

Project:	Written Scheme of Investigation,
Site/Property:	Hallgarth Manor House,
Address:	Pittington, County Durham,
Postcode:	DH6 1AB,
OS NGR:	NZ 32820 43751,
Date:	December 2023
Client:	GW Architectural Ltd
Planning Application:	pre-app
OASIS ID:	greenman1-tba
Sitecode:	HMH23



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1 Introduction

1.1 This document constitutes a Written Scheme of Investigation (WSI) by Green Man Archaeology for an archaeological watching brief at Hallgarth Manor Hotel, Pittington, County Durham, DH6 1AB (NZ 32820 43751). Green Man Archaeology were commissioned by GW Architectural Ltd on behalf of RC Hotel Management Ltd to provide a WSI for this project.

1.2 The archaeological work will involve archaeological observation and recording of the topsoil stripping and groundworks, excavation and recording of any archaeological remains of interest exposed, and reporting on the work, including, as appropriate, publication of any significant findings.



Site Location Plan. Showing location of the potential development area (red polygon).
Image data: OpenStreetMap contributors ©2023.

1.3 Development Proposal. Hallgarth Manor Hotel (NHLE **1120732** HER **36008**) is Grade II-listed and requires regular maintenance and upkeep to conserve it as a designated heritage asset. The proposed

development is an enabling development intended to secure the future conservation of the listed building. Repair work is required on the historic fabric of Hallgarth Manor Hotel and funding must be secured to implement these works. The sustainability of the building is dependent on capital investment and an increase in room rates. To this end, the facilities are being upgraded by the creation of a new spa (planning already granted under separate application), converting the existing function room to ensuite bedrooms, converting the dilapidated outbuilding into new rooms, creating a new access road to the hotel primary vista, and 8 (eight) sympathetically landscaped glamping pods. Improvements to the entrance area will include an enclosing 2m high hedge row to stop dog walkers using the area as a public open space and provide a habitat for increased biodiversity and landscaping of the hotel grounds.

1.4 The development makes use of the principle of biodiversity net gain. The proposed site layout has been designed to ensure minimal disruption the existing treescape, all of which will be retained, with the glamping pods placed around them. An arboriculturist has advised the design process to ensure that there is no adverse impact on the existing nature and trees.

1.5 The proposal is for eight glamping pods, each in its own 96m² plot, with an internal space of 40m². By using biodiverse green roofs and timber cladding for the outer leaf the glamping pods will merge into the improved landscape of their surroundings. All existing trees will be retained, with minimal disruption to the existing site. New trees, shrubs and a 2m high hedge will be planted around the pods to enhance the landscaping and increase the biodiversity of the site, while maintaining privacy within the grounds. A 2m high boundary fence will enclose the space and provide separation from Hallgarth Lane to the west.

1.6 The design of the glamping pods features arched biodiverse green roofs planted and seeded with wildflower and sedums. The pods will be concealed by new planting, they have been designed to a scale which allows shrubs, trees and hedging to grow around them, creating a non-invasive approach to the area. The pods have a maximum height of 3.5m, the height of the additional planting ranges from 500mm to 6m and will be created by a landscape architect. Pod dimensions in plan are 8083mm by 9675mm. Each glamping pod will have a hot tub and outdoor seating area, situated on a private terrace. The overhang from the biodiverse green roof provides a shelter for the private hot tub and an outdoor seating area. The internal space of each pod consists of a 24m² bedroom, 5m² shower room and storage area. The glamping pods will be used as guest accommodation, booked in the same way as booking a stay at the hotel and will provide a source of income to allow repair and maintenance of the listed building. Guests will be able to have a comfortable stay whilst engaging with the surroundings of Hallgarth Manor House.

1.7 The glamping pods will be either side of a new road running down the centre of the triangular space to the north of the hotel building. New drainage will follow the route of this road to the main sewer and the glamping pods will be connected to the road by paved pathways. The existing tree with its stone wall surround in the existing car park will be retained on the line of the new road and the landscaped area on the east side of the existing car park to the north of the Old Dairy will be retained. Vehicles may use the individual paths that branch off the road access to each glamping pod, but only to drop off luggage, vehicles will need to be parked in either of the two car parks beside the hotel to ensure minimal disruption to the biodiverse glamping pod area.

1.8 A new paved road access opening will form the entrance to the site, creating a one-way system for vehicles while enhancing the view of the listed hotel building. The new road entrance will be on Hallgarth Lane, just south of the crossroads with Manor View and Priors Grange. New stone pillars with fluted pier caps to match the existing stonework will enrich the new entrance while maintaining a connection with the existing aesthetic. When turning into the hotel grounds from Hallgarth Lane the glamping pods will not be visible due to the additional landscaping. Pedestrian access will be via the proposed entrance and exit points on the new one-way system. The new paved road, or drive, creates a new direct view of the frontage of the listed building, enhancing its qualities. The current entrance on Hallgarth Lane will become the exit, completing the circuit of the one-way system. The landscaped area around the entrance to the hotel building is currently unused apart from the space that has been used for car parking. The existing boundary fence around the site is in a state of disrepair and dense vegetation has developed around the margins. Presently there is only one vehicular access to the hotel, which can cause road congestion when the hotel is busy.

1.9 The existing car parking to the east of the hotel will remain with a further car park to the west of the hotel proposed, this will be in a currently unoccupied area with the potential for 18 (eighteen) parking spaces. The retained and proposed car parks together would provide 41 (forty-one) parking spaces. Parking will be shared for the hotel, outbuilding and glamping pods.

2 Site Description

2.1 Pittington is a parish in County Durham, consisting of the villages of Low Pittington and High Pittington. The largest village of the two is High Pittington, which includes Hallgarth, also known as Pittington Hallgarth, a detached hamlet which is the focus of its own conservation area. The potential development area (PDA) covers a large area of the northern and central parts of the Pittington Hallgarth Conservation Area. Pittington Hallgarth is 3.5 miles NE of the City of Durham, located at the foot of the magnesian limestone escarpment overlooking a vale between Pittington, Littleton and Sherburn from the low but pronounced spur that it is sited on (DCC 2009).

2.2 Designated in 1981, the Pittington Hallgarth Conservation Area is centred on two main buildings the Church of St Laurence (NHLE **1310892** HER **12391**) and Hallgarth Manor Hotel (NHLE **1120732** HER **36008**), there are also a small number of houses, outbuildings and converted farm buildings. The church is Grade I-listed and the hotel is Grade II-listed, these are the only two listed buildings in the conservation area.

2.3 The PDA consists of the Grade II-listed Hallgarth Manor Hotel (NHLE **1120732** HER **36008**) and its grounds, excepting the Old Dairy, but including the large triangular grassed area and avenue of trees to the north (front) of the hotel. The application site covers 17,946m², the grassed area in front of the hotel covers 9566m², around 1899m² of this area is used as a car park. The hotel was built as a manor house, probably in the eighteenth century.

3 Archaeological and Historical Background

3.1 Part of the information used in this section has been taken from the County Durham Historic Environment Record (HER). The research and writing of the HER's creators are gratefully acknowledged. The spelling of place names reflects variations used at the time in question.

3.2 Palaeolithic (500,000BC-10,000BC). Formerly known as the Old Stone Age. Defined by hunter-gatherer subsistence and the use of chipped flint tools. Subdivided into the Lower, Middle and Upper Palaeolithic. There are no known finds or sites from the Palaeolithic period near the PDA.

3.3 Mesolithic (10,000BC-4000BC). A transitional period between the Upper Palaeolithic and the end of the Last Glacial Maximum to the Neolithic Revolution. The group hunting of large animals gave way to a wider variety of hunting and gathering and stone tools became smaller and more sophisticated. Subdivided into the Early Mesolithic and Late Mesolithic. A number of stone tools of the type used by Mesolithic hunter-gatherers have been found in Pittington parish, some at Hallgarth (HER **60184**).

3.4 Neolithic (4000BC-2200BC). The New Stone Age, characterized by the adoption of farming and the construction of monuments. Subdivided into the Early Neolithic, Middle Neolithic and Late Neolithic. There are no known finds or sites from the Neolithic period near the PDA.

3.5 Bronze Age (2500BC-700BC). The Bronze Age follows on from the Neolithic, with an increasing use of bronze, before overlapping with and giving way to the Iron Age. Subdivided into the Early Bronze Age, Middle Bronze Age and Late Bronze Age. There are no known finds or sites from the Bronze Age near the PDA.

3.6 Iron Age (800BC-AD43). The Iron Age overlaps with the end of the Bronze Age and is characterized by the use of iron and distinctive monuments such as hillforts and oppida, the end of the Iron Age is marked by the Roman Invasion under Claudius. Subdivided into the Early Iron Age, Middle Iron Age and Late Iron Age. There are no known finds or sites from the Iron Age near the PDA.

3.7 Romano-British (AD43-410). The Romano-British period traditionally begins with the Roman invasion under Claudius in AD43 and ends with the letter from the Emperor Honorius directing Britain to organise its own defence against the Saxons in AD410. The Roman presence in County Durham started in the first century AD, albeit far to the west of Pittington the Roman road towards Hadrian's Wall, known as Dere Street was lined with a series of forts. Other Roman roads were closer to Pittington and several Roman coins and a lead seal are said to have been found in Pittington, near Hallgarth Farm, although little concrete is known about these object or their present whereabouts (HER **1138**).

3.8 Early Medieval (410-1066). The period from the collapse of Roman rule until the Norman Conquest in 1066, includes the periods described as post-Roman, Anglo-Saxon and Viking or Anglo-Scandinavian. The first clear evidence for settlement in the village is Anglo-Saxon, the name Pittington being Old English for 'farm of Pitta's people'. Pitta may have been the Anglo-Saxon leader who founded the village, the name is unlikely to be later than eighth or ninth century in date. The presence of an Anglo-Saxon sundial at the Church of St Laurence, Hallgarth, suggests that although the current church dates to the eleventh century or later, there may have been an earlier church on the same site (HER **1143**).

Although, this date may be misattributed as Anglo-Saxon sundials usually divide the day into eight three-hour blocks called 'tides' rather than the six described in the HER entry. The 'tides' begin at 3, 6, 9 and 12, and 07:30am is often shown as this is when the Anglo-Saxon day started. The Church of St Laurence is Grade I-listed (NHLE **1310892** HER **12391**).

3.9 Medieval (1066-1540). The medieval period or Middle Ages begins with the Norman Conquest (1066) and ends with the Dissolution of the Monasteries under Henry VIII.

3.10 Medieval Pittington was divided into two settlements, North Pittington (now Low Pittington) and Pittington Hallgarth, a monastic manor house and grange farm owned by the Prior of Durham. Although the date of its origin is uncertain, Pittington Hallgarth was probably included in the original endowment of the Priory of Durham Cathedral in the tenth or early eleventh centuries (DCC 2009; Howard et al 2001). Originally, the Parish of Pittington included Sherburn, Shadforth and Ludworth, but would be subdivided in the nineteenth century due to population expansion (DCC 2009).

3.11 Although the Church of St Laurence (NHLE **1310892** HER **12391**) was heavily restored in the nineteenth century, a Norman north arcade and wall paintings are still visible and inside the church a thirteenth century stone effigy can be seen, thought to be that of a knight from the Fitz-Marmaduke family (HER **2574**). The earliest part of the present church has been dated to around 1100, and a chantry chapel to the Virgin Mary was founded in 1216. The basic layout of the hamlet is thought to be contemporary with, or earlier than, the church. The number of converging footpaths, lanes and roads indicates the centre of a large parish (DCC 2009: 5).

3.12 The Priory established a manor house near the church in 1258 (DCC 2009). Known as Prior's Hall, Hallgarth, the medieval manor site is a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979. The scheduled area lies to the south of Chestnut Lodge, roughly between Hallgarth Cottage and the Old Vicarage on the west, and the churchyard to the south. The Prior's Hall (NHLE **1002323**) list entry has been generated from an "old county number" (OCN) scheduling record, these are some of the oldest designation records and were not reviewed under the Monument Protection Programme (MPP) which has been ongoing since 1986. Extant monastic records demonstrate considerable building activity at Prior's Hall, indicating a large farm group attached to the manor house, building works to over thirty different buildings or parts of buildings are mentioned (Howard et al 2001). A mill, hall, barns, bakehouse, stables and kitchen are known from historic records (DCC 2009: 23). The building known as the Medieval Barn has retained the triangular vent holes which indicate a farm building belonging to the Priors of Durham (DCC 2009: 5).

3.13 Earthworks alleged to represent the shrunken medieval village of Hallgarth were reported to the south of the PDA on Coalford Beck at NZ 32900 43400 and described as "very good" (Austin and Roberts 1973). A heavily ploughed earthwork was described at Littletown Farm (NZ 332 433) in 1978 (CBA). No trace of the shrunken medieval village or earthworks could be found on aerial photographs (RAF F22/58/2654 0181-2, 9 December 1958) and at Littletown Farm, a farmer who had been on the land since 1957 had no knowledge of the earthworks in 1980 (field investigators comments 17 April 1980) (Historic England Research Records, historic object identifier **26139**).

3.14 Post-Medieval (1540-1901). The post-medieval period begins with the Dissolution of the Monasteries under Henry VIII and ends with the death of Queen Victoria in 1901, the post-medieval can be subdivided into more precise regnal periods. Following the Dissolution, Prior's House was dismantled and only some low earthworks, foundations and building rubble remain. In 1550 the site is described as two back courts and a front court, the front court contained the principal manorial hall and the back courts were enclosed by the farm buildings. Numbers 1-3 Hallgarth Manor Cottages would have been in one of the back courts (Howard et al 2001).

3.15 Dendrochronology dates obtained from timbers in numbers 1 and 3 Hallgarth Manor Cottages returned dates from the Elizabethan (1558-1603) and Stuart periods (1603-1714) (HER **55268, 55270**) (Howard et al 2001). The County Durham HER gives the address as 3 Hallgarth Farm Cottages, but the title of the English Heritage research paper gives 3 Hallgarth Manor Cottages. Two site chronologies were produced from the dendrochronology samples, the second site chronology cannot be dated, but the first has 289 rings covering the period from 1336-1624 (Howard et al 2001). Medieval and early post-medieval farm building remnants such as these survive within some buildings (DCC 2009: 5).

3.16 Hallgarth Manor Hotel (NHLE **1120732** HER **36008**) was built as Hallgarth Manor House, a successor to the Prior's Hall manor. When the hall moved from its medieval location to the present site is not clear, but is currently thought to be in the early or mid-eighteenth century, although the building was extensively altered in the nineteenth and twentieth centuries. The estate covered 912 acres, of which twenty-eight were freehold. The Shipperdson family and Lord Londonderry have both been associated with the post-medieval estate (DCC 2009). The avenue of trees on the large triangular piece of land in front of the hotel, from the apex of the triangle to the hotel entrance drive, are given particular importance. Amongst the varied species, which include ash, beech, maple and sycamore, are some trees thought to be more than three hundred years old, older than the building itself (DCC 2009: 25).

3.17 The Scorer family headstone at St Laurence is Grade II-listed (NHLE **1120734** HER **36010**), as is the Fenwick tomb (NHLE **1159747** HER **36053**). The gate piers and gates to the churchyard of St Laurence's are also Grade II-listed, they are early nineteenth century in date, possibly from 1846 (NHLE **1120733** HER **36009**).

3.18 Like many of the nearby parishes in the nineteenth century, coal mining became increasingly important in early nineteenth century Pitlington. High Pitlington, to the north of Hallgarth was created as a mining village called New Pitlington (Simpson 2009). Hallgarth however, was largely unaffected by coal mining during the nineteenth and twentieth centuries (DCC 2009).

3.19 Modern (1901-present). A First World War (1914-1918) memorial Calvary cross was unveiled in 1920, and later modified to include Second World War (1939-1945) dedications (NHLE **1437868**). There is a Second World War air crash site in the NW of the parish at Low Pitlington.

3.20 Previous Archaeological Work. Archaeological work at Hallgarth House has returned evidence for medieval occupation, building traces and a number of possible animal pens, dated to the mid-eleventh to early-thirteenth centuries. Earthwork traces of the medieval buildings can still be seen in the surrounding area.

3.21 Archaeological Potential. It is believed that there may be further discoveries of medieval archaeology within any of the historic building within the Pittington Hallgarth Conservation Area and that there is also the potential for subsurface archaeology of great significance (DCC 2009: 5). Hallgarth Manor Hotel in particular has been suggested to have potential evidence for an origin earlier than its supposed eighteenth century building (DCC 2009: 6). Archaeological potential should be considered high (DCC 2009: 33).

4 Geology, Topography and Land Use

4.1 Bedrock Geology. Formerly referred to as solid geology by the British Geological Survey (BGS). Sandstone of the Pennine Middle Coal Measures Formation, a sedimentary bedrock laid down between 318 to 309.5 million years ago in the Carboniferous Period.

4.2 Superficial Geology. Formerly referred to as drift geology by the British Geological Survey (BGS). Sand and gravel, Devensian Stage glaciofluvial deposits, a sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary Period.

4.3 Topography. Hallgarth Manor Hotel and the PDA lie between the 90m (E) and 91m (W) contours. Pittington Hallgarth occupies a low but pronounced spur overlooking a vale between Pittington, Littleton and Sherburn (DCC 2009).

4.4 Land Use. Within the Pittington Hallgarth Conservation Area the main land use is residential. Hallgarth Manor Hotel is a Grade II-listed active hotel and wedding venue.

5 Methodology

5.1 The watching brief operation involves supervision by a competent archaeologist of all ground disturbance during the works with a view to ascertaining the presence and nature of any archaeological finds or features. The purpose of the project is to ensure that important archaeological remains are not destroyed without being adequately recorded.

5.2 Deposits of no archaeological significance will be removed under archaeological supervision. Any machining will be done under constant close supervision to identify possible features at the earliest juncture. All earthmoving plant used will be equipped with a toothless bucket and remove deposits by way of a back-acting mechanism. The machine will not move over areas that have previously been stripped unless they have been declared archaeologically sterile or are fully excavated and recorded.

5.3 When archaeological deposits are encountered machine excavation will be halted and the archaeologists will clean and assess the potential of the features or horizons exposed. All possible features and deposits will be excavated, unless they continue into sections or exceed the maximum depth of excavation. Complex features and deposits will be fully excavated and recorded, the less complex will be sufficiently sampled in order to understand their nature, stratigraphic complexity and date. Linear features of a length that prohibits full excavation will be excavated to the extent necessary to provide information to interpret them.

5.4 An appropriate level of reporting on the work is required, including, if necessary to inform an understanding of the significance of any archaeology identified, post-excavation analysis. This is a compulsory part of the watching brief exercise. Thus the results of the work will constitute the preservation by record of any archaeological remains thus encountered and subsequently removed during the course of works.

5.5 General Standards. All work will be carried out by staff with suitable qualifications and experience, familiar with the archaeological background of the area and site in question and aware of the specification details, and the methodology, aims and objectives of the project.

5.6 All work carried out will be informed by:
Regional Statement of Good Practice for Archaeology in the Development Process (2019 revision);
The codes of conduct of the Chartered Institute for Archaeologists (CIfA).
Standards and guidance for archaeological excavation, CIfA (2014).

5.7 Scheme Summary. The tasks required of this project can be summarised as the following:

- monitoring of topsoil stripping and groundworks
- excavation, recording and sampling of any archaeological deposits or structures
- collection and appropriate care of any stratified or unstratified finds
- post-excavation assessment
- production of the report
- archiving

5.8 Aims and Objectives. The main aims of the project are: To ensure that the archaeological resource is not destroyed without being preserved by record or other appropriate means; To fulfil the planning

condition by undertaking an appropriate scheme of archaeological fieldwork in association with all construction groundworks, and subsequent reporting on the findings, as described in this WSI.

5.9 The archaeological project has the potential to address research priorities defined in the *North East Regional Research Framework*:

Medieval

MD8: How can we better understand medieval ceramics?

MD18: How can environmental archaeology help us better understand medieval life?

MD20: How did the region's medieval rural settlements emerge and develop during the medieval period?

Post-Medieval

Pmed7: The Reformation

5.10 Onsite Methodology. All topsoil removal and groundworks will be monitored by an archaeologist.

5.11 Deposits of no archaeological significance will be removed by machine. All machining will be done under constant close supervision to identify possible features at the earliest juncture. All earthmoving plant used will be equipped with a flat, unperforated, toothless bucket and remove deposits by way of a back-acting mechanism. The machine will not move over areas that have previously been stripped unless they have been declared archaeologically sterile or are fully excavated and recorded.

5.12 When archaeological deposits are encountered machine excavation will be halted and the archaeologists will clean and assess the potential of the features or horizons exposed. **The archaeologist will be given the opportunity to investigate, excavate and record the remains before they are destroyed or removed.**

5.13 If any archaeological deposits or structures are identified the Durham County Council Archaeology Section (DCCAS) will be informed. If development groundworks do not extend below the current topsoil or deposits of modern made ground, or beyond the level of any modern disturbance no further excavation will take place in these areas and the DCCAS will be informed.

5.14 Archaeological features identified will be hand-cleaned, sectioned, and recorded in plan and section. Suitable deposits will be sampled for palaeoenvironmental remains and industrial residues. Linear features will be excavated by up to 50%, discrete features by 50%, and all intersections between features will be excavated. All features exposed will be sample excavated unless they are demonstrably modern or hazardous (sheep burials, asbestos).

5.15 Digital photographs will be used onsite, at a minimum resolution of 10 megapixels and in an appropriate digital format for long term storage. A full list of photographs will be included in the report and a selection of the most relevant reproduced in the report.

5.16 Excavation location, three-dimensional location of small finds, and the location of features, structures and deposits will be established in relation to the Ordnance Survey National Grid reference system.

5.17 Palaeoenvironmental and Industrial Residue Sampling. Deposits that have the potential to provide palaeoenvironmental or economic information may be sampled. Green Man Archaeology DO NOT operate a policy of sampling all fill deposits of cut features, sampling will only be carried out if indicated by *Environmental Archaeology* (2011) (the Historic England environmental archaeology guidelines) or on the advice of DCCAS, the Historic England Regional Scientific Advisor, or our specialist subcontractors. Sample size and collection method will also be dependent on advice from the above bodies.

5.18 Artefact Recovery. A 100% finds collection policy will be in operation, including post-medieval material, obvious modern material may be discarded onsite after examination by a supervisor. Bulk finds will be collected by context. Bulk finds in unusually large quantities or volumes, or of a very small nature (molluscan remains, fish bones) may be sampled for laboratory processing. All retained artefacts will be cleaned in accordance with conservator's advice, marked and/or bagged appropriately and examined by artefact or ecofact specialists. Discard will be on the advice of specialists or the receiving archive. Any artefacts subject to the *Treasure Act* (1996) will be treated according to the relevant procedures.

5.19 Conservation. During and after the excavation, all recovered artefacts and ecofacts will be stored in the appropriate materials and storage conditions to ensure minimal deterioration and loss of information. Artefacts and ecofacts with particular conservation requirements will receive immediate appropriate attention to stabilise them. Where there are particularly complex or sensitive conservation requirements an appropriate expert will be consulted and called out to excavate and remove the artefact for analysis.

5.20 Scientific Dating. In cases where significant deposits or features cannot be dated either by their artefactual association, or by comparison to well understood forms, scientific dating will be considered. This is likely to primarily involve carbon-14 dating using material from palaeoenvironmental samples, however, in discussion with the Historic England Science Advisor, and DCCAS other techniques may be considered under circumstances where remains are considered of regional significance, or greater. These techniques may include archaeomagnetism (specifically for hearths, kilns or ovens) or optically stimulated luminescence (OSL) dating.

5.21 Human Remains. In the event of human burials being discovered, they will be left *in situ* and covered. If their removal is essential, the archaeologist will procure and comply with all statutory consents and licences from the Ministry of Justice under the Burial Act 1857.

5.22 Monitoring. Reasonable access will be provided to DCCAS for monitoring purposes. In the event of the discovery of archaeological remains for which the allocated resources are insufficient to allow a satisfactory level of treatment, or are of a greater number or extent than anticipated, work will cease and DCCAS and a representative of the developer will be notified.

5.23 Post-Excavation Methodology. An appropriate level of reporting on the work is required, including, if necessary, full analysis and publication of any notable archaeological findings upon completion of the project. **This is a compulsory part of the exercise.**

5.24 Following work onsite, any artefacts and samples recovered will be the subject of an assessment report, which will determine the material's potential for further analysis and establish curation and conservation requirements or whether the material can be discarded.

5.25 The following specialists are proposed for analysis of the anticipated finds and samples from the site:

Medieval pottery and glass, Sue Anderson BA MPhil MCIfA FSAScot FSA.

Post-medieval pottery and glass, Sue Anderson BA MPhil MCIfA FSAScot FSA.

Palaeoenvironmental remains, Palaeoecology Research Services Ltd.

5.26 The Report. A report will be prepared in a format that can be used by the client, the planning authority and DCCAS. A digital copy will be provided in .pdf format. One bound copy will be deposited with the Historic Environment Record (HER). The report will be based on the following format:

Non-technical summary

Acknowledgements

1 Introduction

Location Plan

2 Site description

3 Archaeological and Historical Background

4 Methodology

5 Results

6 Finds

7 Palaeoenvironmental Remains

8 Discussion

9 Conclusion

10 Photographs

11 Illustrations

Bibliography

Appendices. (levels aOD, GPS locations on OS NGR, finds catalogues, ecofacts catalogues)

5.27 Archive. Paragraph 141 of the *National Planning Policy Framework* states that Local Planning Authorities should make evidence gathered as part of archaeological mitigation exercises, including any archive, publically accessible. The site archive will be deposited at the County Durham Archaeological Archives in accordance with the Durham County Council Archiving Policy. The site digital photographic archive will be uploaded with the Archaeology Data Service (ADS).

5.28 OASIS. Green Man Archaeology are registered with the Online Access to the Index of Archaeological Investigations (OASIS) project. An OASIS form will be completed for this project and an OASIS ID assigned. The final report will be uploaded to OASIS.

5.29 Publication. DCCAS or Historic England may recommend that the project be published as a journal article in a suitable peer-reviewed academic journal.

5.30 Copyright. The project is copyright, the copyright resting with Green Man Archaeology. DCCAS retain permission to use the content of the report for purposes of the HER. This may include photocopying by third parties of one section of the report, or up to 5%, whichever is greater. The client retains permission to use the content of the report for purposes relating to the development.

Jon Welsh BSc MSc
Green Man Archaeology
December 2023

Bibliography

Durham County Council (2009) *Conservation Area Appraisal: Pitlington Hallgarth, December 2009*. Durham: Design and Historic Environment, Durham County Council.

Howard, R.E., Laxton, R.R. and Litton, C.D. (2001) *Tree-Ring Analysis of Timbers from Hallgarth Manor Cottages, Hallgarth, Pitlington, Co Durham*. Portsmouth: English Heritage.

Simpson, D. (2009) 'Colliery history defined shape of village's growth'. *Darlington and Stockton Times* 10 July 2009.

Internet Sources

BGS Geology Viewer (<https://geologyviewer.bgs.ac.uk/>).

Appendix 1. Official List Entry: Hallgarth Manor Hotel.

Official List Entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1120732**

Date first listed: **10-May-1967**

Date of most recent amendment: **14-Jan-1988**

List Entry Name: **HALLGARTH MANOR HOTEL**

Statutory Address 1: **HALLGARTH MANOR HOTEL, PITTINGTON LANE**

Location

Statutory Address: **HALLGARTH MANOR HOTEL, PITTINGTON LANE**

The building or site itself may lie within the boundary of more than one authority.

District: **County Durham (Unitary Authority)**

Parish: **Pittington**

National Grid Reference: **NZ 32820 43751**

Details

PITTINGTON PITTINGTON LANE NZ 34 SW (East side, off) 7/34 Hallgarth Manor 10/5/67 Hotel.

(Formerly listed as Hallgarth Farmhouse) GV II

House, now hotel. Mid C18, extensively altered C19 and C20. Painted render with painted ashlar dressings and plinth; Welsh slate roof with roll-moulded ridge tiles and painted stone gable copings. Irregular plan. North elevation to drive 2 storeys, 6 bays, the sixth wider, with 2 storey, one-bay, and one-storey, 4-bay right extensions. Renewed 8-panel door and overlight in doorcase of plain pilasters and scroll-bracketed pediment in third bay. Principal entrance now through C19 stone-mullioned canted bay window in third and fourth bays. Slightly-projecting stone sills to renewed 15-pane sashes in 3 left bays, and to 2 with 12 panes over bay window. Venetian stair window in sixth bay has radial glazing bars. Extensions have renewed doors and windows with glazing bars. Roof has raised end gables and dividing walls. The copings ending in short horizontal sections. 6 gabled dormers have sashes with renewed glazing bars; similar dormer in 2-storey extension. Rendered chimney on each gable of main roof; tall ridge chimney on one-storey extension.

Garden elevation has 5-bay main block, and set-back 2-bay extension at right. Central 6-panel door in doorcase of plain pilasters and scroll-bracketed pediment; sashes with glazing bars. 5 gabled roof dormers; C20 pent conservatory in front of extension.

Interior shows large hall at garden side, panelled above prominent dado rail; C18 chimney piece (with pulvinated frieze, and lugged panelled overmantel with Greek fret and acanthus decoration) resited from first-floor room; dentilled stucco ceiling cornice. Wide open-well stair with grip handrail on column-on-vase balusters, and wreath and curtain. Handrail ramped at top of each flight, and curved from landing to second flight; mitred section on first-floor gallery to accommodate change in floor level. Panelled dado to stair well.

Listing NGR: NZ3282043751

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **110025**

Legacy System: **LBS**

Appendix 2. Official List Entry: Prior's Hall, Hallgarth.

Official List Entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1002323**

Location

The building or site itself may lie within the boundary of more than one authority.

District: **County Durham (Unitary Authority)**

Parish: **Pittington**

National Grid Reference: **NZ 32815 43607**

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **DU 131**

Legacy System: **RSM - OCN**