540 DUL CCB MP/92: Auckland Park, 1740 sketch. Both the former buildings are depicted as single storey, one like a small house or lodge and the other a longer range with three large parallel openings or doors in the front to allow the deer to shelter.

- 541 The level walkway area might reflect the implementation of one of Joseph Spence's design recommendations for the park (King 1980, 49-51); the name 'The Rookery' appears on the 1:500 Ordnance Survey Town Plan and the 25-inch map, both published in 1857 (surveyed 1856).
- 542 Bond 2019: as well as the earthwork survey, the team attempted to conduct an auger survey across the bed of the ponds, but were surprised to find that they consistently hit stone a short distance beneath the topsoil, as though an artificial stone bed had been laid at some point, but without excavation it is not possible to be certain what this was.
- 543 Rev. J Raine 1852, 122 highlights 'the old fish-pond' in a charter of the former Bishop de Puiset (Pudsey) from 1208 and suggests that this implies the presence of an episcopal residence long before the time of that prelate. *Ibid*, 43, 123: ponds for swans indicated by a document from 1388 detailing costs for 'repairing the ponds for my Lord's signets'. Richley (1872, 15) refers to a record for the construction of a clay wall around the fish ponds in 1480-1. Raine 1852, 124: Bishop Cosin also mentioned his ponds for fish in the mid-17th century, to name just a few mentions.
- 544 Beinecke Rare Book and Manuscript Library, Yale University OSB MSS 4/5/159 Joseph Spence Papers. James Marshall and Marie Louise Osborn Collection: Joseph Spence's plan of Auckland Park, *circa* 1754. Spence's plan is thought to be a proposal for improvements to the park rather than a record of how things were; 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners.
- 545 King 1980, 49-51
- 546 Pers. Comm. Chris Mayes, 16 April 2021
- 547 Bond 2019: in his preliminary survey and analysis identified a likely spring point and buried culvert which probably relates to how the ponds were once fed.
- 548 Bond 2019 puts forward a number of possible scenarios along these lines, but acknowledges that more research and investigation of this area is required before any confident conclusions can be drawn.
- 549 The name 'Kings Island' appears on the 25-inch Ordnance Survey published in 1857 (surveyed 1856), and on the subsequent 6-inch edition published in 1861 (surveyed 1857), but thereafter is not labelled; the name seems to have been lost after construction of the railway embankment in the 1880s caused the detachment of this area from the rest of the park. *The Northern Echo*, 2 December 1885, 4; Jecock 2021, 2, 17, 47, 50, 53, 56, 60
- 550 Jecock 2021, 17-8
- 551 Jecock 2021, 105-7 (gazetteer no. 25): the keystone inscription 'RD. | 1757.' stands for Richard Dunelm, referring to Bishop Richard Trevor of Durham.
- 552 Jecock 2021, 105-7 (gazetteer no. 25); Beinecke Rare Book and Manuscript Library, Yale University OSB MSS 4/5/159 Joseph Spence Papers. James Marshall and Marie Louise Osborn Collection: Joseph Spence's plan of Auckland Park, *circa* 1754; DRO D/Bo/G1/1: Plan of Binchester & Newton Cap Flatts, taken in 1762 by Rich^d. Richardson
- 553 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners

- 554 Jecock 2021, 108-111 (gazetteer no. 26)
- 555 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners; Jecock 2021, 115-23 (gazetteer nos. 29, 30, 31 and 32)
- 556 Jecock 2021, 121-3 (gazetteer no. 32): the keystone inscription 'WD | 1827' stands for William Dunelm, referring to Bishop William Van Mildert of Durham; NHLE 1297609 footbridge over the Coundon Burn, grade-II listed
- 557 King 1980, 47-51 provides detailed discussion of the written recommendations that Spence compiled for Bishop Trevor *circa* 1754; small parkland bridges are indicated in these positions on 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners.
- 558 King 1980, 44: Spence was known to favour the new ideas of Chinese-style gardening, moving away from the very formal linear European arrangements and towards a more naturalistic contrivance, adapting paths to direct movement through turning and winding routes.
- 559 OAN 2012 site no. 33 (quarry)
- 560 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners. Interestingly, Raine 1852, 123 cites historic accounts from 1459 which, amongst others, suggest that stone was probably quarried within Auckland Park from time to time.
- 561 Arborglyphs (graffiti carved into the bark of trees) were noted on some of the trees across this semi-wooded mound during the field visit.
- 562 NHLE 1196451 ice house in Auckland Park, grade-II listed
- 563 DCC HER H5709: (NB. At the time of writing the HER point for this is about 5m too far to the north-west, the correct mound centre is at NGR 422352, 530667); OAN 2012, site no. 109
- 564 OAN 2012, site no. 20 (site of Middle Lodge)
- 565 NHLE 1196455 Park gates and screen wall to Park Head Farm, A688, grade-II listed, perhaps designed by James Wyatt in conjunction with his work elsewhere in the park
- 566 NHLE Railway Accommodation Bridge at NZ 225 310, grade-II listed building; Jecock 2021, 63-5 (gazetteer no. 13), 'Bishop's Bridge' known as BIF/11, from its former railway Engineer's Line Reference (ELR)
- 567 NHLE 1208844 Milestone on castle drive at NZ 222 310, Auckland Park, grade-II listed building
- 568 The bank is truncated obliquely from the south-west by the line of a modern buried drain with manhole cover, but the modern feature was not mapped. A Roman cremation urn was uncovered in 1757, when the present drive bridge over the Gaunless was built, and others have been found nearby. They add weight to the theory of an alternative route: Roman law prohibited human burial within towns so burials were often alongside roads: DCC HER no. H1416, cremation urn found in 1757 near Bishop Trevor's bridge over the River Gaunless in Auckland Park: NRHE monument UID 24247, roman cemetery in Auckland Park; Durham County Council 2014, 44

- 569 Ordnance survey maps from the 25-inch edition of 1857 through to the present depict a track or drove way branching north-east from the river crossing just outside the Park at Jock's Bridge, and climbing to skirt east around the exterior of the park boundary; prior to this, rather schematic representations appear to show the same track in the late 18th century, such as Dixon's 1772 plan of the park (currently on loan with The Auckland Project from the Church Commissioners).
- 570 The bank is well-pronounced, measuring 2m wide and about 0.3m high, and with an exterior ditch 1.5m wide and 0.2m deep. The circle is bisected by a straight, narrow ditch (probably a covered drain) running NW-SE and continuing for some distance in both directions. The ditch appears to relate to the pattern of narrow plough ridges immediately to its east which likely indicates a regime of pasture improvement that post-dates the parkland layout of the formal tree planting enclosures. Unlike the other three, this feature had already been recorded in brief in OAN's 2012 report as site no. 46.
- 571 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners
- 572 King 1980
- 573 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners: Dixon's map shows numerous circular stands of trees on High Plain, as well as the single example in High Park. The map also shows a deviation from the present southern line of the park boundary, which then seemed to project outwards to take in a rectangular plot within which another of these tree rings is marked. The boundary across the neck of this projection is of a different form on the ground to other stretches. Comparison with modern maps and with analysis of lidar shows that this tree cluster equates to the position of a small circular quarry. It may thus have had the dual purpose of covering an area of rough extraction and providing an eye-catcher on the high south horizon, seemingly lined up with the well head and the park entrance at Middle Lodge. This tree ring is also shown on the Ordnance Survey 25-inch map of 1857, which also may show another one immediately south of the Bishop's drive between Park Head and Middle Lodge.
- 574 Ordnance Survey 1857 (surveyed 1856) 25-inch map; Ordnance Survey 1897 (revised 1896) 25-inch map; Ordnance Survey 1919/20 (revised 1915) 25-inch map
- 575 NHLE 1297610 ornamental well head in Auckland Park, grade-II listed
- 576 NHLE 1196450 cistern, grade-II listed. The head of the spring some 90m north of the pyramid is lined with dressed stone blocks and so may also once have functioned as part of the water system for the castle, and/or it may have been adapted to be ornamental.
- 577 'A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon', currently on loan with The Auckland Project from the Church Commissioners; Ordnance Survey 125-inch map of 1919 (revised 1915)
- 578 Ordnance Survey 25-inch 1946 (revised 1939); Ordnance Survey 25-inch 1951
- 579 NHLE 1148971 Pyramid on St Anne's Hill at Castle Howard, North Yorkshire, grade I listed: designed 1728 by Nicholas Hawksmoor; NHLE 1149012 Pyramid in Pretty Wood at Castle Howard, North Yorkshire, grade I listed: designed by Nicholas Hawksmoor and first appears on an estate map of 1727.

- 580 Drury 2017
- 581 Jecock 2021, 50-9 (gazetteer nos. 8, 9 and 11): culvert known as BIF/8, from its former railway Engineer's Line Reference (ELR)
- 582 Jecock 2021, 56-9 (gazetteer no. 11): known as bridge no. BIF/9, from its former railway Engineer's Line Reference (ELR)
- 583 Jecock 2021, 50-2 (gazetteer no. 9): known as bridge no. BIF/7, from its former railway Engineer's Line Reference (ELR)
- 584 Slack 2015, 17; Jecock 2021, 56, 60
- 585 Disused-railway walking trail known as Auckland Walk (Ordnance Survey 1992) or Auckland Way Railway Path (Durham County Council 2011)
- 586 Longstaff 1994, 1, 10, 17, 27, 28
- 587 DUL CCB/MP/93 Church Commission deposit Durham Bishopric Estates: plan showing ground about a mile square, south and east of Auckland Castle, no date *circa* 18th century
- 588 Longstaff 1994, 7, 19, 33, 35
- 589 CC.2012.39: Auckland Castle from the south-east, *circa* 1680; and CC.2012.40: Auckland Castle, *circa* 1700, both currently on loan with The Auckland Project from the Church Commissioners: two oil paintings of Auckland Castle dating from around 1690 and 1700 show the castle buildings viewed from somewhere towards the west edge of High Plain. Both were reproduced in an article in *Country Life*, published by Cornforth 1972a, 200-201, plates 5 and 7. Gregory King's prospect of the Castle, Chapel and Town of Bishop Auckland, 1666, from the archive of The College of Arms MS C.41 fol. 10b: King's prospect view is also fairly similar, although it is perhaps closer to what might expect to see from position of present golf club house, or from the public path that skirts around the outside of the southern boundary wall of the park.
- 590 Longstaff 1994, 13: note on Ministry of Defence not requiring wartime cultivation of the golf course.
- 591 Longstaff 1994, 28
- 592 Longstaff 1994, 29: a piped water system was laid to all greens in 1960, but the water pressure was insufficient for it to work properly and so a new improved system installed to all greens in 1975.
- 593 Alan Baxter & Associates 2011, 2
- 594 Purcell 2015, 9: although this is a non-statutory designation, it recognises the potential value of the below-ground archaeology of the site and will be a material consideration of planning, with the expectation that due diligence in archaeological investigation and process will be observed to inform and proposed alteration development work (including building services).
- 595 Alan Baxter 2011, 83
- 596 DCC 2014, 43: Auckland Castle Park contains a number of Habitats and Species of Principal Importance as defined by the Natural Environment and Rural Communities Act (2006) and Priority Habitats and Species as defined by the UK and Regional Biodiversity Action Plan. The habitats include wood pasture, veteran trees, lowland dry acidic grassland, waxcap grassland, rivers and ponds.

- 597 European Institute of Golf Course Architects (EIGCA) 2017
- 598 Longstaff (1994, 28-9) stated that by the late 1960s the golf course was largely as it was still in 1994 and presents a copy of the 1939 course map; little dramatic change has taken place in the subsequent years.
- 599 According to the key historical periods of design laid out in a recent assessment report, the course design at Bishop Auckland was established in Development Era 3 (1880-96) but its core design falls into Era 4 (1896-1945) – the ‘Golden Era’ of golf course design – when most key principles of golf course architecture were established (European Institute of Golf Course Architects (EIGCA) 2017, 19-22). The arrangement type is ‘Layout with Two Loops of 9 Holes’, and it is an example of a Parkland site (*Ibid*, 26-30). The open aspect of the grassland expanses provided the ideal playing turf and routing for the fairways, whilst the natural fall in topography north towards the Coundon Burn and east towards a minor tributary ensured that changes in elevation would provide golfing challenge and playing variety for holes. Archaeological landform features, such as the narrow plough ridges extant through much of the eastern half of High Plain (recorded from Environment Agency’s 2007 lidar data), add visual interest and perhaps additional strategic challenges. The park also has many magnificent specimen trees and natural groupings of species which have been well-utilised as strategic hazards and as visual backdrops or screens.
- 600 ASDU 2018a; 2018b; 2018c; *The Northern Echo* 19th February 2020 ‘Spectacular lost medieval chapel is unearthed at Auckland Castle’
- 601 The Landscape Agency 2011, 66; Purcell 2015, 15
- 602 The Landscape Agency 2011, 38, 57
- 603 ‘A Plan of the Park and Demesnes at Auckland Castle ... taken in 1772 by Jeremiah Dixon’, currently on loan with The Auckland Project from the Church Commissioners
- 604 The Landscape Agency 2012, 66, 84, and Plans J and L; Jecock and Taylor 2014, 8-10
- 605 ASDU 2020, 1-2; 5-16
- 606 Laurie 2001, 14; ASDU 2017a and 2017b
- 607 Pers. Comm. Robert McManners, 26 September 2019
- 608 1857 25-inch Ordnance Survey map (surveyed 1856)
- 609 This information is provided on a plaque on the front elevation of the building.
- 610 Richley 1872, 23-24
- 611 *Ibid*
- 612 The List entry also identifies an early 18th-century Greek frieze in a room to the second floor. The interior was not inspected as part of this survey.
- 613 This building is identified as nos. 46 and 47 Market Place on the List entry, although it is identified as nos. 47 and 48 on the building itself. The central passageway is shown on the 1897 Ordnance Survey map (surveyed 1896).
- 614 Patrick Parsons 2017, ‘Structural Report of Roof Structure at 47/48 Market Place, Bishop Auckland’. The roof would require further inspection to corroborate its date of construction.

- 615 Fair 1820, 51: Bishop Barrington purchased the vicarage for the incumbent of the Chapel of St Anne in about 1810.
- 616 'History of Bishop Auckland' Bishop Auckland Town Team, <http://bishopaucklandownteam.org/history-of-bishop-auckland/>, accessed 26 October 2020. Richard Bowser was a solicitor and landowner and is listed as occupying the property in the 1841, 1851, 1861 and 1871 Censuses for England and Wales.
- 617 Prior to the No. 9 Market Place becoming a school it was owned by the Hodgsons, a prominent family in the area. In 1851 (then numbered no. 10 Market Place), it was occupied by Margaret Hodgson 'landed proprietor' and in 1861 by Margaret and her nephew George Hodgson: Census for England and Wales 1851, Bishop Auckland, District 11b, page 5 and Census for England and Wales 1861, Bishop Auckland District 5, page 4. Margaret's father (also named George Hodgson) was Surveyor General to the Post Office, Northern District. Her brother William Hodgson also held this position and later became Deputy Lieutenant of Durham and Commissioner of Taxes: Walford 1860, 314.
- 618 Anon 1954, 36; 'Pictures: Bishop Auckland from *The Northern Echo* archives', *The Northern Echo*, 17 October 2016, from <https://www.thenorthernecho.co.uk/history/14806700.pictures-bishop-auckland-northern-echo-archives/>, accessed 16 December 2020
- 619 'Roper House' Durham University, from <https://www.dur.ac.uk/zurbaran/about/roper/>, accessed 29 October 2020
- 620 'Bishop Auckland regeneration gets underway with Roper House revamp', *The Northern Echo*, 25 June 2015, from <https://www.thenorthernecho.co.uk/news/local/southdurham/13354647.bishop-auckland-regeneration-gets-underway-roper-house-revamp/>, accessed 29 October 2020
- 621 ASDU 2017a and 2017b
- 622 *Ibid*, 1; 9
- 623 ASDU 2017b, 1-5
- 624 The landscaped area, with what appears to be an oval-shaped driveway for carriages, is shown on the 1857 Ordnance Survey map (surveyed 1856).
- 625 It was advertised for sale in 1885 upon the death of the owner Dr Hutchinson and was described as containing drawing, dining room, library, nine bedrooms, dressing room, bathroom, store closets, kitchen offices, coach house and stabling for three horses: *Yorkshire Post and Leeds Intelligencer* 7 February 1885, 4
- 626 *The Durham Chronicle* 9 March 1860, 8; *The Builder* 7 April 1860, 216-17; *The Durham Chronicle*, 31 October 1862, 8; Richley 1872, 156-7; Laurie 2001, 37. Johnson is often publicised as the architect who designed the building yet early sources suggest that Jones' designs were copied. Johnson, a local architect, was probably chosen as a result of cost, but he had also been involved in some high-profile buildings in Newcastle, Sunderland and Gateshead.
- 627 *The Durham Chronicle*, 31 October 1862, 8
- 628 The information is provided on a plaque inside the building.
- 629 *The Newcastle Guardian and Tyne Mercury*, 26 February 1848, 5

- 630 *The Durham Chronicle*, 11 September 1868, 4
- 631 DRO/UD/BA 432/109: building application for alterations and additions to Bank Premises Market Place, 1870. J D Thompson designed a number of churches and chapels across Bishop Auckland and does not appear to have been related to the larger family of Thompson architects.
- 632 *The Northern Echo*, 5 July 1875, 1; DRO UD/BA 432/114: building application for Auckland House (Doggarts'), 1871; Richley 1872, 55; Hutchinson 2005, 56
- 633 Richley 1872, 55; Hutchinson 2005, 56
- 634 'Reliving Doggarts in all its glory days', *The Northern Echo*, 22 June 2005, from <https://www.thenorthernecho.co.uk/news/6947971.reliving-doggarts-glory-days/>, accessed 7 August 2020
- 635 DRO UD/BA 432/114: building application for Auckland House (Doggarts'), 1871
- 636 Richley 1872, 55; Hutchinson 2005, 56; NHLE 1297567
- 637 *Ibid*, Laurie 2001, 45
- 638 NHLE 1297567
- 639 Laurie 2001, 26: it replaced a house built by Bishop Barrington and occupied by the headmaster of Bishop Auckland Grammar School, the Reverend Robert Thompson.
- 640 There is a photograph of the front of The Mount School dating to 1963 and a photograph of the rear including a sundial in the garden in 'Tales of school life', *The Northern Echo*, 17 February 2014, from <https://www.thenorthernecho.co.uk/history/11016236.tales-school-life/>, accessed 16 December 2020
- 641 Laurie 2001, 34
- 642 DRO UD/BA 432/761: building application for the rebuilding of the Queen's Head Hotel, Market Place, 1898
- 643 Laurie 2001, 14. In the 1950s the building to the west of the Queen's Head Hotel, occupied by Cherrett's printers, was demolished and the site was utilised as the hotel car park: Hutchinson 2015, 7.
- 644 Hutchinson 2015, 7; 'The past, present and future of Bishop Auckland Market Place buildings that are being transformed' *The Northern Echo*, 23 February 2017 <https://www.thenorthernecho.co.uk/history/15114143.past-present-future-bishop-auckland-market-place-buildings-transformed/>, accessed 22 March 2021
- 645 ASDU 2017a, 1
- 646 *Ibid*, 9
- 647 Laurie 2001, 22 shows a woodcut of the original Barrington School, which appears to be a three-storey, three-bay building with large windows and a central entranceway facing out onto the Market Place. The current structure is considerably larger.
- 648 Woods 1910, cited in Snowdon 2017, 73; and Snowdon 2017. Laurie 2001, 22 identifies that it was built on the site of Pollards Hall.

- 649 Hutchinson 2015, 8
- 650 *Ibid*; Laurie 2001, 98
- 651 Hutchinson 2015, 78; Laurie 2001, 39
- 652 Hutchinson 2015, 78
- 653 Planning applications for a residential development of 8 flats and 2 houses and an apartment block at 1-21 Silver Street, Bishop Auckland, were approved in September 1996. See <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZZRRAXE316&activeTab=summary>, accessed 28 January 2021. The former yards can be seen on the Ordnance Survey map 1897 25 inch (revised 1896).
- 654 'Auckland Tower, County Durham', Niall McLaughlin Architects, from <http://www.niallmclaughlin.com/projects/auckland-tower/>, accessed 11 February 2021; 'Auckland Tower opens to the Public', *The Northern Echo*, 21st October 2018, from <https://www.thenorthernecho.co.uk/news/16996677.auckland-tower-opens-public/>, accessed 11 February 2021; 'Hothouse towers: Auckland Castle's skyscraping revamp', *The Guardian*, 5 November 2019, from <https://www.theguardian.com/artanddesign/2019/nov/05/hothouse-towers-auckland-castles-skyscraping-pineapple-friendly-revamp>, accessed 11 February 2021
- 655 *Ibid*
- 656 Hutchinson 2005, 52; Hutchinson 2009, 4; Hutchinson 2015, 5; Laurie 1998, 14; Laurie 2001, 15
- 657 Hutchinson 2009, 28; Hutchinson 2015, 21; NHLE 1297549
- 658 'Bishop Auckland Remembers: Thousands Turn Out for Town's Poignant Commemorations', Bishop Auckland Town Council, from <https://bishopauckland-tc.gov.uk/2019/11/12/bishop-auckland-remembers-thousands-turn-out-for-towns-poignant-commemorations/>, accessed 22 December 2020; 'Bishop Auckland Food Festival kicks off with more than 150 stalls', *The Northern Echo*, 14 April 2019, from <https://www.thenorthernecho.co.uk/news/17571925.bishop-auckland-food-festival-kicks-off-150-stalls/>, accessed 26 January 2021
- 659 Ordnance Survey map 1897 25-inch (revised 1896)
- 660 Ordnance Survey map 1947 25-inch (revised 1939); Ordnance Survey map 1982 25-inch
- 661 'New Lease of Life for North Bondgate Car Park', The Auckland Project, 1 April 2016, from <https://www.aucklandproject.org/news/new-lease-of-life-for-north-bondgate-car-park/>, accessed 26 January 2021
- 662 *Daily Gazette for Middlesborough*, 19 July 1939, 6
- 663 Roberts 2008, 184-5; Clack 1983, 58-9; Gill 1976, 13
- 664 We are grateful to Richard Lister, director of Curious 12, for allowing us access to the building and for sharing a series of photographs taken during recent renovation works with us on 20 June 2019.
- 665 DRO UD/BA 432/960: building application for York House, 1903

- 666 Laurie 2001, 34; in the early 19th century the property was occupied by William Emm, secretary to several bishops of Durham; Pers. Comm. Barbara Laurie, 5 March 2021.
- 667 An earlier building is shown on the 1857 Ordnance Survey map (surveyed 1856) and the present structure on the 1897 Ordnance Survey map (revised 1896).
- 668 *The Durham County Advertiser*, 27 July 1866, 8; historic photographs of the church can be seen in Laurie 1998, 26; Hutchinson 2005, 53; Hutchinson 2009, 4
- 669 Ordnance Survey map 1962 25 inch
- 670 A building of the same plan can be first seen on the 1920 Ordnance Survey map 25-inch (revised 1915).
- 671 It was identified on a late 18th-century plan of the riverside as ‘The Common called The Batts’ with plots beside it described as ‘Garths, Orchards and Gardens behind Bondgate Street: DUL CCB MP 90a, ‘Plan of the banks of the Wear’. The 1844 tithe map calls the waterfront ‘Auckland Batts’: DUL CCB MP 98
- 672 Field 1993, 224: appearance of the ‘Butts’ name – when not applied to remnants of land in the open field cultivation systems – commonly denotes an area formerly use for practising archery, often on flat open ground beside rivers but also close to the town. These occurrences mostly relate to a requirement to install and maintain archery butts made by Henry VIII in 1515. Further up the River Wear are The Butts at Stanhope and The Batts at Frosterley.
- 673 1857 Ordnance Survey map (surveyed 1856); Hutchinson 2015, 3 and 78
- 674 Historic photographs of Wear Chare dating to *circa* 1908 and *circa* 1860 are printed in Hutchinson 2015, 39, which also show a water well part way on the eastern side; *Illustrated London News* 1863: an engraving showing a large gathering on The Batts includes useful views of the houses along Batts Terrace, the north end of Wear Chare, and the west end of Dial Sob Hill.
- 675 An engraved plaque set into the wall reads ‘1940 | BISHOP AUCKLAND U.D.C. | DIAL STOB PUMPING STATION | TAYLOR AND WALLIN | CIVIL ENGINEERS | NEWCASTLE ON [sic] TYNE’
- 676 It is labelled on the 1947 25-inch Ordnance Survey map (revised 1939), although a building of a similar footprint is shown on the 1857 Ordnance Survey map (surveyed 1856). DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868 to 1948, plans for the rebuilding of the Batts Mission were submitted by the Trustees and approved on 27 March 1934.
- 677 Planning applications for nos 1-3 Dial Stob Hill, Bishop Auckland, DL14 7QF were approved in September 2011. See <https://publicaccess.durham.gov.uk/online-applications/searchResultsBack.do?action=back>, accessed 26 January 2021
- 678 Jecock 2021
- 679 *Ibid*, 20-28
- 680 The opening of the road and bridge is commemorated on a sign on the south side of the viaduct.
- 681 Jecock 2021, 69-72

- 682 *Ibid*, 29-31
- 683 Gill 1976; Jecock 2021, 7-8
- 684 Rennison 2001; Hutchinson 2005, 5
- 685 Richley 1872, 96
- 686 *The Illustrated London News* 1863
- 687 The car park is first shown on the 1982 Ordnance Survey map 25-inch.
- 688 NHLE 1297559
- 689 'Diagnosing the Doctors Tunnel in Bishop Auckland', *The Northern Echo*, 10 January 2015, from <https://www.thenorthernecho.co.uk/history/11716138.diagnosing-doctors-tunnel-bishop-auckland/>, accessed 22 December 2020; 'Under doctor's orders in Bishop Auckland', *The Northern Echo*, 16 February 2015, from <https://www.thenorthernecho.co.uk/history/11791022.doctors-orders-bishop-auckland/>, accessed 22 December 2020
- 690 Laurie 2001, 36
- 691 1857 Ordnance Survey map (revised 1856). Census for England and Wales 1851, Bishop Auckland, District 11c, page 49
- 692 Census for England and Wales 1871, Bishop Auckland, District 2, page 4; *The Durham County Advertiser* 14 May 1875, 5
- 693 *Census for England and Wales* 1901, Bishop Auckland, District 2, page 10
- 694 We are very grateful to Sam Zair, owner of no. 10 Fore Bondgate, for allowing us access to his property and for showing us these features in June 2019.
- 695 Hutchinson 2015, 50
- 696 *Ibid*
- 697 Pers. Comm. Sam Zair, 6 June 2019
- 698 Laurie 2001, 14
- 699 DRO UD/BA 432/1186: building application for the Bay Horse Hotel, 1909
- 700 Roberts 2008, 184-5; Clack 1983, 58-9; Gill 1976, 13
- 701 Hutchinson 2005, 121; Hutchinson 2015, 71. The opening is commemorated by a plaque on the east side of the bridge.
- 702 These are first shown on the 1947 Ordnance Survey map 25-inch (revised 1937). They replaced a urinal shown on the 1920 Ordnance Survey map 25-inch (revised 1915) which stood further to the east, near to the police station.
- 703 NHLE 1210079
- 704 The eastern cottages are last shown on the Ordnance Survey map 1982 25-inch
- 705 The bay window is depicted on an undated historic photograph posted on the The History of Bishop Auckland Facebook group and is also shown on the 1857 1:500 Town Plan.

- 706 These buildings are both shown as double-fronted dwellings on the 1857 (surveyed 1856) Ordnance Survey 25-inch map. Nos. 27 to 29 were identified as a public house on the 1897 (revised 1896) Ordnance Survey 25-inch map
- 707 Laurie 2001, 36; Hutchinson 2015, 52; Ordnance Survey map 1897 (revised 1896) 25-inch
- 708 '1900s Town' Beamish: The Living Museum of the North, from <http://www.beamish.org.uk/explore-discover/1900s-town/>, accessed 22 December 2020
- 709 Planning applications for 1-17 Gainsborough Court, Bishop Auckland were approved in 1985 and 1987 by Durham City Council, from <https://publicaccess.durham.gov.uk/online-applications/searchResultsBack.do?action=back>, accessed 28 January 2021
- 710 Planning applications for 1-12 Clayton Court were approved in November 1984 by Durham County Council.
- 711 TCA ff.10v-11: 'Durham Church notes', with Gregory King's prospect of the Castle, Chapel and Town of Bishop Auckland, 1666
- 712 Hutchinson 2012, 8-9; Slack 2016, 6-7; *Post Office Directory* 1858, 633
- 713 Kelly 1914, 30. The dentist may have operated from the first floor only with a shop operating on the ground floor before the early 20th century.
- 714 The houses as shown as separate on the 1857 25-inch Ordnance Survey map. Alastair Coey Architects 2019, 10; DRO UD/BA 432/1206: proposed elevation of 25 Newgate Street with second-floor extension, designed by R B Thompson, 1909
- 715 *Daily Gazette for Middlesbrough*, 14 April 1893, 2 (the article includes further information on interior decoration); DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948; DRO UD/BA 432/309: Plans of the York City and County Bank, 1891; DRO UD/BA 432/870: Plans of the York City and County Bank, 1900
- 716 DRO UD/BA 432/309: Plans of the York City and County Bank, 1891
- 717 DRO UD/BA 432/765: Plans of the Yorkshire Penny Bank, 1898
- 718 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948; DRO UD/BA 434/896: Proposals for new front, Wright's Hotel, Newgate Street, 1901
- 719 Durham County Council 2014, 22
- 720 *The Northern Echo*, 14 July 1876, 3; DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948; DRO UD/BA 434/676: Plans for shops and public houses, Newgate Street, 1877
- 721 DRO UD/BA 434/676: Plans for shops and public houses, Newgate Street, 1877
- 722 DRO UD/BA 434/845: Plans for alterations to the Criterion Hotel, 1899. The proposed elevation within this set of plans shows that the ground floor was to consist of two large round-headed windows and a round-headed doorway and that the ground floor was to be faced with stone.
- 723 *The Northern Echo*, 12 January 1891, 4; Richley 1872, 55

- 724 *The Yorkshire Post and Leeds Intelligencer*, 15 August 1876, 2; DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948
- 725 Laurie 2001, 47
- 726 This photograph came from the Facebook 'The History of Bishop Auckland' group.
- 727 Kelly 1914, 27-28
- 728 DRO UD/BA 434/958: Proposals for Manners butchers, Newgate Street, 1903
- 729 *Ibid*
- 730 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948; DRO UD/BA 434/991: Proposals for Manners butchers, Newgate Street, 1904
- 731 DRO UD/BA 260: Bishop Auckland Building Control Indexes, 1905-25; Laurie 2001, 70; Kelly 1914, 30
- 732 Kelly 1914, 28
- 733 *Ibid*, 27-30
- 734 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948
- 735 *Ibid*
- 736 Richley 1872, 55; *The Northern Echo*, 12 January 1891, 4
- 737 DRO UD/BA 260 Bishop Auckland Building Control Indexes 1905-25; DRO UD/BA 434/1460: Proposed alterations for Burton's Tailors, 1922
- 738 DRO UD/BA 432/489 - Proposed plans for the Bishop Auckland Mechanics' Institute, as designed by R W Thompson, 1880; Coey 2019. The building includes its name and date across the front elevation.
- 739 *The Northern Echo*, 16 June 1875, 4; DRO UD/BA 432/312: Building application for Temperance Hall, 1875
- 740 DRO UD/BA 260: Bishop Auckland Building Control Indexes, 1905-25
- 741 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948
- 742 *Ibid*
- 743 *Teesdale Mercury*, 13 February 1856, 1
- 744 Laurie 2001, 29
- 745 A historic photograph in the *The Northern Echo* of 9 January 2018 shows that the building was at least one storey higher with a large round-headed window and narrower round-headed windows either side and a triangular pediment above.
- 746 DRO UD/BA 432/1361: Building application for proposed Picture House Arcade, 1914
- 747 *The Northern Echo*, 9 January 2018: 'See inside Bishop Auckland's 'lost cinema' where undiscovered remains have been found'; <https://www.thenorthernecho.co.uk/news/15814636.pictures-see-inside-bishop-aucklands-lost-cinema-undiscovered-remains-found/>, accessed 12 January 2021

- 748 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948
- 749 *Census for England and Wales 1871*, Bishop Auckland, District 1, page 12. William Gregory, butcher, is also listed as occupying premises at South Road in the 1861 census (*Census for England and Wales 1861*, Bishop Auckland, District 7, page 1). The buildings are not numbered in the 1851 and 1861 censuses making it difficult to identify occupants.
- 750 *The Durham County Advertiser*, 18 April 1902, 4; DRO UD/BA 432/961 – Building application for alterations to 59 and 60 Newgate Street, 1903
- 751 *Ibid*
- 752 An undated photograph of the demolition of Rossi's posted on the History of Bishop Auckland Facebook page.
- 753 DRO D/X 1520/268: photograph of a row of shops being demolished by workmen, Newgate Street, Bishop Auckland, 6 December 1971; Kelly 1914, 27
- 754 DRO UD/BA 432/538: Co-operative Stores, Bishop Auckland, 1882; DRO UD/BA 432/538: Co-operative Stores, Bishop Auckland, 1882; Readshaw 1910, 157; Coey 2019
- 755 Kelly 1914, 28; Bishop Auckland Town Trails, n.d.
- 756 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948
- 757 DRO UD/BA 434/1083: Proposals for two lock-up shops, Newgate Street, 1906
- 758 Woolies Buildings Then and Now <https://wooliesbuildings.wordpress.com/2018/07/31/bishop-auckland-store-116/>, accessed 10 March 2020
- 759 Laurie 2001, 78
- 760 Richley 1872, 145
- 761 *The Durham County Advertiser*, 17 November 1865, 8; Hutchinson 2005, 117; Laurie 2001, 109; Hutchinson 2015, 51; Laurie 2001, 57
- 762 Hutchinson 2005, 121
- 763 DRO D/X 1520/249: photograph of the foundations of a new ten storey building for the government, Tenter Street, Bishop Auckland, 30 September 1969. Attached: newspaper cutting concerned with the building of a 10 storey building in Bishop Auckland (Tenters Street)
- 764 Hutchinson 2005, 92; Laurie 2001, 74
- 765 NA WORK 13/466: Office of Works contracts, Middlemiss Brothers, 16 March 1911; *Ministry of Labour Gazette* volume 19 1911, 80
- 766 Dewell 1948, 52
- 767 It is labelled as Back Way on the 1947 Ordnance Survey map (revised 1939) and as Westgate Road on the 1962 Ordnance Survey map.
- 768 DRO UD/BA 434/1051: Proposals for alterations to the motor generator station, Back Way, 1905

- 769 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948. A second and third planning application suggest that the building was altered in 1923.
- 770 Kelly 1914, 31
- 771 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948; DRO UD/BA 434/1584: Plans for the Employment Exchange, 1925
- 772 'Mothercare shop collapses in Bishop Auckland', 15 September 2011 from <https://www.bbc.co.uk/news/uk-england-tees-14936196>, accessed 14 September 2020
- 773 For example, no. 25 Newgate Street has lost its pediment, and nos. 50, 52 and 54 Newgate Street and no 75 (former King's Cinema) have been reduced in height by one storey
- 774 Hutchinson 2005, 121
- 775 Laurie 2001, 73
- 776 Laurie 1998, 2-3
- 777 'Finding the Flintoffs who have a street named after them in Bishop Auckland', *The Northern Echo*, 13 October 2019, from <https://www.thenorthernecho.co.uk/history/1763155.finding-flintoffs-street-maed-bishop-auckland>, accessed 14 February 2021
- 778 Gill 1976, 42
- 779 *The Era*, 22 October 1892, 11; Kelly 1914, 21
- 780 DRO/UD/BA 432/90: building application for the Mitre Hotel, 1868
- 781 *Ibid*
- 782 Hutchinson 2009, 7
- 783 Laurie 1998, 61: recollections of Colin Gaskins
- 784 Laurie 2001, 27; NHLE 1196578
- 785 The original plans were submitted on 18 October 1899, DRO/UD/BA 432/846 and the amended plans were submitted on 5 December 1899 DRO/UD/BA 432/850. Frank Martin's death date is currently unknown, despite searches of the RIBA biographical files, censuses and indexes. He is, however, listed as an architect based in Darlington in 1909.
- 786 Hutchinson 2018, 6
- 787 A historic photograph of the Kings Head Hotel dating to the early to mid-20th century is printed in Laurie 1995, 39
- 788 Laurie 2001, 112; also includes a short oral history relating to the pub
- 789 Pers. Comm., the owners at the time of survey, 29 August 2019
- 790 'Company History', T Manners and Sons Ltd, from <https://manners.co.uk/about-us/company-history/>, accessed 30 November 2020
- 791 'G Stephenson (Builders & Contractors) Limited'. North East Check, from <https://www.northeast-check.com/uk/00505911/gstephensonbuilders-contractorslimited>, accessed 14 January 2021. The company was incorporated on 25 March 1952.

- 792 DRO UD/BA 432/999: building application for the extension of Lingford and Gardiner works in Railway Street and Chester Street, 1868
- 793 As shown on the 1947 Ordnance Survey map (revised 1939) and 1962 Ordnance Survey map.
- 794 *Ibid*
- 795 As shown on the 1962 Ordnance Survey map.
- 796 Juvenile Instruction Centres, formerly known as Juvenile Unemployment Centres, were established by Local Education Authorities after the First World War to provide education and instruction for young persons between 14 and 18 years: 'Board of Education, Technical Branch, Local Education Authority Unemployment Centres, later Juvenile Instruction Centres, Files', The National Archives, from <https://discovery.nationalarchives.gov.uk/details/r/C6844>, accessed 24 November 2020
- 797 Hutchinson 2005, 91; 'Theatre that had more than its fair share of off-stage drama', *The Northern Echo*, 10 October 2007, 24-5; 'Now a bingo hall, the foundation stone for Bishop Auckland's Hippodrome was laid by Sir Anthony Eden's father', *The Northern Echo*, 28 November 2018, from <https://www.thenorthernecho.co.uk/history/17261694.now-bingo-hall-foundation-stone-bishop-aucklands-hippodrome-laid-sir-anthony-edens-father/>, accessed 9 November 2020; *Kinematograph Weekly*, 6 January 1921, 205
- 798 'There's mortar bricks than meet the eye', *The Northern Echo*, 14 July 2008, from <https://thenorthernecho.co.uk/news/3206104.mortar-bricks-meets-eye/>, accessed 3 November 2020
- 799 DRO UD/BA 432/1210: building application for the Olympia Skating Rink, 1909. The garage is shown on the 1920 Ordnance Survey map (revised 1915) and the billiards hall on the 1947 Ordnance Survey map (revised 1939).
- 800 'Former church may face demoltion', *The Northern Echo*, 21 January 2001 from <https://www.thenorthernecho.co.uk/news/7119764.former-church-may-face-demolition/>, accessed 1 October 2020
- 801 No. 38 is now a holiday home known as The Old Nags Head
- 802 PA HL/PO/PU/1/1747/21G2 - Public Act, 21 George II, c. 5 Act for repairing the road between Bowes and Sunderland Bridge, 1747. The name Gib Chare is applied on the 1857 Ordnance Survey map for the full length running from Newgate Street. By the publication of the 1897 Ordnance Survey map the road was renamed Durham Chare and by the publication of 1920 Ordnance Survey map, the road was partly named Durham Chare and partly Gib Chare. Today the two parts of the road are named Durham Chare and Durham County Council has recently added new signage to this effect.
- 803 Kirby 1971, 22
- 804 Some of the houses on the north side of Durham Chare were lost between the publications of the 25-inch 1962 Ordnance Survey map and the six-inch 1979 edition. Further demolition took place in the 1980s when a new road connected Kingsway with Durham Road in the north.
- 805 Land was obtained by compulsory purchase for the extension of Kingsway in 1977: Newcastle Journal 16 November 1977, 12. The Kingsway extension to the north of Durham Chare is not depicted on the 1:10,000 Ordnance Survey map published in 1982, but is shown on the 1989 edition.

- 806 Lloyd, C 'Journey along the 'chares' of Bishop Auckland', *The Northern Echo*, 28 January 2017: <https://www.thenorthernecho.co.uk/history/15055293.journey-along-chares-bishop-auckland/>, accessed 9 March 2020. The road running alongside the river called 'The Dell' is depicted on the 1857 Town Plan with a small building labelled as 'Dye house'. The road eventually became a footpath leading to South Church Road – this arrangement remains today.
- 807 The name Gib Chare is applied on the 1857 Ordnance Survey map for the full length running from Newgate Street. By the publication of the 1897 Ordnance Survey map the road was renamed Durham Chare and by the publication of 1920 Ordnance Survey map, the road was partly named Durham Chare and partly Gib Chare.
- 808 Pers. Comm. Barbara Laurie, 27 February 2021
- 809 *Newcastle Courant* 2 January 1762, 3; DRO PA HL/PO/PU/1/1747/21G2 - Public Act, 21 George II, c. 5 Act for repairing the road between Bowes and Sunderland Bridge, 1747; Jecock 2021, 32-7
- 810 *The Durham County Advertiser*, 1 June 1822, 1
- 811 DUL DDR/EA/TTH/1/17: Bishop Auckland Township Tithe Map, 1844 (surveyed 1839); Ordnance Survey 1857 (surveyed 1856) Town Series 1:500 Town Map
- 812 Pers. Comm. Barbara Laurie 8 March 2021. Laurie explained that there are deeds for the house dating to the 15th century, although the fabric of the building appears from an external inspection to be later.
- 813 DUL DDR/EA/TTH/1/191: Pollards Lands Township, 1845 (surveyed 1844)
- 814 Ordnance Survey 1857 (surveyed 1856) Town Series 1:500 Town Map
- 815 Ordnance Survey 1897 (revised 1896), County Series 25-inch, Durham XLII.2
- 816 Ordnance Survey 1920 (revised 1915), County Series 25-inch Durham Sheet XLII.2. The Kingsway extension to the north of Durham Chare is not depicted on the 1:10,000 Ordnance Survey map published in 1982, but is shown on the 1989 edition.
- 817 *Census for England and Wales* 1891, Bishop Auckland, District 1
- 818 DRO UD/BA 434 Bishop Auckland Building Control Indexes 1868-1948
- 819 Victoria Avenue is first used on the 1947 Ordnance Survey map (revised 1939) for the section to the east of Kingsway; the section to the west between Newgate Street and Kingsway remained Victoria Street in 1962, but is now also Victoria Avenue.
- 820 DRO UD/BA 434 Bishop Auckland Building Control Indexes 1868-1948
- 821 *Ibid*
- 822 'There's mortar bricks than meets the eye', *The Northern Echo*, 14 July 2008: <https://www.thenorthernecho.co.uk/news/3206104.mortar-bricks-meets-eye/>, accessed 3 November 2020
- 823 *The Northern Echo* 18 February 1886, 3. Labelled as the YMCA on the 1962 Ordnance Survey map 25-inch
- 824 *The Northern Echo* 18 February 1886, 3
- 825 *South Durham and Cleveland Mercury*, 31 March 1877, 6

- 826 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948; Kelly 1914, 21; DRO UD/BA 432/517: Building application for Young Men's Church Institute, 1881
- 827 Hutchinson 2005, 126. Pers. Comm. Barbara Laurie, 27 February 2021: Laurie claims that Boundary Court was built by the club to fund the separation of the football and cricket club.
- 828 Ordnance Survey 1962, National Grid Series 1:2,500
- 829 Slater 1855, 6; Kelly 1914, 25; Laurie 2001, 40
- 830 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948
- 831 Sometimes known as the Laurel Building, after former pupil Arthur Stanley Jefferson 1890-1965 whose stage name was Stan Laurel. Jefferson only attended the school very briefly and the attachment of the name to the building is considered inappropriate by some residents.
- 832 DRO UD/BA 434: Bishop Auckland Building Control Indexes 1868-1948; Kelly 1914, 25
- 833 'Former school fire in Bishop Auckland was "started deliberately": *The Northern Echo*, 22 December 2013: <https://www.thenorthernecho.co.uk/news/10894106-former-school-fire-bishop-auckland-started-deliberately/>, accessed 2 November 2020. 'Stan Laurel's old school in Bishop Auckland being converted', *The Northern Echo*, 29 December 2020: <https://www.thenorthernecho.co.uk/news/18973056-stan-laurels-old-school-bishop-auckland-converted/>, accessed 26 January 2021.
- 834 Laurie 2001, 68
- 835 Durham County Council Planning Application 8/CMA/3/58/CAC: Demolition of existing school building and erection of replacement school building, provision of associated play/sports facilities and parking, and alterations and refurbishment of listed building, King James I Comprehensive School, South Church Road, Bishop Auckland, 2013
- 836 DRO UD/BA 434: Bishop Auckland Building Control Indexes, 1868-1948; Kelly 1914, 25; Archaeo-Environment 2013, 22-3
- 837 Durham County Council Planning Application DM/19/03733/FPA: 16 no. bungalows, partial demolition of Former King James I Grammar School and construction of 12 no. apartments retaining front facade including alterations to listed boundary wall, The Laurel Building, South Church Road, Bishop Auckland DL14 7JU. 2019
- 838 Since 2007, a large number of specialist assessment reports relating to the castle buildings and landscape park have been produced or commissioned by the key stakeholders to ensure that any works and decisions at the castle and park could be informed by a thorough understanding of the site, its significance and its vulnerabilities. These include Beau Veritas 2008; Alan Baxter & Associates LLP 2011; The Landscape Agency 2012; Smiths Gore 2014; and Purcell 2015.
- 839 DCC 2014, 13
- 840 Alastair Coey Architects 2019a; 2019b; 2019c

- 841 TAP Archaeological Research Framework, unpublished draft document, current version dated 30/03/2020; also see objectives laid out in Petts and Gerrard 2006: The North-East Regional Research Framework for the Historic Environment (NERRF)
- 842 These are sensitively conceived community engagement projects. *Social Haunting* worked closely with Woodhouse Close Community Centre to open conversations with give voice to marginalised section of the local community, and to open conversations on difficult aspects of the town's more recent history. *Ghost Lines* refers to the disused railway routes that run through areas in and around Bishop Auckland and rural County Durham, and is a schools project run by TAP. Information taken from an unpublished interim note for the two projects, written by TAP 3 February 2020.
- 843 Gill 1976, 51-2
- 844 TAP Archaeological Research Framework, unpublished draft document, current version dated 30 March 2020; a number of research excavation and projects run between TAP and Durham University are on-going, while many ideas coming out of these are still embryonic they have potential to add greatly to our understanding of the castle and park; Durham University is also currently overseeing several PhD students looking at topics related to the history of the town and the bishops of Durham.
- 845 The bishops of Durham, either directly or through the community of St Cuthbert, were present in Aucklandshire since at least the late 10th century: Roberts 2008, 151-87; also see the early medieval evidence section of the Historical Background section of this report
- 846 Cox 1738, 611
- 847 Smith et al 2017, 287-8
- 848 A notable survival is the Post Chaise at no. 36 Market Place and the former Shepherd's Inn (the town's assembly rooms in the 18th and early 19th century), now divided into two properties at nos. 10 and 11 Fore Bondgate.
- 849 Including nos. 23 (former Marks and Spencer), no. 25 (former McIntyre's), no. 102 (former Finlay's jewellers) and nos. 103 and 105 (both formerly occupied by Gregory's butchers) and no. 36 and no. 51 Fore Bondgate. No. 105 Newgate Street the colourful tiles and steel rails for moving the meat around the shop provide important and tangible evidence for the function of the premises.
- 850 No. 69 and no. 86 Newgate Street and nos. 35 and 37 High Bondgate
- 851 No. 51 Fore Bondgate, no. 17 North Bondgate and no. 45 and 47-48 Market Place
- 852 For example no. 5 Market Place, now the Stanley Jefferson public house, and The Elms on Silver Street
- 853 Jecock 2021, 2
- 854 Comment taken from an unpublished interim note for the *Social Haunting* community history project, written by TAP 3 February 2020

APPENDIX 1: AERIAL PHOTOGRAPHY OF BISHOP AUCKLAND

Sally Evans

Post-war photography: 1945–1950

Google Earth has the earliest photographs available for the Bishop Auckland project area, dated to 1945. This mosaicked dataset is of low resolution and therefore difficult to use for survey purposes, although large-scale features are visible. The earliest photographs of the area that are held in the Historic England Archive are a RAF vertical sortie taken in the summer of 1946. The archive does not hold the film for these prints so therefore, only scans or laser copies of the original printed material are available. However, these large-scale photographs usefully reveal relatively small and ephemeral features including Second World War air raid shelters adjacent to King James I Grammar School and King James I Grammar Lower School, on South Church Road, now the site of the King James I Academy.

Aerofilms Ltd photographed Bishop Auckland on 17 May 1947 and produced four striking oblique images focused on Auckland Castle, taken from a variety of viewpoints. As well as highlighting the impressive architecture of the castle, the images reveal the formal gardens and large walled garden, the latter with extant glasshouses (*see* Figures 43 and 91). Details of the town are also visible and show a busy market day with scores of stalls erected on Market Place and the surrounding streets full of parked charabancs and cars. The resolution of these images is high and provides considerable potential for illustrative material for future publications.

Vertical photographs taken on a clear day during May 1948 provide excellent views of the plan of the town and it is possible to identify individual buildings with clarity. A series of low-level RAF stereo oblique photographs taken in July 1948 and May 1949 also cover the project area. However, as these oblique images are taken from the southern end of the town, areas to the north are always in the background and any north-facing building façades are never visible. The oblique and vertical photographs provide excellent illustrative material for many buildings in the town as well. Highlights include views of the North Eastern Railway line and sidings which flanked the west of the HAZ project area, prior to its conversion to a road. The images reveal the original plans of other parts of the town that have since been redeveloped such as the area between Newgate Street, Tenters Street, and High and Fore Bondgate. The photographs show reasonably clear views of lost buildings including traditional terraced houses, the Edgar Memorial Hall and the Art Deco Odeon cinema (formerly the Majestic), though none close-up. These vertical photographs from May 1948 also capture the recent demolition of the air raid shelters, visible as a white area north of King James I Grammar School.

Aerofilms returned to Bishop Auckland on 18 October 1950, but this time focused on an industrial property, Gaunless Roller Flour Mills, operated by Ferens Brothers Ltd (*see* Figure 28). The images show the mill and workers' cottages (since demolished) which were located immediately adjacent to Gaunless Bridge. The photographs are of exceptional clarity with lovely visual details such as two workers stood outside looking up at the plane and an advertising hoarding on the side of the mill building reads 'Driving, Cycling, Walking. Mind how YOU go!'. The mill buildings were demolished in 1969, following a serious fire.

Post-war photography: 1951–2018

The last available RAF vertical sorties were taken in September 1958. They are good-quality images but somewhat hampered by heavy shadow. They may still be useful for analysing changes to the built environment. A limited number of Ordnance Survey photographs taken in 1952 and 1968 do not provide coverage of the centre of the town.

Meridian Airmap Ltd (MAL) prints provide vertical coverage dating from 1970, 1974, 1976 and 1977. Though much of this imagery avoids the core of the town, the occasional photograph gives some coverage towards the edge of the frame. For example, a MAL photograph taken in April 1976 shows The Batts area clearly. Ordnance Survey vertical photographs are also available for the years 1973 and 1977, with the images taken in July 1973 offering excellent views of the project area. These photographs highlight some changes to the town, including the creation of a large number of car parks and the related demolition of buildings and road layout changes. They also reveal The Willows housing estate under construction in the area formerly occupied by Gaunless Roller Flour Mills.

Ordnance Survey vertical coverage continues into the 1980s and 1990s, revealing gradual infilling, demolition and replacement of a number of buildings in the town. The most significant changes over this period include the conversion of the NER railway line into a road (part of the A689), visible on photographs taken in May 1980. Secondly, the construction of the Bishop Auckland bus station on Saddler Street (north of Tenters Street), visible on photographs taken in March 1986, and finally the construction of the Newgate Shopping Centre, visible on photographs taken in June 1989. These changes transformed the layout of this part of the town.

There is a limited amount of specialist oblique photography taken of Bishop Auckland, held by the Historic England Archive. There are two Cambridge University Collection of Aerial Photography (CUCAP) photographs of Bishop Auckland Castle, taken in July 1953. Though these photographs are ineligible for reproduction they can be viewed at the Historic England Archive. Aerofilms Limited took the first colour image of Bishop Auckland in May 1984, a single photograph looking north-east across the cricket ground. There are a small number of images focusing on the Newton Cap viaduct taken in March 1985, September 1991 and again in May 2001. The flight in May 2001 also resulted in a series of photographs taken of Auckland Castle and Park as well as views looking east along North and Fore Bondgate towards the Town Hall and the Castle.

In October 2018 new oblique aerial photography was taken by Historic England in advance of work commencing on the Bishop Auckland HAZ. These up-to-date images provide excellent illustrative material and may provide useful information on individual buildings, particularly those with access issues. A number of these photographs have been used to illustrate the HAA report.

APPENDIX 2: LIDAR AND HISTORIC ORDNANCE SURVEY MAPS

This final section presents the digital surface model for Auckland Castle Park, derived from Environment Agency lidar data captured in June 2007 and visualised by Historic England in 2019 (see Methodology: Aerial mapping and investigation), as well as extracts from the 1st and 2nd edition Ordnance Survey maps covering the HAA study area. They have been reproduced at 1:5000 scale for Auckland Castle Park (covering CA1) and at 1:2500 scale across the town (covering CA2 to CA5), and all are on A3 landscape.

Each historic map sheet includes the HAA study area shaded in pale blue, the individual character areas outlined in darker blue, and the UK 1km National Grid marked in red.*

For Character Area 1 (Auckland Castle Park, also see Figure 192):

Figure 188: Lidar 1m digital surface model (DSM) for Auckland Castle Park, reproduced at 1:5000 on A3

Figure 189: Extract from the 1857 Ordnance Survey 25-inch map (surveyed 1856) covering Auckland Castle Park, reproduced at 1:5000 on A3

Figure 190: Extract from the 1897 Ordnance Survey 25-inch map (revised 1896) covering Auckland Castle Park, reproduced at 1:5000 on A3

For Character Areas 2 to 5 (Bishop Auckland's historic town centre)

Figure 191: Extract from the 1857 Ordnance Survey 1:500 Town Plan (surveyed 1856) covering the northern part of the urban study area, reproduced at 1:2500 on A3

Figure 192: Extract from the 1857 Ordnance Survey 1:500 Town Plan (surveyed 1856) covering the north-eastern part of the town and the south-western part of Auckland Castle Park, reproduced at 1:2500 on A3

Figure 193: Extract from the 1857 Ordnance Survey 1:500 Town Plan (surveyed 1856) covering the southern part of the urban study area, reproduced at 1:2500 on A3

Figure 194: Extract from the 1857 Ordnance Survey 25-inch map (surveyed 1856) covering the northern part of the urban study area, reproduced at 1:2500 on A3

Figure 195: Extract from the 1857 Ordnance Survey 25-inch map (surveyed 1856) covering the southern part of the urban study area, reproduced at 1:2500 on A3

Figure 196: Extract from the 1897 Ordnance Survey 25-inch map (revised 1896) covering the northern part of the urban study area, reproduced at 1:2500 on A3

Figure 197: Extracts from the 1897 Ordnance Survey 25-inch map (revised 1896) covering the southern part of the urban study area, reproduced at 1:2500 on A3

* It should be noted that the character area boundaries (blue outlines) correlate to the modern Ordnance Survey map vector data, and so in places appear slightly mismatched with the historic maps. Also, the Ordnance Survey 1:500 Town Plans exclusively captured urban centres and so give only partial coverage of the HAA study area.

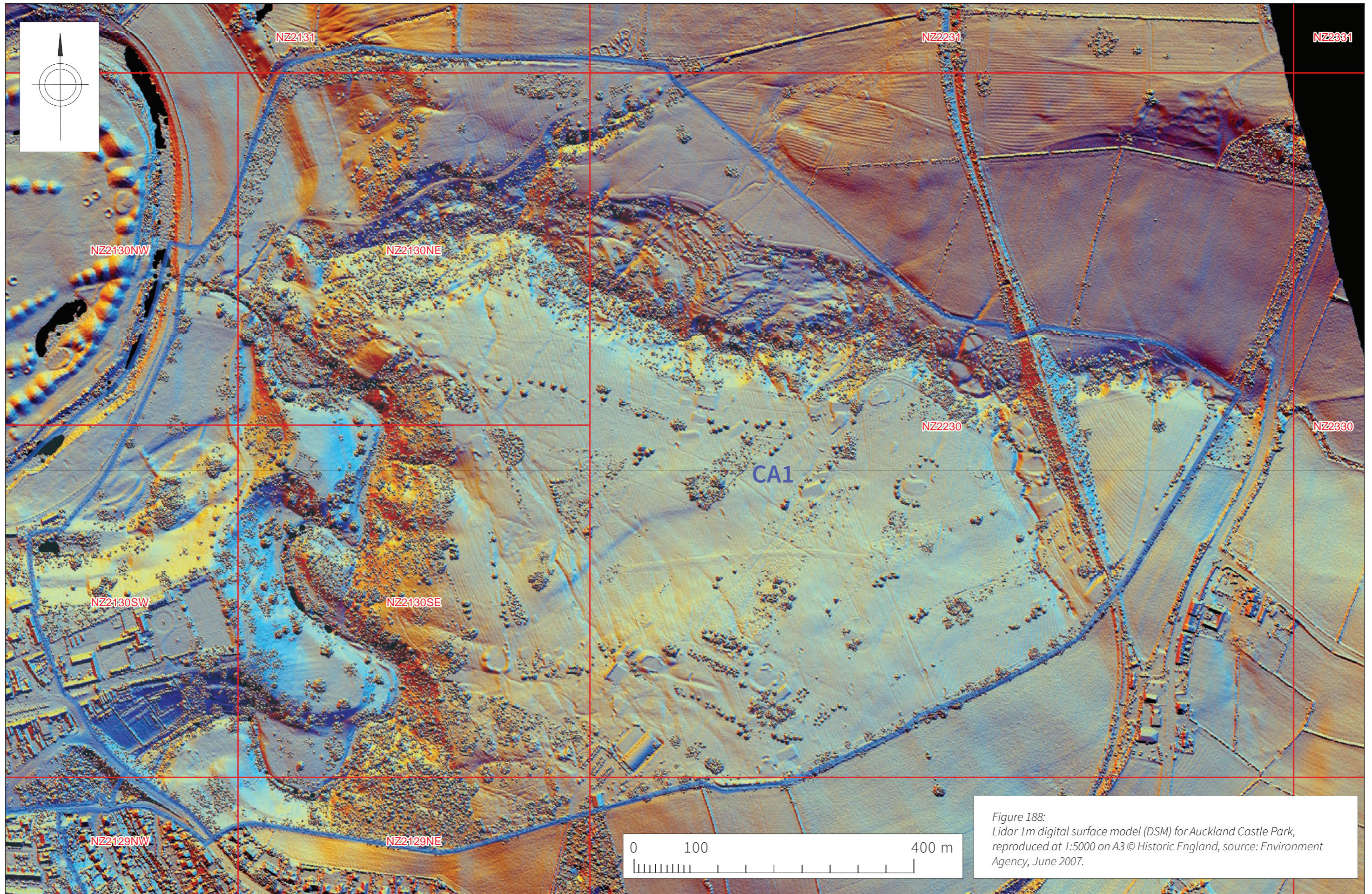


Figure 188:
 Lidar 1m digital surface model (DSM) for Auckland Castle Park,
 reproduced at 1:5000 on A3 © Historic England, source: Environment
 Agency, June 2007.

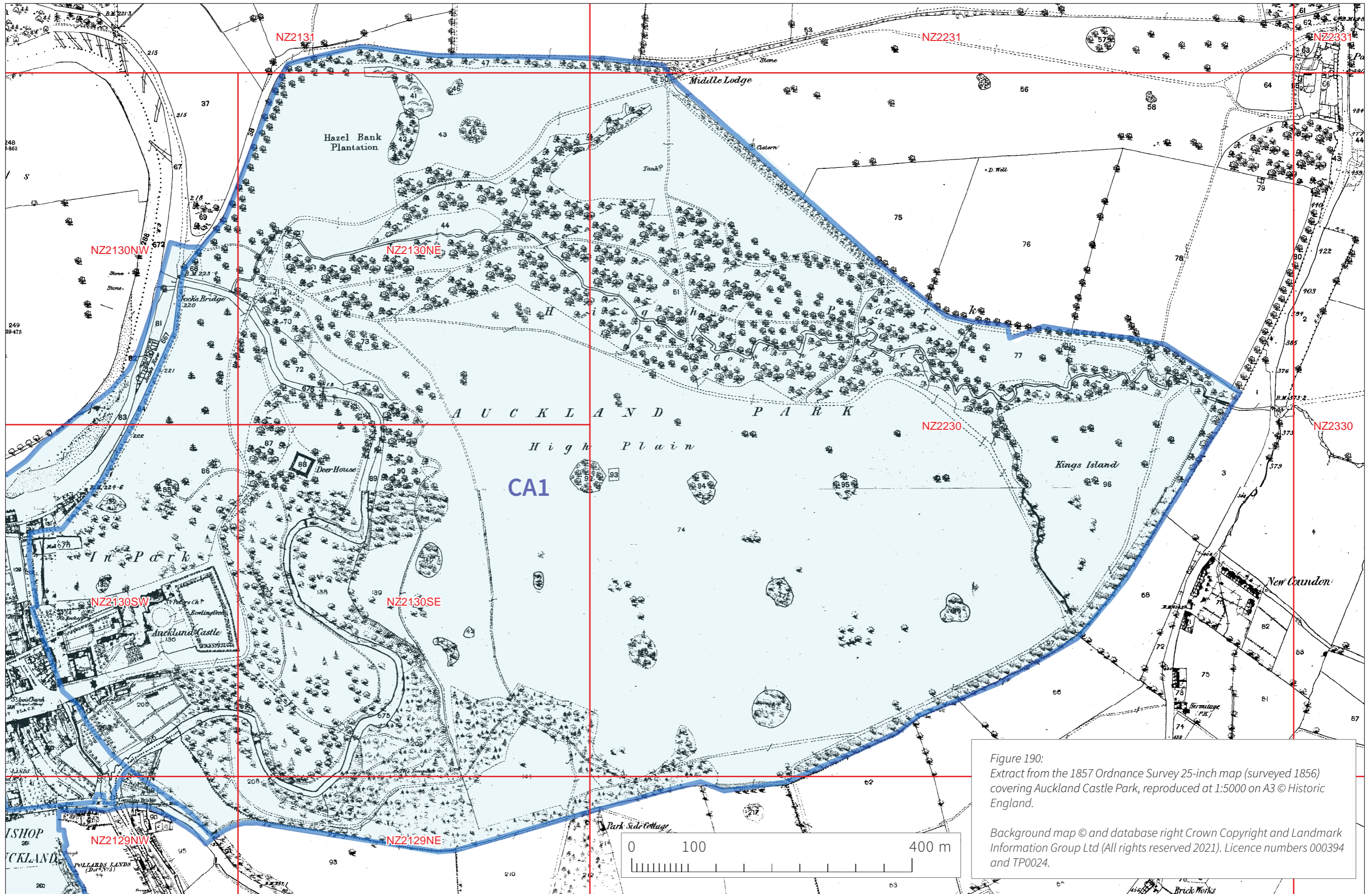


Figure 190:
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 covering Auckland Castle Park, reproduced at 1:5000 on A3 © Historic
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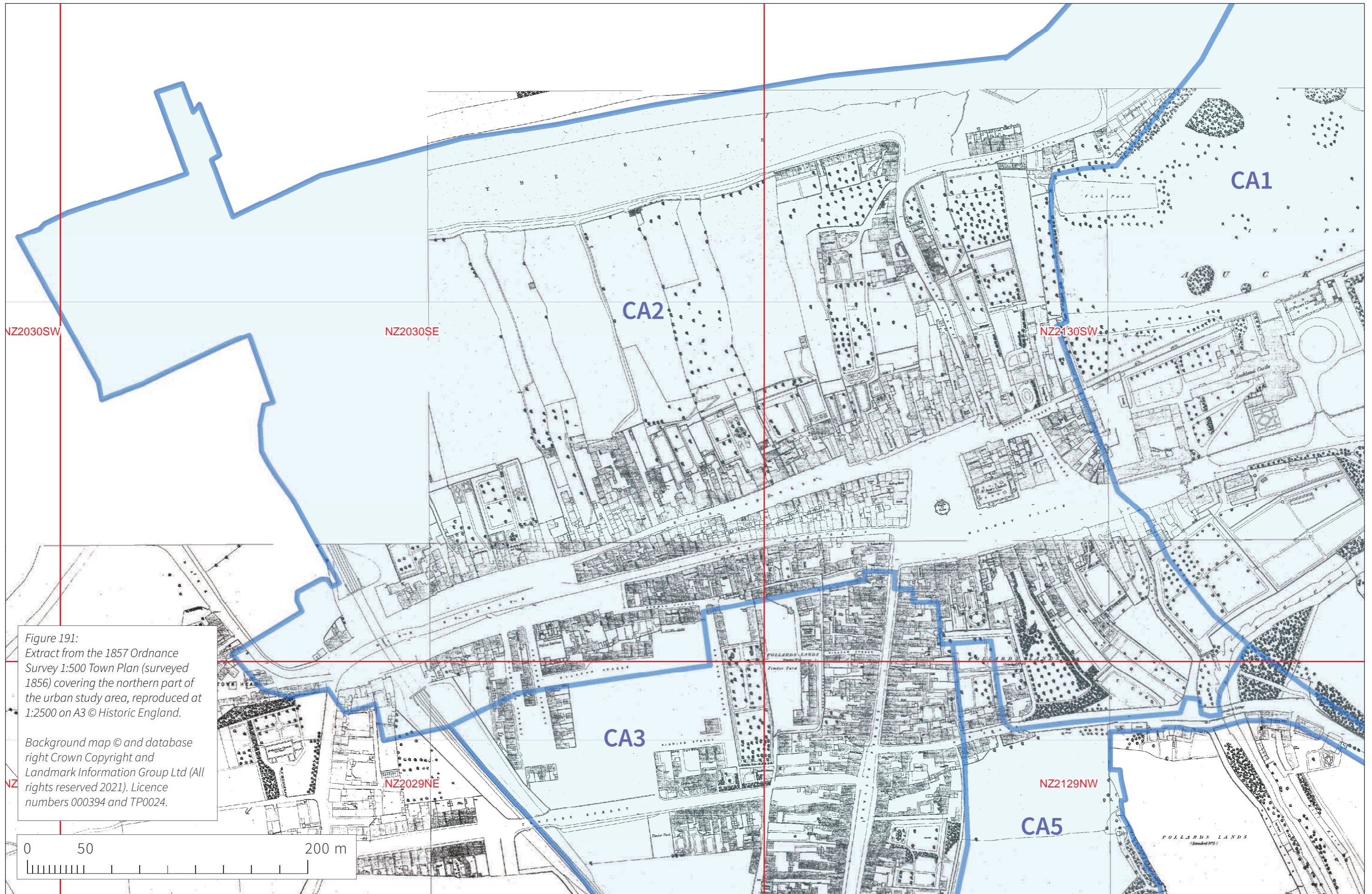


Figure 191:
 Extract from the 1857 Ordnance
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 1856) covering the northern part of
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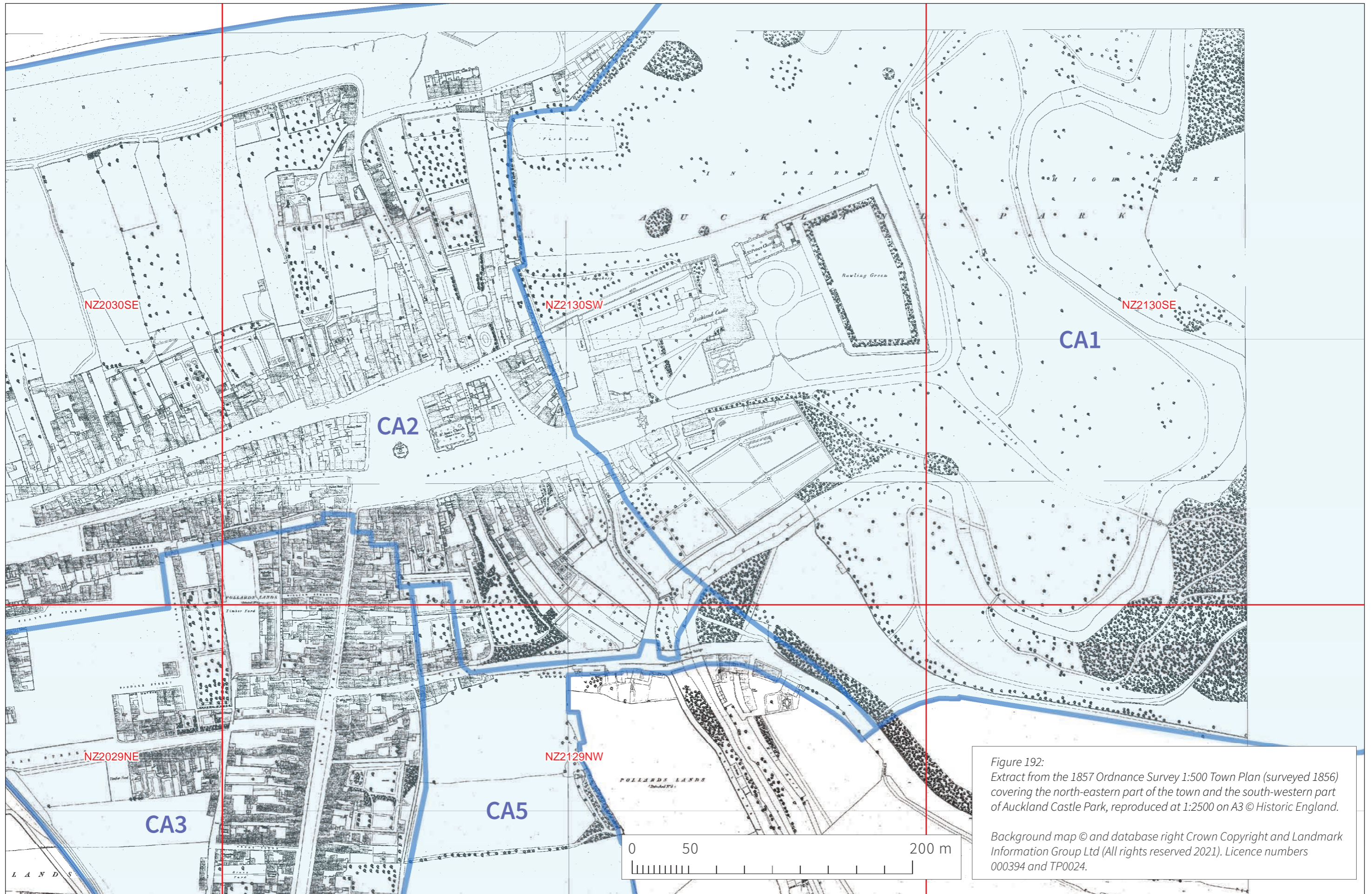


Figure 192:
 Extract from the 1857 Ordnance Survey 1:500 Town Plan (surveyed 1856)
 covering the north-eastern part of the town and the south-western part
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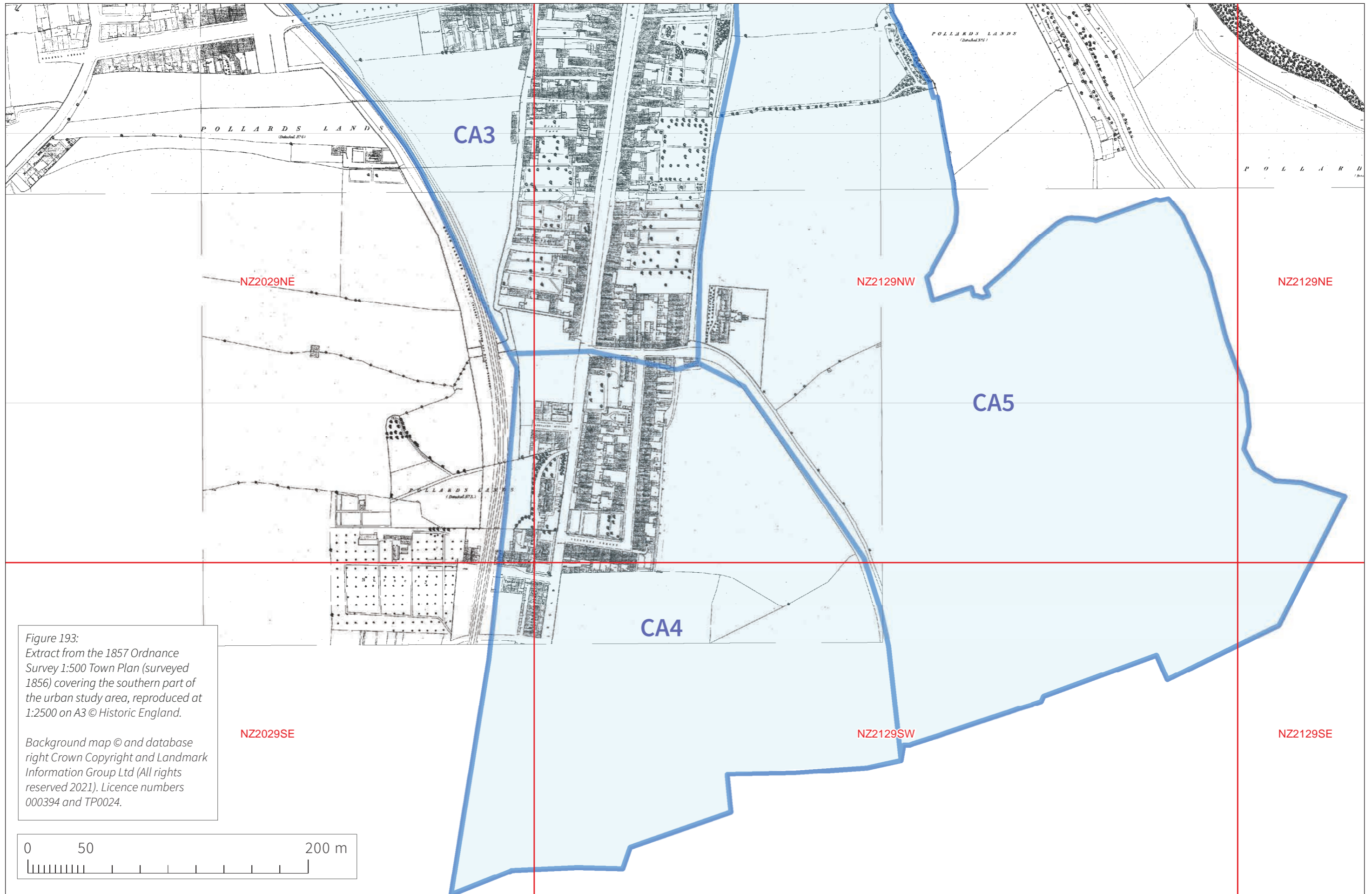


Figure 193:
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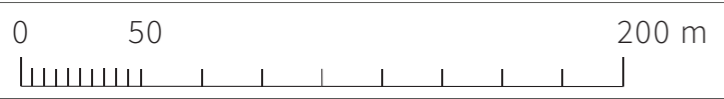




Figure 194:
 Extract from the 1857 Ordnance
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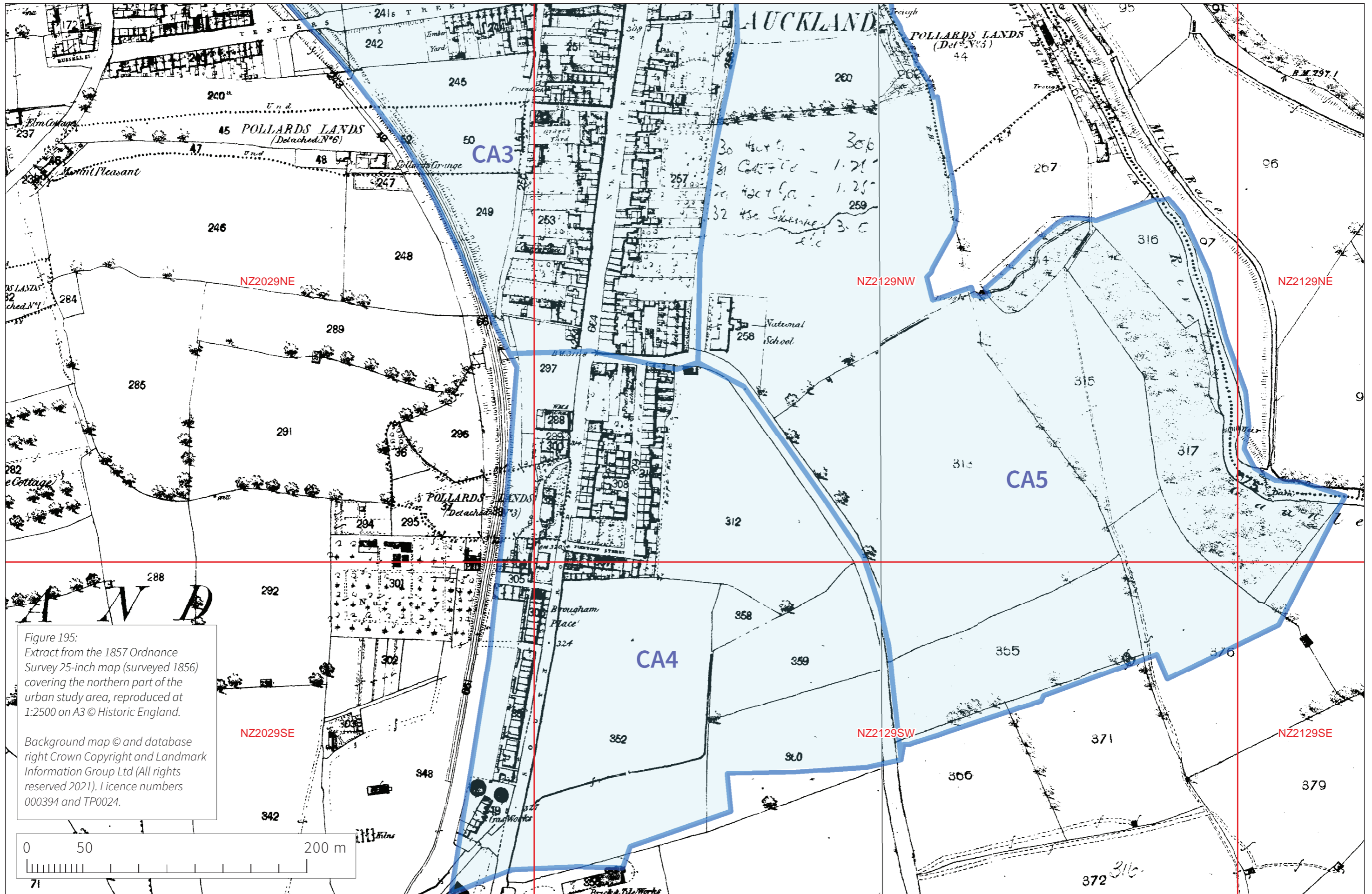


Figure 195:
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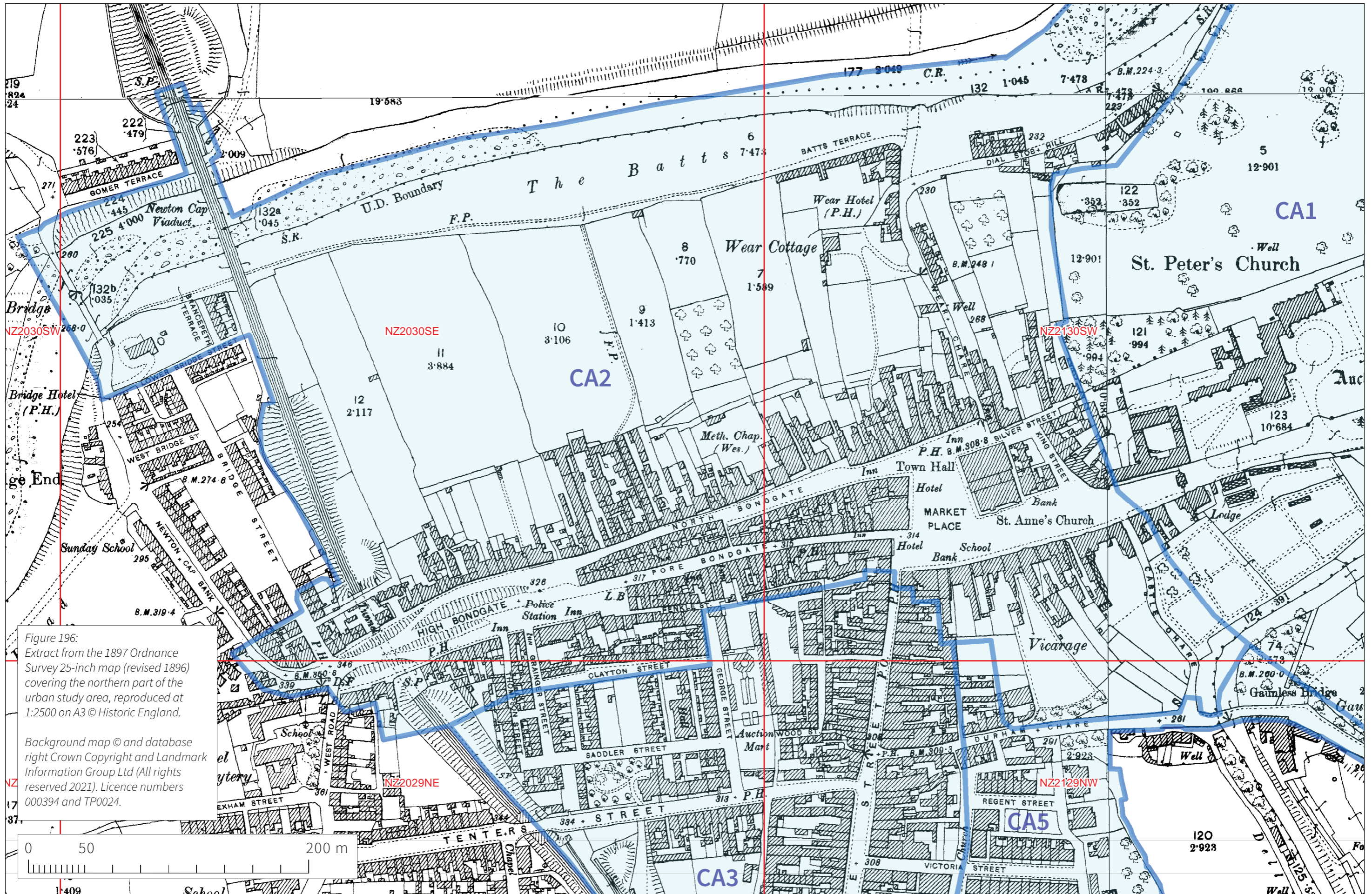


Figure 196:
 Extract from the 1897 Ordnance
 Survey 25-inch map (revised 1896)
 covering the northern part of the
 urban study area, reproduced at
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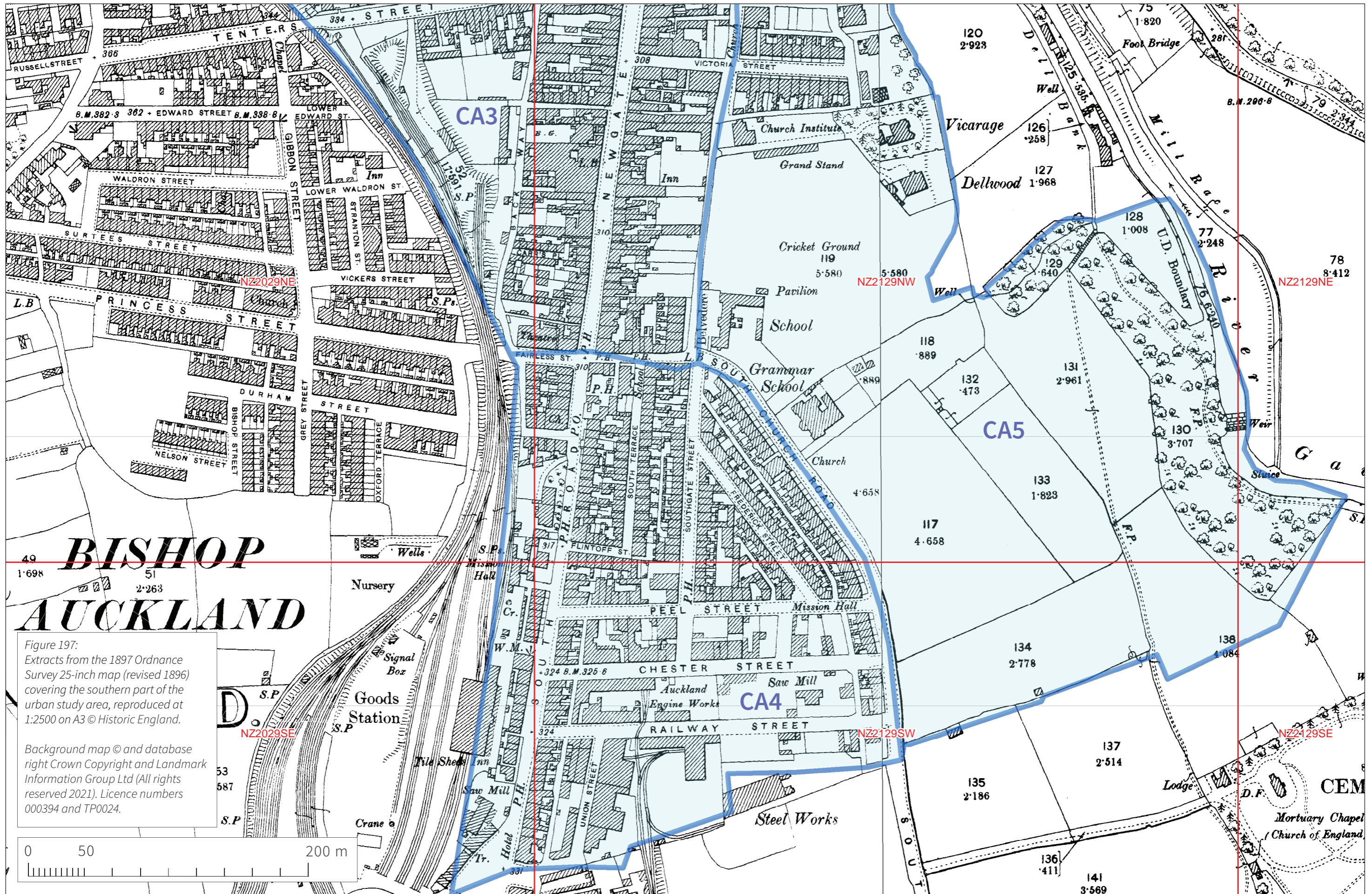


Figure 197:
 Extracts from the 1897 Ordnance
 Survey 25-inch map (revised 1896)
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