

# Lanchester Conservation Area



**Lanchester**  
May 2016



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### Key Dates

Original Designation	3 May 1972
Boundary Amended	22 March 1994
Boundary Amended	3 May 2016
Character Area Appraisal Approved	3 May 2016





# Lanchester

## 1 INTRODUCTION AND OVERVIEW

The Lanchester Conservation Area was designated in May 1972 and amended in March 1994 to include the fields of Paste Egg Bank and Deanery Woods, parts of Maiden Law Bank, Cadger Bank and Ford Road. The former Derwentside District Council also imposed an Article 4(2) Direction removing permitted development rights in 1976. This has been now been revised by means of this appraisal process to add clarity and certainty to the original Direction in order to help preserve and enhance the historic character of the conservation area.

### 1 Planning Context

#### Public Consultation

Public consultation is an integral part of the appraisal process. The draft document underwent an extensive programme of consultation with the public and other interested parties. Comments and contributions received as a result of this consultation process were taken onto account in the production of the final document.

#### Planning Legislation and Policy Context

A conservation area is defined in the 1967 Civic Amenities Act as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. It is not the purpose of a conservation area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations.

Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas. Conservation area status means Planning Permission is required for the total or substantial demolition of any building over 115 cubic metres in size, the demolition of a boundary wall over 1 metre in height next to the highway or 2 metres elsewhere. There is a general presumption in favour of buildings which make a positive contribution to the character or appearance of the conservation area.

Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to Durham County Council 6 weeks before starting any works to prune or fell a tree in a conservation area.

The primary legislation governing Listed Buildings and Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation includes certain statutory duties which the County Council as Local Planning Authority must uphold. Section 69(1) of this Act requires Local Planning Authorities to designate any areas which they consider to be of special architectural or historic interest as conservation areas, and under Section 69(2) to review such designations from time to time.

The Council has a further duty under Section 71(1) to formulate and prepare proposals for the preservation and enhancement of its conservation areas from time to time.

When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas under Section 72(1) of the Act. This does not mean that development will necessarily be opposed, only that it should not be detrimental to the special interest of the wider conservation area.

Specific guidance relating to development within conservation areas can be found within the National Planning Policy Framework and its accompanying practice guide which are published by the Department for Communities and Local Government, at national government level. Section 12 of the NPPF relates to the historic environment and paragraphs 137 and 138 relate specifically to conservation areas.

### Conservation Area Character Appraisals

The Conservation Area Appraisal represents the first phase of a dynamic process aimed at the conservation and enhancement of the conservation area. It is an assessment of those features and qualities that make an individual conservation area special and add to the distinctive character and sense of place. Every area is different, derived from its topography, historic development, land uses and features such as street plans, hedges, trees, individual buildings and groups of buildings, architectural details and materials, public spaces, open spaces and landscaping, and the relationships between all of these.



This appraisal raises awareness and appreciation of Lanchester's special character, whilst also providing a consistent and evidential basis on which to determine planning applications affecting the conservation area.

The appraisal also seeks to identify any factors which detract from the conservation area's special qualities, and to present outline proposals for improvements which could lead to the preservation or enhancement of those qualities.

This appraisal discusses a wide range of structures and features within Lanchester which define its 'special interest' and add to its significance, but no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest or adds no value to the character of the area.

#### Article 4(2) Directions

The traditional dwelling houses in the historic core of the village are further protected in that it is subject to Direction under Article 4 (2) of the Town & Country Planning (General Permitted Development) Order 1995, which requires planning consent for works which are normally covered by Permitted Development. Flats and commercial properties are not covered by the direction as they already have restricted rights to make external alterations. The effect of the Direction is that property owners must seek formal Planning Permission from the County Council for certain changes which affect their properties, including roofs and chimneys and changes which affect the

elevations fronting the highway, including windows and doors. This gives the County Council, as Local Planning Authority, an opportunity to influence the quality of new work and adaptations within the conservation area and prevent the loss of traditional features and materials which contribute to the significance of the conservation area. The process is free and the application normally takes 6-8 weeks to be decided by the Council.

The Article 4(2) Direction has been in force since 1976 and the effectiveness of the control was reviewed and analysed in October 2015 as part of the conservation area appraisal process. This involved a building by building survey of all the properties covered by the direction. In addition surveys are undertaken annually as part of the Heritage at Risk survey programme. The 2015 survey highlighted the quality of alterations which have been undertaken to many properties but also a trend of loss of historic features rather than repair which requires further monitoring.

As part of the appraisal process the existing Article 4(2) Direction is revised and a new Article 4(2) Direction implemented to provide clarity and certainty for the dwelling houses involved regarding the works which will require planning permission to prevent the loss of any further historic features.

### Other Designations

The Roman Fort, its surroundings and parts of the aqueduct form a Scheduled Monument. This lies just outside of the conservation area at the top of Cadger Bank. Any activities within or likely to affect the site need Scheduled Monument Consent.

Most of the land immediately outside the village, together with almost all of the land in the east and south of the parish, has been designated an Area of High Landscape Value. In this area particular attention is required to preserve the landscape qualities.

Many trees in the Conservation Area are protected by Tree Preservation Orders requiring consent to be obtained for pruning or felling. Failure to obtain the necessary consent is an offence.

## 2 Summary of Special Interest

Amongst the elements that make the village a special place with a character that is worth preserving are Front Street, the Green, the Parish Church and the many open spaces within the village. Also important are the buildings, the relationships between them and the inter-relationship between the village and the surrounding countryside.

The following factors contribute to the special interest of the Lanchester Conservation Area:

- 1 Grade I and 14 Grade II listed structures within the conservation area including the Grade I 12<sup>th</sup> century All Saints Church, 18<sup>th</sup> century buildings such as Lanchester House, the former Lanchester Post Office and the former Queens Head Hotel, and 19<sup>th</sup> century buildings such as Brook Villa, The Lodge and 39 Front Street (see Appendix 1 for full list);
- 13 notable unlisted buildings of architectural and historic significance within the conservation area, including the Kings Head PH, the handsome library building, the Methodist Church and the former Bishop Bek House (see Appendix 2 for full list);
- Historic development of the core of the village around the Medieval village green;
- Attractive terraces of Victorian and Edwardian properties in local stone, including the ferrous sandstone from Howden Bank quarry, with Welsh slate roofs and substantial brick or stone chimneys with clay pots;
- Hillsides of open scenic landscape quality surrounding the historic core of the village, which nestles in the valley bottom, including the Area of High Landscape Value, the locally important Paste Egg Hill and adjacent fields and the Ancient Woodland of Deanery Wood. These hillsides frame the village, give it a rural character and appearance and are of vital importance to the setting of the conservation area;

- Line of the former Durham-Consett Railway, now the pleasant Lanchester Valley Walk, which is of immense amenity and recreational value, with historic buildings, e.g. Station House, and walls associated with the former railway;
- Historical form and associations with the Roman fort of Longovicium, now a Scheduled Monument which lies at the top of Cadger Bank, just outside of the conservation area;
- A series of attractive historic tree lined routes radiating out of the village centre, including the steep routeways of Cadger Bank, Peth Bank and Maiden Law Bank and the linear Consett- Durham A691 which runs along the valley bottom. Some trees are covered by Tree Preservation Orders, indicating important individual and groups of trees that contribute to the streetscape and the overall character of the conservation area;
- Important open spaces, including the Lanchester Valley Walk, Paste Egg Hill and the adjacent fields, Deanery Woods, the village playground, the village green, All Saints churchyard, the linear grassy strip in front of Victoria Terrace, the small raised area on Front Street in front of Lanchester House, the land to the rear of Croft View and All Saints RC Church and School and the grounds of Lanchester Endowed Parochial Primary School. These all have a key function of providing an open green setting to the historic buildings in the conservation area and enhancing the overall attractiveness and rural character of the area;
- The Smallhope Burn running through the area in a north-south direction on the eastern side of the village green and the Alderdene Burn culverted beneath Front Street;
- The curving Front Street, which is the commercial hub of the village, particularly at its southern end;
- A vibrant mix of uses, including two primary schools, three churches, a host of commercial buildings, including two pubs, restaurants, shops and businesses, a community health centre, together with residential development;
- Important views to, from and within the conservation area are an intrinsic part of the character and appearance of the area.

### 3 Location and Boundary Description

Lanchester is located in a valley between Consett, approximately 5 miles to the north west, and Durham, approximately 9 miles to the south east.

The conservation area boundary encompasses the historic core of the village, including the village green and Front Street. It also includes the Victorian and Edwardian developments which radiate out from the village centre and the important routeways into the village, namely Durham Road, Peth Bank, Newbiggin Lane, Cadger Bank and Maiden Law Bank. It includes important open spaces, including the Lanchester Valley Walk, Deanery Wood and the area of rolling hillside to the east of the A691 which includes the area known locally as Paste Egg Hill.

### 4 Topography, Landscape and Setting

#### Topography

The Lanchester valley is generally broad, but where the village is sited the sides are steep and the valley bottom is only 200m wide. Here the land is 115m above sea level, but it rises to 200m towards Burnhope to the east and Hollinside to the west. The open undulating countryside further to the west continues to rise to 250m - 300m in the vicinity of the A68 road.



*Image 1 Attractive Lanchester Valley Walk*

The Smallhope Burn runs through the village in a north west to south east direction and feeds into the River Browney at Malton, a small hamlet approximately 1 mile to the south east of Lanchester. The River Browney subsequently flows into the River Wear near Durham.

Much of the surrounding countryside is pasture, but there is significant replacement woodland on Ragpathside and there are shelterbelts north of Newbiggin Lane following open cast mining. Newbiggin Lane itself is an important tree lined approach into the conservation area.

### Landscape and Setting

Lanchester village is situated in a valley within the eastern foothills of the northern Pennines, surrounded by a landscape of mainly pasture and woodland. Much of the wider parish is designated an Area of High Landscape Value with historic parklands, several Sites of Nature Conservation Importance, Ancient Woodlands and Local Nature Reserves.

The built-up area of the village is well contained within the surrounding landscape, nestling in the narrow throat of the valley. The historic core lies on flat land beside the Smallhope Burn, and subsequent developments have been confined to the lower slopes of the valley, generally below the 150m contour. Two major wedges of open countryside penetrate into the centre of the village.

The first is centred on Paste Egg Bank, to the north east of the bypass. Here, steeply sloping pasture sweeps down to the A691 and links across it to the burn and the Endowed Parochial Primary School playing field. The whole hillside is open to the skyline from many viewpoints within the village. These important slopes are designated within the former Derwentside District Council Local Plan as part of the Area of Great Landscape Value (AGLV) and have changed little since the 18th century Enclosure Act, with ancient field boundaries dividing the slope into linear strips, subdivided by hedgerows and hedgerow trees. At the south eastern end of this field system lies the Ancient Woodland of Deanery Wood.

Ancient woodland is a descriptive term for a group of native woodland habitats which have remained as woodland since at least 1600 in England.

The other is a tongue of land to the south between the Valley Walk and the Smallhope Burn, extending as far as the Park House play area. It includes Dora's Wood, with views of the historic Greenwell Ford parkland. Within it lies the attractive area of the Lanchester Valley Way and the Smallhope Burn.

The historic core of the conservation area is centred around the registered village green. This Medieval green is of immense historic and aesthetic significance to the conservation area as well as of great amenity value to the local community. Whilst it has become fragmented over the years by a network of roads and footpaths, further degradation should be avoided in the future to protect this highly important land.

The former line of the Durham- Consett railway runs through the conservation area, on elevated land to the east of the main village core, in a roughly north west-south east direction. It is narrow and linear in form with steeply sloping embankments to either side. Following the closure of the railway in the 1960's and subsequent restoration by Sustrans, this routeway has become an important and attractive amenity for walkers, horse riders and cyclists, being part of the national C2C cycle way. It is a leafy area, with a roughly surfaced track framed with mature trees, shrubs and hedgerows and is of immense wildlife value.

## 5 Historical Summary and Development

### Prehistoric and Roman

The earliest evidence of human activity around Lanchester dates to the prehistoric period, and takes the form of isolated finds of flint tools.

Tools such as this were used by groups of hunter gathers during the Mesolithic period and later the Neolithic, a time when farming was just beginning. It is likely that further traces of the prehistoric occupation of the town and wider area will survive in the archaeological record as scatters of artefacts.

The first known significant archaeological presence in Lanchester dates to the Roman period, during which the fort known as Longovicium was established in the mid-2<sup>nd</sup> century AD. The fort lies on the line of Dere Street, the major road connecting York with the forts along Hadrian's Wall. The fort was rectangular in plan with four gates. It was a large fort, measuring approximately 160m x 140m, accommodating approximately 1000 troops. Archaeologists have discerned, mainly through geophysical survey, the location of the headquarters buildings, a bathhouse and some barrack buildings. The fort was occupied from 160 until 400 AD. The Roman Army left during the 4<sup>th</sup> century, which resulted in significant downsizing both in terms of population and economically. The focus of the village returned to agriculture.

The remains of the fort are well preserved, with sections of the fort wall still standing to a height of 1.5m in places.

The remains of Longovicium are now a Scheduled Monument and are located at the top of Cadger Bank to the west of the modern village. It would have been a splendid vantage point from which to command the valley.

The remains of the vicus or civil settlement attached to the fort have been mapped through several geophysical surveys of the area. These show that the settlement took the form of ribbon development along Dere Street stretching for several hundred metres both to the south and to the north of the fort. Buildings lined both sides of Dere Street with plots to the rear defined by ditches and probably fences.

Lanchester is the best preserved of the 6 fort/vicus sites in County Durham being the least affected by later development and with its relationship to the landscape still clearly discernible.

Excavation in the 1980s found the remains of a cemetery south-west of the fort. It was used from the mid-2<sup>nd</sup> century to the late 3<sup>rd</sup> century. At least 12 stone lined burials and 29 cremations were found here.

The fort was served by a reservoir to the west, one of the Country's oldest reservoirs and an aqueduct system 6 km in length. The precise location of parts of the aqueduct are

currently unknown, making them difficult to protect, however where sections of aqueduct survive, along with the dam they have been designated as Scheduled Monuments.

### Medieval period (410-1066)

Following the departure of the Roman military, it is possible that the Roman fort was re-used during the early Medieval period although this has not been proven archaeologically. The end of the Roman occupation around C400 certainly resulted in significant downsizing both in terms of population and economy, with the focus of activity returning to agriculture. The settlement also migrated during the Medieval, from the Roman occupation higher up the valley side, to the present village established further south near the Smallhope Burn.

The name of the village is derived in part from the name of the fort 'Longovicium' as well as the word 'ceastre', which is the Old English for 'Roman Fort'.

In the Boldon Book of 1183 Lanchester is mentioned as one of the great manors of the See of Durham, surrounded by forests and moors. Lanchester was becoming an important ecclesiastical centre, a deanery and college of canons being created in 1284 when the parish was ten times larger than it is today.

In the village itself the church of All Saint's was built in the 12th century, but by the early 15th century the church was ruined (and subsequently restored). Archaeologists discovered the foundations of some seats in the porch and at least two burials inside the church. Some stone columns from Longovicium were used in the construction of the church, and indeed a number of other properties in the area have used dressed stone from the fort, they include Peth Cottage on Peth Bank which dates from the 14/15th century and is built of Roman dressed stone. Amongst the other buildings in Lanchester believed to be Medieval in origin is Deanery Cottage, thought to date from the 12th century.

### Post-Medieval (1541 to 1899)

During the 17th and 18th centuries the village grew slowly along the valley floor and around the Green. Some of the existing buildings on Front Street were constructed during this time, including the butcher's shop, which was built in 1690 and the former post office in 1778. A map of 1754 shows a settlement of 16 houses and a cornmill. It is said that the S-curve of Front Street was to prevent winds blowing straight down the street.

The Enclosure of Lanchester parish in 1773 followed by agricultural improvements led to much robbing of stones from the Roman camp for use in farm buildings and walls. Dressed stones from the camp are evident in many walls in the surrounding area.

Several large dwellings were built nearby, including Greencroft Hall, Ornsby Hill House, Burnhopeside Hall and Colepike Hall. These provided a source of employment locally and creation of their grounds created the attractive landscape setting of the village which is still evident today.

A road from Witton Gilbert to Shotley Bridge, passing through the village, was established in 1810 and led to greater expansion of the settlement. This was generally in a north west – south east linear arrangement along the valley and around the village green.

Some late Georgian houses including Brook Villa and The Lodge were built facing the Smallhope Burn and the historic properties of Deanery Farm, Deanery Cottages and the old Parsonage were built around the village green.

The original Methodist Chapel was built facing the Green in 1819. It became a smithy, then a joiner's store and is now a cottage.

The most prominent group of buildings in the village during the 19<sup>th</sup> Century belonged to the workhouse, which was opened in 1839. The office, which was built for the Board of Guardians of the Workhouse, later became the Council offices, then the police station and courthouse, and now houses the library.

Bishop Bek Hall was also originally part of the workhouse complex and is now converted to housing.

In 1851, when the Old Vicarage was built on Cadger Bank, there were 140 houses in the parish with 752 residents. The village continued to develop along Front Street and around the Green with most of the houses being built of stone. The Alderdene Burn ran down the West side of Front Street to join the Smallhope Burn as it meandered around the Green

The opening in 1862 of the Durham -Consett railway line with a station at Lanchester prompted the next surge in development. Terraces of houses were built on land near to the railway station and along the roads linking the railway station to Front Street, i.e. Station Road, The Garths, Prospect Terrace, Church View, Mount Pleasant, Railway Street and The Square. The terraces nearest to the village centre were mainly in stone; others were in brick. The opening of the railway introduced the new roofing material that characterises the roofs of the village today – blue/grey Welsh slate. Before this, red clay pantiles or dressed stone slabs had been used. The present Methodist Chapel was built in 1868, the Endowed Parochial School (now the Community Centre ) in 1875 and the Primitive Methodist Croft View Chapel in 1884.



### Modern (1900 to present)

In about 1905 Alderdene Burn was culverted and shortly afterwards the Co-operative store (now Lanchester Carpets and Peters' Bakery) was built. The present Roman Catholic Church in Kitswell Road replaced a 'tin church' and convent in 1926. In 1937 the Smallhope Burn was culverted under the Green. This increased the size of the Green but hid the burn from view.



*Image 2 The tower of All Saints Church*

Lanchester boasts a number of memorial sites dedicated to the commemoration of inhabitants of the parish who contributed to the war effort during the First World War, WW2 and other conflicts. All Saints Church has a WW1 plaque and a Book of

Remembrance dedicated to WW2 and the Falklands conflict. A memorial hall was built after the Great War as a meeting place and was subsequently used as a cinema, Labour exchange and warehouse before being demolished. Memorials in public spaces include the churchyard gates, a memorial wall on the Village Green and a Calvary cross in the churchyard of the Roman Catholic Church.

The residential population of Lanchester expanded significantly during the mid-20th century with a number of modern housing estates being built, as well as the schools and other community facilities. This was subsequently followed by large scale developments during the 1960's/70's either side of Newbiggin Lane, between Ford Road and Cadger Bank and to the rear of All Saints Church off Peth Bank. Additional housing developments were constructed during the late 20th century such as Woodlands, Lee Hill Court and Bishops Meadow etc.

The railway closed in 1966, as a result of the decline of heavy industries and coal mining in the locality at this time. This has now been converted into the popular Lanchester Valley Walk which forms part of the national c 2 c cycle way and is of important amenity value to walkers, cyclists and horse riders. The main A691 bypass of the village was constructed during the 1970's reducing the quantity of traffic passing through the village centre.

## 6 Archaeology

Whilst the main area of occupation during the Roman period lies just outside the modern settlement and Conservation Area boundary, the village is still considered to have high potential for archaeological deposits dating to this period to be present, especially those related to the infrastructure associated with the fort and vicus such as the water management systems, the road networks and the burial sites (cemeteries and possibly isolated roadside graves). It is likely there would have been continued use of some of the structures left by the Roman military into the early Medieval period and later, when the focus of activity and settlement began to migrate south down the valley side to the site of the modern village. It is to be anticipated that structures and deposits associated with this period of transition, both in geographic location and economy, will survive below ground as archaeology, as well as in the fabric of the older buildings of the Lanchester Conservation Area. Though no prehistoric presence has been confirmed in the village, recent work in a low-lying area between the A691 and the Smallhope Burn found waterlogged deposits of wood surviving in deep-lying palaeo channels. Though the wood was natural rather than archaeological in origin, the presence of such water-logged deposits several metres below the modern ground level does raise the possibility that Lanchester may also have high potential for well-preserved environmental evidence to survive, especially in places near the existing watercourses.

## 7 Form and Layout

The key features can be summarised as follows:

- Historical form and associations from the Roman Road - Dere Street and Longovicium Roman Fort;
- Medieval village green and notable historic buildings clustered around it, including the Grade I All Saints Church, Brook Villa, The Old Parsonage, Deanery Farmhouse, Cottage and Stables;
- Historical development of the village centre, focussed on Front Street;
- Raised linear route of the former Durham- Consett railway, now the Lanchester Valley Walk which runs along the western side of the conservation area in a roughly north - south direction;
- Routeways radiating up steep banks out of the village to the open countryside, including Cadger Bank, Peth Bank and Maiden Law Bank, and along the valley bottom to the bypass road;
- Historical development associated with the industrial boom period and the construction of the station at Lanchester for the Consett-Durham railway. The development of terraced housing associated with the coming of the railway to the village, together with schools, churches, public houses, workhouses etc. to meet the needs of the expanding population.

## 8 Building Materials

### *External Façades*

The attractive Grade I listed Parish Church is of mellow local sandstone, as are the other buildings around the Green including The Deanery, Deanery Farm, Brook Villa and the King's Head.

Local Durham sandstone is most typical and is usually either random rubble laid in courses, or more squared stone in courses. Grander properties display ashlar, which is also used for lintels, cills, door surrounds and quoins etc. There are examples of stonework with raised ribbon cement pointing, which is not traditional but detrimental to the character and appearance of the area.

Rough render as at No 39 Front Street and smooth stucco render as at Lanchester House, can also be found in the conservation area. The attractive terrace of Church View has facades of part stone and part render, with prominent decorative gables.

Brick can also be found in some of the Victorian and Edwardian properties and it is also used for the rear elevations of some of the stone terraced housing.

There are a number of terraced properties which have had modern pebble dash render applied, including some on Victoria Terrace.

String courses and corbelling and dentil detailing in stone and brick can be found at eaves level of many of the terraced properties, adding visual interest.

### *Roofs*

There are a number of stone slab roofs in the village, including All Saints Church, Lanchester House, Deanery Farmhouse and the former chapel now known as Blacksmiths Cottage. The majority of traditional properties have Welsh slate coverings, although some have been lost to modern tiles. Peth Cottage has one of the few clay pantiled roofs in the conservation area, although they used to be more prevalent. The roof of All Saints RC Primary School has a red clay tiled roof with a distinctive spire, giving it a very Arts and Crafts style and appearance. All of these roofs are steeply pitched, particularly those of Welsh slate.

Roof pitches are mainly uninterrupted but eaves and ridgelines vary quite considerably, the latter being punctuated by tall and substantial squared chimney stacks with clay pots. Gables terminate in simple verge details, although stone water tabling and moulded stone kneelers can be found on some of the grander properties.

### *Rainwater goods*

The traditional rainwater goods are cast iron, usually painted black, however many of these have been lost to modern plastic replacements, usually in black but some in pale grey.

### *Joinery, windows and doors*

Within the conservation area the domestic windows are of predominantly vertical proportions, some having retained their original timber sliding sash frames with panes varying from 1 over 1 to a much smaller paned arrangement. However, many have been lost and replaced with more modern uPVC windows. Dormer windows, as at Woodham Court, are not typical of the window style within the conservation area.

Window openings have simple stone lintels and cills, though some have stone surrounds and some have been painted. Stone surrounds are often found around door openings.

Many doors have been replaced by over-detailed, heavily moulded modern uPVC replacements, but traditional patterns for exterior doors remain at No.7 Front Street and Lanchester House, amongst others.

## **9 Boundaries and Means of Enclosure**

Traditional boundaries and means of enclosure within the conservation area consist of stone walls with rounded or chamfered copings. Some of the historic stone boundary walls are associated with the former railway line. Others are dry stone walls which act as field boundaries. Dwarf stone walls, often with ashlar chamfered copings, form the front boundary to the traditional terraced properties. These often had cast iron railings affixed into the copings, although in many places these

has now been lost and replaced with wrought iron railings or fencing, or some have hedging behind.

## **10 Open Spaces and Trees**

The steeply rising hillside on the north-east side of the valley is pasture, with broad-leafed woodland in the vicinity of the village and large conifer plantations on the upper slopes.

Two major wedges of open countryside penetrate into the centre of the village. The first is centred on Paste Egg Bank, to the north east of the bypass. Here steeply sloping pasture sweeps down to the A691 and links across it to the Smallhope Burn and the Endowed Parochial Primary School playing field. The whole hillside is open to the skyline from many viewpoints within the village and has changed little since the 18th century enclosures. Its attractive rolling pastures and field boundaries of dry stone walling, trees and hedgerows bring the open countryside into the heart of the village.

The other is a piece of land to the south between the Valley Walk and the Smallhope Burn, extending as far as the Park House play area. It includes Dora's Wood which is managed by the Woodland Trust. Within it, the former railway line, now converted to the Lanchester Valley Walk provides an attractive open area lined by trees and shrub land. This important linear amenity area, which forms part of the coast to coast cycle route, is also used by walkers and horse riders, and is important in visual and aesthetic terms.

These topographical features are enhanced by the woodland and tree cover within and surrounding the village. The tree-lined approaches along Durham Road, Maiden Law Bank, Peth Bank, Newbiggin Lane, and Cadger Bank, with their grassy verges, hedgerows and stone walls, attractively frame the built environment. The woodland along the line of Smallhope Burn and at Deanery Wood are of high amenity value to the village.

Around the village hedgerows, watercourses, stone walls and footpaths link the built-up area with the surrounding countryside. The north east side of the valley and the whole of the Browney Valley south westwards towards Satley are defined as an area of High Landscape Value.

The built up areas of the village are both linked and separated by many open spaces. These include the Village Green, land at the former station yard, the play area behind Park House, All Saints churchyard, the grass lane in front of Victoria Terrace, the bowling green to the east of the A691 and the school playing fields. Areas such as these are important not only because they are free from development but also because they contain grassland, trees, hedgerows and in some cases watercourses which add to their interest and visual effectiveness. The spaces provide visual breaks within the development when seen either from within the village or from outside it. They afford views within the built-up framework and outwards from it to the surrounding countryside. Trees in open spaces and in gardens blend buildings into the landscape.

## 11 Views and Vistas

Opposing wooded shoulders of the valley, roughly following the lines of Peth Bank and Cadger Bank, mask the development in views along the valley and from the main approach roads. The steepness of the containment is such that approaching from Hollinside, to the south west, the whole village is hidden from view until entering down Cadger Bank.

The combined effect of land form and tree cover permits only partial views of the built up area from the surrounding hillsides. These fragmented views help the village to blend well with the surrounding countryside.

As development is confined to the lower slopes of the enclosing hills there are attractive views throughout the village of the surrounding wooded farmland and up to the open hilltops. These include the principal views of Paste Egg Bank and the remnants of the Greencroft Estate parkland.

Linear views along the A691 and along the attractive Lanchester Valley Walk and glimpsed views from this elevated land down to the village and the tower of All Saints Church are also of great importance within the conservation area.

## 12 Ecology

### Protected Habitats

Lanchester Conservation Area contains some valuable natural habitats which are recognised and protected as Priority Habitats in Section 41 of the Natural Environment and Rural Communities Act 2006 and the Durham Biodiversity Action Plan (DBAP), as well as making a valuable contribution to the 'natural' ethos of the village. These habitats are:

- Native hedgerows – Priority Habitat and DBAP;
- Rivers and streams – Priority Habitat and DBAP;
- Lowland woodland and scrub – Priority Habitat and DBAP;
- Lowland meadows – Priority Habitat and DBAP;
- Arable field margins – Priority Habitat;
- Veteran trees – DBAP;
- Transport corridors – DBAP (road and rail verge vegetation).

Particularly valuable habitat corridors include the courses of the Smallhope and Alderdene Burns and the Lanchester Valley Walk with their fringing habitats and trees. These corridors contribute to the 'greening' of the village and provide quiet routes into and through the village for wildlife and public enjoyment. The Deanery Wood is a valuable example of ancient lowland woodland and there are other smaller patches of trees and shrubs scattered through the conservation area.

Lanchester has some fine veteran trees which combined with the woodlands enhance the 'natural' character of the village.

Village plans including any future developments should seek to maintain, expand and enhance these habitats including the managed retention of the habitat corridors with their inherent character. A scheme for the maintenance of the existing hedgerows and trees should be formulated including a plan for the phased replacement of existing trees and hedges with new native species hedges and specimen trees. New developments should maintain these natural habitats and should contribute to the creation of new natural habitats enhancing the village setting.



*Image 3 View along Lanchester Valley Walk*

### 13 Activity

The conservation area contains a vibrant mix of uses, including commercial, business, residential, schools, churches, restaurants, public houses, a library and community facilities.

Good parking provision is needed to sustain the shops and businesses. At present there is a public car park behind a row of shops and another small one where the Valley Walk crosses Newbiggin Lane. In addition there is on-street parking along much of Front Street. The scope for further parking in the village centre is limited. Access to the car park to the rear of the shops crosses a busy pedestrian area with limited visibility. Large articulated lorries use it for deliveries, causing disruption and danger to pedestrians because there is no dedicated crossing point.

### 14 Public Realm

There are many link paths and ginnels that allow safe and convenient pedestrian movement around the village and into the centre. Surfacing materials for the paths should be appropriate to the setting. The surfacing materials of the main commercial sector of Front Street are of modern herringbone and tegular concrete pavements not appropriate to the historic setting of the conservation area.

Street furniture items such as road signs, seats, bollards, lighting columns, planters and litter bins etc. have a strong visual impact. Their design should be co-ordinated and

appropriate for the various parts of the village and countryside. They should be well sited, well maintained, safe and avoid clutter. The bus shelters on either side of the southern end of Front Street are attractively designed and the placing of wooden seating around the trees at this end of the village green also add to the aesthetic appeal of the area.

### 15 General Condition

The Lanchester Conservation Area is generally an attractive, well maintained area. Some of the traditional buildings have lost their character and their appearance has been degraded through the removal of original windows and doors and the insertion of large modern horizontal windows, and heavy plastic front doors. In other instances buildings could do with care, repair and maintenance, such as the village library. Some poor and inappropriate repairs have accelerated the decline of historic fabric, particularly repointing stonework using cement and ribbon pointing.

Some field and boundary walls are in need of repair, but care should be taken not to undertake repairs to simply straighten and neaten slumped walls which are otherwise structurally sound, as this would remove visual character.

Road signs can add to the cluttered appearance of the village. 'A' framed boards cause visual clutter on Front Street and can cause hazards to pedestrians.



The numerous advertisements in front of the Kings Head Public House detract from the appearance of the village green.

The traditional lamp standards along Front Street and around the Green form an attractive form of lighting which enhances the character and appearance of this part of the conservation area. Interesting features, cast iron railings, stone walls and attractive seats add to the character of the village.

Unfortunately, galvanised pedestrian barriers, such as that outside of the Endowed Parochial Primary school and at the junction of Maiden Law Bank and the A691 detract from the character and appearance of the village and simple remedial works such as the painting of these railings would greatly improve their visual quality.

## 16 Character Assessment Toolkit and Character Areas

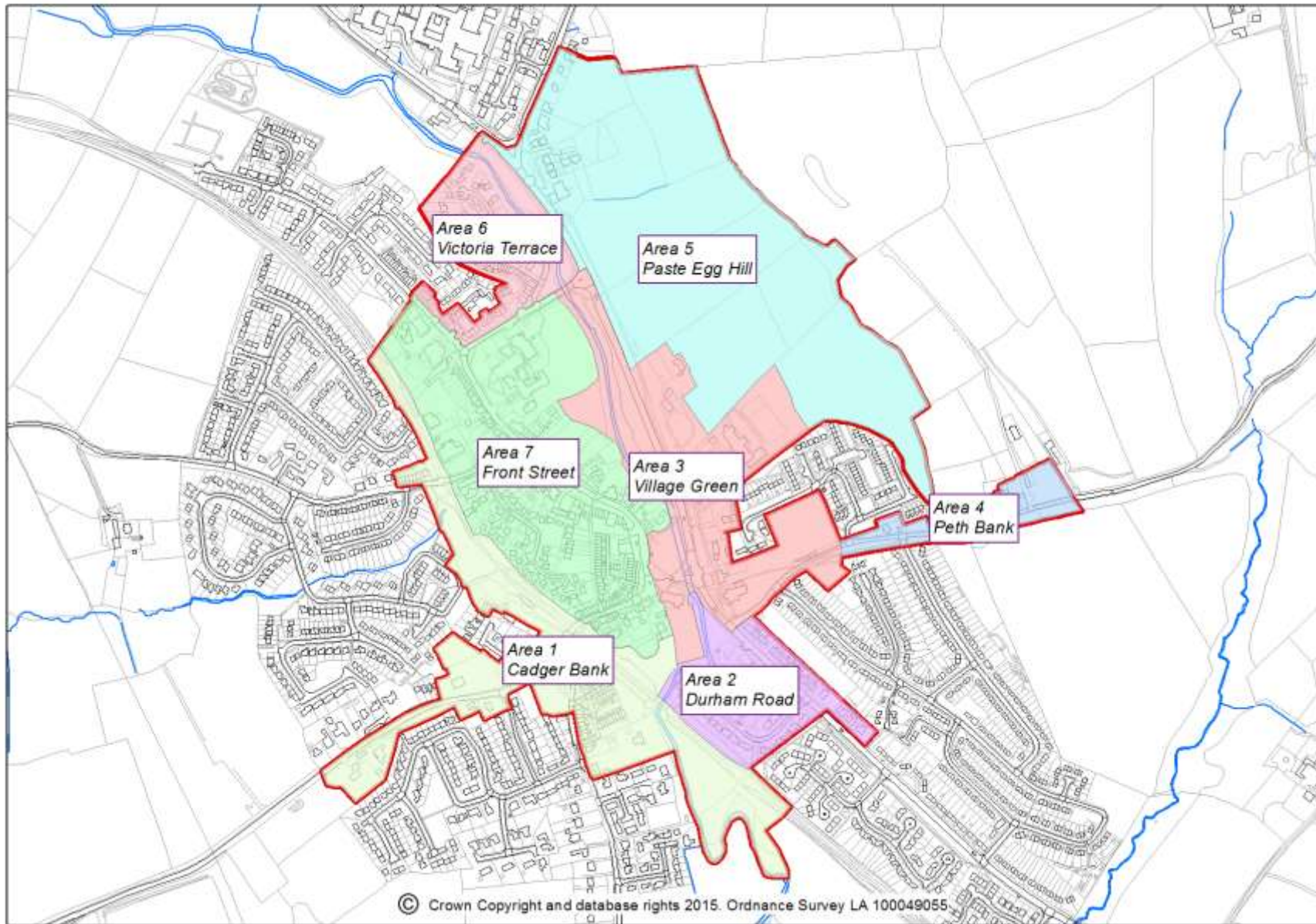
The Lanchester Character Assessment Toolkit (CAT) was a local area project based on a format developed by Oxford City Council working in partnership with Historic England and adapted for use in County Durham. The toolkit survey was designed to assess the character of spaces, buildings and places and to identify the features that contribute to the distinctiveness, interest and amenity of the area. The Lanchester toolkit was carried out on a street by street basis by

a group of local volunteers during the Autumn of 2015, followed by a workshop to consolidate their findings. A presentation was also made to the Lanchester Neighbourhood Working Group and an advert seeking volunteers to undertake the toolkit was placed in the Village Voice newsletter and also put on the Parish Council notice board, in shop windows and sent to the local history Group and the Friends of Longovicium.

For the purposes of the toolkit survey the conservation area was been split into 7 character areas, broadly selected by their use, activity and physical grouping. These character areas have then formed the basis for the structure of this appraisal document. The results of the toolkit survey have been collated and assessed and have influenced the review of the Article 4 (2) Direction and the designated boundary, as well as management proposals for the area.

The seven character areas are as follows:

- 1 Cadger Bank
- 2 Durham Road
- 3 Village Green
- 4 Peth Bank
- 5 Paste Egg Hill
- 6 Victoria Terrace
- 7 Front Street



Map 1 Character Areas

## 2 CHARACTER AREA ASSESSMENTS

### CHARACTER AREA 1 CADGER BANK

#### 1 Location and Boundary Description

This is a mixed area of open space and built residential development. It includes the level Lanchester Valley Walk, formerly part of the Durham-Consett railway, which runs in a north west to south east direction through this area and areas of open space and buildings to either side of this line, such as the original Station Masters House and the associated Station Cottages. It includes Cadger Bank which joins Station Road as it runs from the centre of Lanchester in a westerly direction and rising steeply towards Hollinside and Satley. It also includes the Grade II listed Prospect House, a detached stone early 19th century Georgian property which fronts onto Cadger Bank, as do the attractive traditional detached properties of Hill Rise, The Grove, Alderdene House and Linden Lodge amongst others. (see map 1).

This character area also includes attractive rows of Victorian and Edwardian terraces, including Prospect Terrace on Cadger Bank, Cecil Crescent and Mount Pleasant on Newbiggin Lane. There are a number of modern detached properties in large gardens on either side of Cadger Bank as it rises out of the village to the west.



Image 4 Timber sculpture on the Lanchester Valley walk

## 2 Building Materials, Detailing and Features

The buildings in this area form a rich mixture of detached and terraced housing which contribute positively to the significance of the Conservation Area. They are predominantly constructed from stone, with natural slate roofs with tall chimneys in brick and stone with clay pots. Prospect House occupies a prominent position on Cadger Bank and is a Grade II listed building dating from the early 19th century. It is a detached Georgian property of coursed squared sandstone rubble with quoins and painted tooled ashlar dressings and has a stone flagged roof with stone gable copings and ashlar chimneys. It has a symmetrical frontage with a central doorway which has a bracketed pediment shaped hood. The windows are 12 paned timber sliding sashes painted white. The house is clearly visible from the main road, set back only slightly and bordered by a low stone wall and hedge.

Other buildings of note include the prominent Hill Rise, of squared stone with a slate roof and timber sash windows; The Grove, which again is of stone and slate with timber sash windows; Linden Lodge, of stone and slate with a hipped roof detail and Alderdene House which is of stucco painted white with small paned timber sliding sash windows. Station House, which is located adjacent to the Lanchester Valley Walk, is an imposing stone and slate property with distinctive crow stepped gables and this, together with the nearby Station Cottages, are an important reminder of the former railway heritage.



*Image 5 Gate posts to Prospect House, Prospect House, Hill Rise*

Prospect Terrace and Mount Pleasant are attractive late Victorian terraces which are set up high above the roads which pay reference to the historical development of the village at this time, following the coming of the railway and associated station in the village.

Whilst many of the original windows have been lost, the houses still retain symmetry of building line and form as their roofscapes step down the banks into the village.



Image 6 Lintel detail, Ford Road and attractive door to Ford View, Ford Road

The properties are of stone with slate roofs with tall brick and stone chimneys with clay pots, which break up the roofscape and add interest to the character of the area. Prospect Terrace has chamfered bay windows to ground floor and vertical emphasis to most window openings, whereas some of the windows to Mount Pleasant have lost this verticality and have become more modern and horizontal in their proportions.

The area of terraced housing to the south of Ford Road also lies within this character area. In particular the attractive terrace of Edwardian properties which front onto Ford Road adds interest and vitality to the streetscape, with their stone frontages with predominantly chamfered bays, slate roofs and attractive chimneys. Many have retained their original timber sash windows and doors, which are painted in a range of traditional colours. Stone lintels and cills, some of which have been painted and have interesting carved detailing, still exist above and below window and door openings of all of the terraced properties, with stone door jambs and surrounds and attractive dentil and corbel detailing at eaves level.

The houses to either side of Cadger Bank within the conservation area are predominantly detached properties set within their own gardens, some of which are fairly substantial. Many of these are attractive traditional properties and are predominantly of stone with Welsh slate roofs and have timber sliding sash windows and timber doors. These include West Grange, Pelham House, Hill Rise, The Grove and Linden Lodge.

Alderdene House is of stucco render painted white with a Welsh slate roof. These properties are evidence of the growth and development of the village and of their status, requiring larger more attractive plots than could be accommodated within the core of the settlement.

### 3 Boundaries and Means of Enclosure

Many of the terraced properties have small forecourt gardens bounded in the main by dwarf stone walls, some with traditional cast iron vertical railings on top, whilst some have unfortunately been replaced with modern wrought iron railings and some have hedges. The rear of these properties are bounded by tall brick walls with solid vertically panelled timber gates to back lanes, giving them a strong sense of enclosure.

The detached houses to Cadger Bank are bounded to the road by stone walls, some with fencing on top and most with hedging. The fencing is a more modern addition and should be avoided if possible to maintain the historic form of enclosure and so as not to detract from the aesthetic qualities of the conservation area. The properties on the northern side of this road, including Alderdene House and Lindon Lodge, are set well back within their plots and so tend to be hidden from public view, particularly when the trees are in leaf. Those on the southern side are more prominent and open in their aspect, with dwarf walls and hedging forming frontage boundaries, adding to the attractiveness of this part of the conservation area.



*Image 7 Carved stone head, possibly Celtic, in front boundary wall of 2 Prospect Terrace*



*Image 8 Stone walling to Cadger Bank*



*Image 9 Tranquil Lanchester Valley Walk and Cadger Bank*

#### 4 Open Spaces and Trees

The Lanchester Valley Walk forms the predominant area of very attractive public open space which runs in a north west-south east direction through this area. This former railway line is now used by pedestrians, cyclists and horse riders and forms part of the coast to coast long distance cycleway. It is a very peaceful, traffic free routeway which is well used during daylight hours. Whilst there can be conflict at busy times between pedestrians and cyclists, in the main this is a very valuable public resource which forms an attractive linear connection through this part of the conservation area, with access at various points down to the village. The track is roughly surfaced and higher than the surrounding land, with grassy tree and shrub lined embankments which provide a rural setting to this important amenity.

To the north west of Station House the land opens out to a level grassed area of valuable open space with trees, which includes part of the former station platform. To the south west of the intersection with Cadger Bank the area includes the playground to the east and to the south west an area of open space with trees and shrubs adjacent to the Smallhope Burn, which forms the boundary of the conservation area. An area of woodland is located at the southern end of this area, to the west of the walkway and this extends into Doras Wood, to the south west of the conservation area, which is managed by the Woodland Trust. These important wooded areas aptly frame the Conservation Area and provide an invaluable setting to its

boundary in this area, as well as performing important ecological and wildlife functions.

Cadger Bank itself is a handsome curving tree lined entrance to the conservation area, with grassy embankments to its southern edge which help to accentuate the sense of enclosure and rural nature of this important part of the conservation area.

### 5 Public Realm

The public realm consists mainly of the Lanchester Valley Walk, which forms a lovely peaceful area of open space with a roughly surfaced track and grassy tree lined embankments. It forms part of the national C 2 C cycleway and is also an important wild life corridor. Signage is fairly discreet and low key, as are other utilities such as barriers, seating, litter and dog bins. There is a sculpture at the entrance to the walkway on the southern side of Cadger Bank and a sign depicting the archaeological significance of the village. The playground is set down to the east of the walkway and is attractively framed by grassy areas and bounded by trees.

Cadger Bank is flanked by standard pavements with concrete paving slabs and a slightly raised area of red tarmac depicts the line of the Lanchester Valley Walk where it intersects this road. This crossing would benefit from being accentuated, possibly with the use of granite setts or similar material, to facilitate the

slowing down of vehicular traffic and allow the safe crossing of walkers, cyclists and horse riders.

### 6 Activity

The built environment is residential in nature. Many of the larger properties on Cadger Bank have off street parking, but this is obviously not the case for many of the terraced properties. This proliferation of parked vehicles can cause an issue and be contrary to the amenity of this part of the conservation area. The Lanchester Valley Walk is used for public recreation by walkers, cyclists and horse riders and there is also a playground just off this route way which provides an important village resource. This area of open space is also very valuable for wildlife.

### 7 Views and Vistas

Views throughout this area are very attractive and are mainly linear and channelled both along the Lanchester Valley Walk and up and down Cadger Bank, although the curving nature of this bank provides unfolding views as one travels along this routeway. The elevated nature of the Lanchester Valley Walk allows for glimpsed views through to the village centre and particularly to All Saints Church and its distinctive squared tower.





*Image 10 Entrance to Lanchester Valley Walk and glimpsed view of All Saints Church from the walk*

## 8 Character Area 1 Summary

### Key Features & Special Characteristics

- 1 no. Grade II listed building, Prospect House, within the character area;
- 1 no. notable non designated heritage asset, Station House, within the character area;
- Other important traditional buildings including Station Cottages, West Grange, Pelham House, Hill House, The Grove, Alderdene House and Linden Lodge;
- Cadger Bank reflects desire for wealthy residents to move away from the village centre;
- Historical associations with the Durham-Consett railway, now the Lanchester Valley Walk and associated stone walls, the former Station Masters House, Station Cottages and former platforms;
- Victorian and Edwardian terraces in the form of Prospect Terrace, Mount Pleasant, Ford Terrace and the small terraces off Ford Road;
- Views up and down Cadger Bank, along the Lanchester Valley Walk and up and down Newbiggin Lane;
- Important tree lined routes, particularly Cadger Bank and important attractive open spaces, including the Lanchester Valley Walk and the village playground;
- Lanchester Valley Walk forms part of the coast to coast national cycle route and is an important amenity area;
- Smallhope burn flows through the south western section of this character area.

### Key Negative Elements

- Conflicts between users of the Lanchester Valley Walk;
- Conflict of speeding traffic coming down Cadger Bank and pedestrians, cyclists and horse riders crossing the bank to continue along the Lanchester Valley walk;
- Loss of traditional features to terraced housing, including the loss of original sliding sash windows and the installation of uPVC windows and doors, the loss of original vertically proportioned window openings and the installation of modern horizontal openings, the capping of chimneys and loss of original pots, and the installation of plastic guttering, modern roofing materials and modern boundary walls, gates, fences and railings;
- Unsympathetic raised cement pointing to traditional stone buildings;
- Lack of maintenance of some of the traditional buildings;
- Satellite dishes on front elevations and rooflines detracts from the historic appearance of buildings;
- Unsympathetic telegraph poles with a plethora of wires;
- Concrete and tarmac pavements.

### Key Issues

- Maintenance and improvement of Lanchester Valley Walk and its crossing points on Cadger Bank and Newbiggin Lane;
- Maintenance and improvement of pedestrian routes from the Lanchester Valley Walk to the village centre;
- Unsympathetic development within historic streetscapes;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;
- Unsympathetic placement of satellite dishes on historic facades and rooflines;
- Speeding traffic coming down Cadger Bank and Newbiggin Lane;
- Maintain residential character;
- Maintain rural feel to area, particularly along the Lanchester Valley Walk;
- Prevent the loss of small forecourt gardens being covered over with hard surfacing;
- Preserve and maintain the important trees in the area, particularly those which line important routeways;
- Prevent the loss of historic fabric, landscape features and vegetation;
- Protection of key views;
- Protection from vandalism and littering, particularly along the Lanchester Valley Walk.



*Image 11 Attractive view up Cadger Bank*

### Enhancement Potential

- Maintenance and improvement of pedestrian links to the village centre;
- Prevent the further loss of historic fabric, landscape features and vegetation;
- Seek the undergrounding of wires where possible;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes;

- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where possible and return to a style and material to match the form of the original;
- Ongoing maintenance and repairs of paths, signs and vegetation management;
- Maintenance and improvement of key views;
- Encourage the use of high quality design and materials for use in the public realm, including pavements.

## CHARACTER AREA 2 DURHAM ROAD

### 1 Location and Boundary Description

This is a mixed area comprising the linear Durham Road lined on its eastern side by late Victorian and Edwardian housing, whereas Woodlands, which is accessed from the western side of Durham Road, comprises an L-shaped cul-de-sac of modern properties. On the western side of Durham Road the new development of Lynwood House consists of retirement flats and a health centre, as well as rooms used by the community, including the Parish Council (see map 1).

### 2 Building Materials, Detailing and Features

The traditional Victorian properties which front onto the eastern side of Durham Road are constructed primarily from ferrous sandstone from a local quarry, giving them a very golden appearance. The Welsh slate roofs are punctuated with tall stone and brick chimneys which add character to this streetscape. The stone is a mix of random rubble and more formal squared stone with ashlar dressings for lintels, cills, window surrounds and door jambs. The houses form a mixture of short terraces, semi-detached and large detached properties, particularly Ashfield House, Hinderwell and Broadacre.



*Image 12 Durham Road, Arts and Craft houses to Durham Road and doorway to Ashfield House*

There is a variety of styles ranging from typical Victorian terraced housing with strong facades to the attractive Arts and Crafts semi-detached properties, with their gabled form and timber detailing.

The majority of these properties contribute significantly to the historic character and appearance of this part of the conservation area. However the addition of disproportionately large dormer windows and white painted vertical timber boarding to one of these properties disrupts the handsome continuity of this attractive row.

The windows to these traditional properties have retained their original vertical form, although unfortunately most of the original timber sliding sash windows have been replaced with white uPVC top opening sashes. Whilst some of the doors are now heavy framed uPVC, there are still a number of traditional timber painted doors, adding architectural richness to these properties.

On the opposite side of Durham Road the cul-de-sac of Woodlands leads off at right angles and curves around to the rear of Lynwood House. These modern detached and semi-detached houses and bungalows are set well back within their plots. They are constructed from brick with white rendered panels and concrete tiled roofs and have modern uPVC windows and doors. Whilst they are not locally distinct in character or appearance to the Lanchester Conservation Area, they are tucked away and are not visible from any public vantage points and hence whilst not contributing positively to the architectural quality of the conservation area, their impact can be judged as neutral.

Set back from the western side of Durham Road is Lynwood, which consists of retirement homes, a health centre and Parish Council offices. Constructed in 2014, its design and materials of stone and render blend with the local context and it is well screened from the main road by mature trees.

### **3 Boundaries and Means of Enclosure**

The Victorian houses which front onto Durham Road have small front gardens which are bounded by low stone walls with chamfered copings. The handsome gate posts are of dressed carved stone and their locally distinctive design can be found throughout the village. As such these should be protected and retained. A mix of railings and hedges sit on top of the dwarf boundary walls. Some of these railings are attractive cast iron simple vertical railings but unfortunately some have been replaced with modern wrought iron railings which detract from the overall attractiveness of these properties.

A belt of mature trees screens Lynwood from the main A691 which runs through the village and from the houses in Woodlands to its south. The boundary on the western side of Lynwood is more open, with railings marking the boundary of its site.

The gardens to the frontages of the housing at Woodlands are open plan and their relatively mature vegetation adds interest and vitality to the street scene.

#### 4 Open Spaces and Trees

Trees are a very important feature of this character area, lining the main A691 and forming an attractive entrance way into the village when approaching from Durham. This leafy appearance is compounded by the mature trees which lie within the Lynwood site and the hedges to the frontages of the houses along Durham Road.

The Smallhope Burn meanders through the wooded area to the north of Lynwood and the sloping wooded embankments of the former railway line, now the Lanchester Valley Walk, lie to the west of Woodlands.

The allotments to the rear of the houses on Durham Road, which are currently outside of the conservation area, represent a quiet peaceful linear area laid out in unfenced wide plots with grass paths for access, varied planting and typical sheds and greenhouses.

The Lanchester Valley Walk is a flat straight walkway/ cycleway/ bridleway which was formerly part of the railway line to Consett. It now forms an important amenity use, its embankments being heavily wooded, forming an attractive landscape, enhanced by timber sculptures. This unlit routeway has a quiet rural character in contrast to the busy nature of main road through the village.

#### 5 Public Realm

The public realm in this area is fairly functional, with tarmac roads and concrete flagged pavements. A transparent modern bus shelter is situated on the western side of Durham Road and has a fairly neutral impact upon the conservation area. Attractive timber seating also fronts onto Durham Road

#### 6 Activity

This area is predominantly residential, with a mix of houses and apartments. There is also a veterinary surgery located in a former stable block to the rear of Ashfield House and a newly built health centre within Lynwood. Lynwood also has a room used for community use and an office used by the Parish Council. Parking is restricted for the veterinary surgery, causing congestion on Peth Bank. In contrast the new development of Lynwood has ample parking and a plethora of hard surfaced areas.

The main A691 is a busy, well-lit road with wide pavements on both sides and a central refuge to facilitate pedestrians crossing. Cars associated with the housing to West View can park on the wide tarmac surfaced verge.

The allotments to the rear of West View represent an attractive green open space and provide a tranquil recreational area for gardeners, as well as creating a wildlife haven.

The Lanchester Valley Walk forms part of the long distance coast to coast cycleway, but is also used as a walkway and bridleway. Its surfacing also makes it suitable for pushchairs and wheel chairs. There are several access points down into the village from this routeway. Whilst it is popular, conflicts can arise due to muck left by dogs and horses, litter and speeding cyclists.

## 7 Views and Vistas

The views are predominantly linear both into and out of the village to the handsome traditional houses along Durham Road. Glimpsed views can be obtained through the gaps in the built form on the east side of Durham Road to the allotments behind and along Woodlands to the Lanchester Valley Walk beyond.

Views of the Grade I church, which is floodlit at night, symbolise the village. Glimpses of its tower can be seen from the Lanchester Valley Walk, whilst wider views are obtained on entering Lanchester from Durham and across the green towards the village centre.

Wider views can also be obtained from this character area east and west to the hillsides beyond the built form. These views create an attractive backdrop to the area and should be preserved.

## 8 Character Area 2 Summary

### Key Features & Special Characteristics.

- Important traditional buildings including Ashfield House and the veterinary surgery in the former stable block to the rear, and the other Victorian, Edwardian and Arts and Crafts groupings of terraced, semi-detached and detached properties which front onto Durham Road;
- Important community uses and health centre within Lynwood House;
- The Lanchester Valley Walk runs along the western boundary of this area;
- Views along Durham Road into and out of the conservation area and across to the Grade I All Saints Church;
- Durham Road is an important tree lined approach to the conservation area;
- Smallhopeburn flows through the north western section of this character area, adjacent the grounds of Lynwood House.

### Key Negative Elements

- Conflict of speeding traffic on Durham Road and pedestrians crossing the road to access the village centre;
- Loss of traditional features to terraced housing, including the loss of original sliding sash windows and

the installation of uPVC windows and doors, the loss of original vertically proportioned window openings and the installation of modern horizontal openings, the capping of chimneys and loss of original pots, and the installation of plastic guttering, modern roofing materials and modern boundary walls, gates, fences and railings;

- Unsympathetic raised cement pointing to traditional stone buildings;
- Lack of maintenance of some of the traditional buildings;
- Satellite dishes on front elevations and rooflines detracts from the historic appearance of buildings;
- Unsympathetic dormers detracts from the historic appearance of buildings;
- Unsympathetic telegraph poles with a plethora of wires;
- Concrete and tarmac pavements.

### Key Issues

- Maintenance and improvement of crossing point on Durham Road and pavements in the area;
- Maintenance and improvement of pedestrian routes from the Lanchester Valley Walk to the village centre;
- Unsympathetic development within historic streetscapes;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;

- Unsympathetic placement of satellite dishes on historic facades and rooflines;
- Speeding traffic on Durham Road;
- Maintain tree lined character of area;
- Prevent the loss of small forecourt gardens being covered over with hard surfacings;
- Preserve and maintain the important trees in the area, particularly those which line important route ways;
- Prevent the loss of historic fabric, landscape features and vegetation;
- Protection of key views;
- Protection from vandalism and littering.

### Enhancement Potential

- Maintenance and improvement of pedestrian links to the village centre;
- Prevent the further loss of historic fabric, landscape features and vegetation;
- Seek the undergrounding of wires where possible;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes;
- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where



possible and return to a style and material to match the form of the original;

- Ongoing maintenance and repairs of the public realm including bus shelters, paths, signs and vegetation management;
- Encourage the use of high quality design and materials for use in the public realm, including pavements;
- Maintenance and improvement of key views.

## CHARACTER AREA 3 VILLAGE GREEN

### 1 Location and Boundary Description

The heart of character area 3 is the open space within the village green, providing a distinct focal point for the village. The green extends along Consett Road following the course of the Smallhope Burn, ending behind Lanchester Endowed Parochial Primary School. Buildings around the village green, particularly on its eastern side, are some of the oldest in the village, with the Grade I listed All Saints Church, having roots back to the 12th century, dominating this corner of the green.

Other historic buildings along this edge include the Deanery, Deanery Farm, the Old Blacksmiths Shop, the Lodge and Ladie Garth Cottage. These are generally stone buildings with traditional detailing, dating to around the 18th century. (see map 1)

The Kings Head Public House is situated on the southern side of the green. Originally known as The Station Inn, this is a prominent detached stone building, although some of its historic character has been eroded by modern alterations and extensions.

The attractive Arts and Crafts influenced late Victorian terrace of Church View frames the western side of the green. Its distinctive gable detailing and white rendered first floor with black timber boarded detail adds vitality to the street scene. The symmetry of these handsome properties is an important feature which should be preserved and enhanced.

The former Green School, with its bowling green at the front and tennis courts to the rear, is a mid-20th century brick building set back from A691 bypass on the eastern side of the green. The building is well designed, with distinctive gable detailing to its frontage. It is attractively framed by the bowling green and has a clear presence overlooking the village green and is a positive element within this part of the Conservation Area.

The village green is surrounded by a series of roads which dissect the green and have resulted in the loss of its original historic form, to the detriment of the character and appearance of the area. Footpaths traverse the green, providing pedestrian links to the rest of the village. The Smallhope Burn has been culverted, deviating from its original course and running underneath the village green at its eastern end.



*Image 13 Village Green and Deanery Farmhouse and Cottage*



Image 14 The Lodge, former Green School, stone steps to adjacent field and All Saints Churchyard

This character area also encompasses the graveyard to the rear of All Saints Church. Together with the village green this is another important and attractive open space within the conservation area. Its boundary is well defined by a historic stone wall, the western and southern sections of which are listed. Most head stones within the graveyard are in carved stone and of some age, two of which are grade II listed.

The attractive stone properties of Peth Cottage and Kylemore Cottage which front onto Peth Bank to the east of the graveyard are a distinct feature within the street scene and are purported to be some of the oldest buildings in the village.

## 2 Building Materials, Detailing and Features

### *External Façades*

The majority of buildings in the Village Green character area are built of stone, mostly coursed rubble with dressed stone detailing. The later buildings, such as the Kings Head, are of coursed, square sandstone. The Green School is much later than other buildings within this character area and is of red brick construction.

### *Roofs*

Most roofs in this character area are in Welsh slate and vary between gabled designs to the Deanery buildings and hipped roofs to the Kings Head and the Lodge. The Old Blacksmiths Shop and south porch to All Saints Church both retain distinct

stone slate roofs. Peth and Kylemore Cottages up Peth Bank have clay pantile roof coverings.

### *Joinery, windows and doors*

The listed buildings within this character area generally retain timber sliding sash windows, in either a Georgian style or more simplistic 2-over-2 design in the Deanery Farm buildings and cottages. The unlisted buildings largely have uPVC windows in a top hung casement style to the detriment of their character and appearance. The majority of historic buildings have stone head and cill or surround detailing around windows and doors.



*Image 15 Peth and Kylemore Cottages , All Saints Church door and All Saints Church*

### 3 Boundaries and Means of Enclosure

Boundary treatments within this character area principally consist of stone walls and there are distinctive walls along the southern side of the churchyard and along the frontage of All Saints Church, the Deanery, Deanery Farm and the Green School, which contribute significantly to the character of the conservation area.

The Lodge is enclosed with estate fencing along the frontage, which creates a sense of the grandeur to this Georgian mansion.

Hedges also enclose property boundaries directly abutting the village green adding to the green and leafy appearance of this area.



*Image 16 White post and chain fencing along Village Green boundary to Brook Villa*



*Image 17 Estate fencing and stone wall to the frontage of The Lodge*



*Image 18 The village green and All Saints Church from Church View*

#### 4 Open Spaces and Trees

The central village green was formally designated in 1972. This is criss-crossed by a series of vehicular and pedestrian routes providing access to other parts of the village to the detriment of its historic character and form. The village green has provided a key historic open space at the heart of the village since Medieval times. There are several mature trees situated on the village green and along Smallhope Burn which contribute to its character.

The graveyard to the rear of All Saints Church also provides an important open space within the conservation area. Its tranquil, green environment, peppered with handsome mature trees, is essential to the character of this space, the Church and wider conservation area.

The grounds of the Lodge also form a key open space, providing an attractive setting to this grade II listed building and giving an indication of the wealth and status associated with the historical importance of this property. Originally there was a walled garden to north of the dwelling, however only remnants now remain. The trees within the grounds are protected by a series of tree preservation orders, indicative of their important contribution to the character and setting of the Lodge and its grounds.

#### 5 Public Realm

Roads throughout the conservation area are tarmac as are most of the pavements, with concrete kerbstones. There is no surviving evidence of historic road surfaces within the village. Some stone paving is present in the area immediately outside All Saints Church. This is not thought to be original, having been replaced in recent years.

The principal grassed areas are the village green, All Saints churchyard and the Lodge grounds, although the latter is in private ownership.

Signage around the village green tends to be modern road signage or bus stops. There is a notice board at All Saints Church and the Kings Head has large modern fascia signage and a post sign outside the entrance. This overall visual clutter of signage would benefit from being rationalised to help improve the quality of the environment here.

There is a limited amount of street furniture in the village, the greatest concentration being a number of structures clustered on the main part of village green and outside the Kings Head and Deanery Farm. These are generally seating benches, bollards and litter bins which are of a traditional design and appearance. It is considered that improvements could be made in terms of co-ordination of material and designs of any future additions.



*Image 19 View across village green*

Street lighting is provided via a combination of urban style lamp posts along the A691 and more traditional street lights painted black around the village green.

The Front Street area was previously subject to a public realm improvement scheme. Whilst some improvements are evident, the paving is modern in terms of its concrete materials and the

colours involved, and as such is out of keeping with the historic character of the area.

## 6 Views and Vistas

The principle views within this character area are linear views to the south along the A691 bypass to the village green and All Saints Church and northwards to the rising countryside beyond. The views eastwards along Station Road and across the village green to the rear of Front Street are also important.

## 7 Activity

Uses within this character area are mixed. All Saints Church provides a focal point for the community and is still in regular use for worship. Buildings along the eastern side of the green, from the Deanery to Ladie Garth Cottage are generally in residential use, including the conversion of the Deanery Farm buildings and Old Blacksmiths Shop. The Kings Head still functions as a public house and the Green School is in educational use as a pupil referral unit. Key recreational functions are also present in this character area at the bowling green and tennis courts at the Green School.

The area is also substantially used as a pedestrian thoroughfare from residential areas off Durham Road to the centre of the village, to St Bede's school further along Consett Road, and by pedestrians accessing All Saints Church and the Kings Head from the village centre and Station Road areas. There is a heavy vehicular presence in the area with the green being

dissected by a series of roads. These tend to be fairly busy, in particular the A691 which forms the primary road network between Durham, Consett and beyond.

The village green is a communal space, forming a hub within the community for key outdoor events. A Christmas carol concert is held each December, together with Remembrance events at the war memorial and village fetes have previously been held on the green. In 2012 the Parish Council installed a new pathway with a series of wooden animal structures and laid new hedging along the area of village green bordering Smallhope Burn, designed by the community and adding interest to this part of the conservation area.



Image 20 Bowling green





*Image 21 New pathway along village green and attractive bus shelter*

## 8 Character Area 3 Summary

### Key Features & Special Characteristics.

- 9 listed structures, including the Grade I All Saints Church and associated walls, gates, railings etc. and two listed gravestones in the churchyard; The Deanery, Deanery Farmhouse, Stables, Cottage and associated walls; The Lodge and the Lodge Well;
- Notable non designated heritage assets, including the Kings Head PH, the former Blacksmiths Cottage and the former Green School frame the village green;
- Important traditional buildings, including Peth Cottage and Kylemore Cottage, which are purported to be the oldest houses in the village and Ladie Garth Cottage;
- A range of uses, including residential, the church, the Kings Head PH, and the school;
- The Medieval Village Green dominates this area. This is an important historic area which is the focus of the village, with attractive grass and trees. It is dissected into the east and western parts by the A691 bypass which was built in the late 1960s. The southern part of the Green is more municipal in character, with flower beds and the village Christmas tree, together with seating. A recent pathway which runs along the western edge of the village green in a north-south direction has a series of wooden animal carvings along its route which add interest to the area;

- Attractive open space occupied by the bowling green which frames the former Green School;
- Tranquil attractive churchyard with important trees and shrubs;
- Important views along the A691 along and across the village green to All Saints Church, in an easterly direction up Paste Egg Hill and to the countryside beyond and in an easterly direction to the rear of the properties which front onto Front Street;
- Smallhope burn flows through the village green in a north south direction .

### Key Negative Elements

- Conflict of speeding traffic travelling along the A691 and pedestrians crossing to access the schools and the village centre;
- Loss of traditional features to historic buildings;
- Unsympathetic raised cement pointing to traditional stone buildings;
- Lack of maintenance to some traditional buildings;
- Unsympathetic telegraph poles with a plethora of wires;
- Concrete and tarmac pavements;
- Degradation of stone boundary walls.

### Key Issues

- Maintenance and improvement of crossing points on A691, Station Road and the eastern end of Front Street and pavements in the area;
- Maintenance and improvement of pedestrian routes to the village centre, including across the village green;
- Unsympathetic development in proximity to historic structures and within historic curtilages;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;
- Unsympathetic placement of satellite dishes on historic facades and rooflines;
- Speeding traffic coming along the A691 and down Station Road;
- Preserve and maintain the important trees in the area, particularly those which line important route ways
- Prevent the loss of historic fabric, landscape features and vegetation;
- Protection of key views;
- Protection from vandalism and littering.

### Enhancement Potential

- Maintenance and improvement of pedestrian links to the village centre;
- Prevent the further loss of historic fabric, landscape features and vegetation;
- Seek the undergrounding of wires where possible;

- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes;
- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where possible and return to a style and material to match the form of the original;
- Ongoing maintenance and repairs of the public realm including bus shelters, paths, signs and vegetation management;
- Encourage the use of high quality design and materials for use in the public realm, including pavements;
- Maintenance and improvement of key views



Image 22 Views to rear of Front Street

## CHARACTER AREA 4 PETH BANK

### 1 Location and Boundary Description

This linear area of land bounds both sides of Peth Bank as it rises out of the village in an easterly direction. The northern side of Peth Bank includes the built development of Summer Hill, The Hemmel and Peth House Farm and the southern side consists predominantly of an ancient tree lined former Pack Horse route, known locally as 'Pea Lane', which dates from approximately 1740 and was the main Turnpike route into the village until 1810. (see map 1 )

### 2 Building Materials, Detailing and Features

Summerhill is a handsome stone and slate detached property which appears on the 1860 OS map but has been extended and altered over time. The Hemmel and Peth House Farm also appear on the 1860 OS map. The Hemmel has recently been restored but Peth House Farm has suffered many modern alterations over time. They form a pair of semi-detached cottages fronting onto the road whereas Summerhill has its gable end to the road and faces down the slope towards the village. The Hemmel and Peth House Farm are both of stone with Welsh slate roofs. The windows of Peth House Farm are unfortunately much altered but those of The Hemmel have been replaced in recent years with timber sliding sash windows with a painted finish, enriching its character and appearance.



Image 23 Summer Hill



Image 24 Tree lined route to Peth Bank

### 3 Boundaries and Means of Enclosure

The northern side of Peth Bank is bounded by stone wall with rounded coping. A similar wall bounds the woodland to the southern side of the road, although this wall is set back with the raised track which follows the course of the road. Both of these walls are of historic importance and should be retained

### 4 Open Spaces and Trees

Peth Bank is lined with mature trees, predominantly oaks, particularly on its southern side, forming an imposing entrance to the village. An ancient tree lined former Pack Horse route, known locally as 'Pea Lane', which dates from 1740 and was the main Turnpike route into the village until 1810, is located to the south of Peth Bank and is bounded by woodland to the south. This route is on raised land above the main road and some steps connect the two routes. It is of immense historic importance and should be preserved and enhanced.

There is a small area of grassy open space behind the stone wall which bounds the northern side of Peth Bank, adjacent to the modern housing development of Deanery View. The area also includes open pasture land to the west of The Hemmels and to the east of Peth House Farm, which also includes some important trees.



Image 25 View down Peth Bank



Image 26 Turnbull grave off Peth Bank

## 5 Public Realm

The public realm is very restricted in this area. The small area of public open space on the north side of Peth Bank adjacent to Deanery View is a simple grassed area which incorporates a gravestone in its south west corner. The ancient narrow access track on the southern side of Peth Bank is roughly surfaced and is lined by mature oaks.

## 6 Activity

The area consists of a small number of residential properties, an access road which rises steeply out of the village towards Burnhope, an ancient access track which formed part of the Turnpike Road towards Durham and an attractive avenue of predominantly oak trees which line this track. A number of grassy fields used for grazing also lie on the northern side of Peth Bank and woodland can be found to the south. A gravestone of a member of the Turnbull family is located on unconsecrated ground within the grassy area adjacent to the modern houses of Deanery View.

## 7 Views and Vistas

There are a range of views which can be gained from this area. Attractive linear and unfolding rural views can be obtained up and down Peth Bank, framed by the mature trees which line this route. Wider views to the north across fields and to the important ancient woodland of Deanery Wood can be seen

from the higher sections of Peth Bank. Shortened views into woodland can be seen to the south of the road.

## 8 Character Area 4 Summary

### Key Features & Special Characteristics

- Important traditional buildings including Summer Hill, the Hemmel and Peth House Farm;
- The gravestone to a member of the Turnbull family on land to the north of Peth Bank, adjacent to Deanery View;
- Steeply sloping tree lined Peth Bank forms an attractive entrance to the village;
- Historic pack horse route to Burnhope rises above Peth Bank on its southern side;
- Views up and down Peth Bank and to the north across towards the Area of High Landscape value and Deanery Woods;
- Areas of open pasture land to the north of Peth Bank;
- Area of woodland to the south of Peth Bank.

### Key Negative Elements

- Conflicts between speeding traffic coming down Peth Bank and pedestrians walking in this area;
- Loss of traditional features to terraced housing, including the loss of original sliding sash windows and the installation of uPVC windows and doors, the loss of original vertically proportioned window openings and

the installation of modern horizontal openings, the capping of chimneys and loss of original pots, and the installation of plastic guttering, modern roofing materials and modern boundary walls, gates, fences and railings;

- Unsympathetic raised cement pointing to traditional stone buildings;
- Lack of maintenance of some of the traditional buildings;
- Satellite dishes on front elevations and rooflines detracts from the historic appearance of buildings;
- Unsympathetic telegraph poles with a plethora of wires;
- Concrete and tarmac pavements.

### Key Issues

- Unsympathetic use of replacement materials in traditional buildings, such as uPVC windows, roof materials;
- Unsympathetic placement of satellite dishes on historic facades and rooflines;
- Speeding traffic coming up and down Peth Bank;
- Maintain rural feel to area;
- Preserve and maintain the important trees in the area;
- Prevent the loss of historic fabric, landscape features and vegetation;
- Protection of key views;

- Protection from vandalism and littering.

#### Enhancement Potential

- Prevent the further loss of historic fabric, landscape features and vegetation;
- Seek the undergrounding of wires where possible;
- Encourage appropriate conservation and repair of traditional buildings using traditional techniques and materials;
- Prevent unsympathetic development;
- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where possible and return to a style and material to match the form of the original;
- Ongoing maintenance and repairs of paths, signs and vegetation management;
- Maintenance and improvement of key views;
- Encourage the use of high quality design and materials for use in the public realm, including pavements.

## CHARACTER AREA 5

### PASTE EGG HILL

#### 1 Location and Boundary Description

This character area lies to the east of the main A691 Lanchester bypass. It includes the ancient woodland of Deanery Wood and the grassy fields with their historic field boundaries and important hedgerows, known locally as 'Paste Egg Hill', as it has been used for years by the villagers to boule eggs on Good Friday. The area also includes the modern properties which lie on the corner of the A691 and the A6076, including the garage and petrol station and those on the eastern side of the A6076 that leads up to Maiden Law, but at the current time excludes the last two properties of Mountside and Moray House. These properties are considered to be of traditional character and it is therefore proposed to amend the Conservation Area boundary to include these dwellings. Refer to Map 1 Character Areas page 26.



Image 27 Fields adjacent to Paste Egg Hill

#### 2 Building Materials, Detailing and Features

The properties which lie on the eastern side of the A6076 are predominantly detached dwellings which date approximately from the 1950's and include a couple of single storey dwellings. Materials consist of a mixture of stone, render and brickwork, with slate and tiled roofs and a mixture of modern and more traditional windows. The properties are set well back within their well landscaped garden areas and hence are screened from the main road. The buildings themselves have a neutral impact upon the character and appearance of the conservation area, but their mature gardens add to the attractiveness of the area and should be retained.



The 7 houses of the recent housing development of Bishops Meadow are 2 storey stone and slate properties with vertically proportioned sash windows with art stone lintels and cills, although the doors and windows are uPVC. These houses occupy the site of the former Crowe Hall, a large stone farmhouse which was demolished in the 1960s, on the corner of the A691 and A6076. This modern housing development could be said to have a neutral impact upon the character and appearance of the conservation area. However to the south of these properties the garage and petrol station with integral convenience store are of brick with modern garish signage and therefore have a negative impact upon the character and appearance of this area.

The ancient field boundaries which subdivide the large grassy slope are demarcated by dry stone walls and hedgerow trees and hedgerows.

### **3 Boundaries and Means of Enclosure**

The properties in Bishops Meadow have open plan frontages and close boarded fencing to the rear. There are remnants of a historic stone wall associated with the former Crowe Hall which can be found to the south of the Bishops Meadow housing; this should be retained as an important historic feature in the townscape. The houses on the south eastern side of the A6076 have low modern brick and stone walls to their frontages with a number of hedges and mature trees in their gardens.

A dry stone wall with rounded coping runs along the western field boundary with the A691 and forms an attractive feature in this area.



*Image 28 Petrol Station and village green to east of A691*

#### 4 Open Spaces and Trees

The extensive grassy hillside to the east of the A691, which includes the area known locally as Paste Egg Hill, is a very attractive area of open land which incorporates ancient field boundaries and forms an extremely important setting to the built form of the conservation area. These ancient field boundaries are enriching evidence of the early history of the settlement and the hedges are distinctive features that bind the village into its rural hinterland.

The adjacent Deanery Wood, to the south of this area, is an area of Ancient Woodland which is privately owned and again is of immense amenity and aesthetic value to the conservation area. These and other trees in this area provide grace, shape and maturity to the area's landscape character.

A long slither of Village Green on the eastern side of the A691 is included in this area and was dissected from the rest of the village green following the construction of the A691 Lanchester by pass in the 1970s. However this area does serve to visually soften the impact of the roads and makes a key contribution to retaining the rural charm of the village.

Adjacent to the A691 is an area of raised beds with seating around and is bounded by a stone wall to the rear. This memorial garden is maintained by the Parish Council. The A6076 provides an attractive entranceway into the village from Maiden Law and beyond.

## 5 Public Realm

The public realm includes the main routeways and their adjacent footways. It also includes the eastern section of the Village Green and the Memorial Garden, which form an attractive backdrop to the main routeway and help soften the impact of the road. Street lighting along the roads is standard highway lighting. The galvanised railings at the junction of the A691 and A6076 are meant to provide pedestrian safety at this busy junction which is used by school children crossing to St. Bedes School to the north of this area. However these barriers appear very harsh and utilitarian and could be made more visually attractive by being painted in a dark colour.

## 6 Activity

This character area consists mainly of open grassland with important historic field boundaries on a hillside to the west of the A691 and ancient woodland, Deanery Wood, to the south of this area. It also includes the residential properties on the south eastern side of Ornsby Hill and Bishops Meadow on the corner of the A691 and the A6076.

The only commercial premises in this area is the petrol station and car repairs and sales garage, with associated convenience store, which fronts onto the A691 to the south of the junction with the A6076. The Memorial Garden lies adjacent to the A691 and is a small area of seating and raised flower beds. The A691 itself is partially included in this area. It is a busy road as it is the main route way from Consett to Durham.



Image 29 View down Maiden Law Bank

## 7 Views and Vistas

Extensive views to the east up the gently sloping hillside and beyond to the open countryside and to Deanery Woods can be gained from the A691, giving the area an attractive open aspect and providing a vitally important setting to the built development in the conservation area. Linear views can be gained up and down Ornsby Hill with its attractive roadside trees and mature gardens. Linear views are also obtained along the A691, particularly in a southerly direction towards All Saints Church and across the village green to the playing fields to the rear of the Lanchester Endowed Parochial Primary School and to the Smallhope burn and the rear of the properties on the eastern side of Front Street.



*Image 30 View to Deanery Wood*



*Image 31 Memorial Garden*



*Image 32 Seating to the edge of village green*

## 8 Character Area 5 Summary

### Key Features & Special Characteristics

- Mix of traditional and more modern dwellings on Maiden Law bank and the corner of the A6076 from the junction with the A691;
- Mix of uses, including residential and the petrol station, garage repairs and convenience store;
- Memorial garden facing onto the A691;
- Views up and down Maiden Law Bank, along the A691 to the village green and All Saints Church, westwards to the rear of the properties which face onto Front Street, and eastwards to the open countryside and the Area of High Landscape Value;
- Important area of rolling hillside with ancient field boundaries of dry stone walling, hedgerows and hedgerow trees, proving important historical and attractive setting to the conservation area and its open aspect in this area;
- Important area of Ancient Woodland at Deanery Woods;
- Paste Egg Hill is an important amenity area, it has one designated well used footpath and has traditionally been used by villagers for various recreational activities;
- Important tree lined routes, particularly Maiden Law Bank and the A691;
- Important historic features such as the stone water trough on Maiden Law Bank.



*Image 33 Stone water trough, Maiden Law Bank*

### Key Negative Elements

- Conflict of speeding traffic on Maiden Law Bank and along the A691 and pedestrians crossing the road to access the schools and the centre of the village;
- Functional garage and petrol station do not harmonise with the traditional built forms in the conservation area;
- Unsympathetic raised cement pointing to traditional stone buildings;
- Lack of maintenance of some of the traditional buildings;
- Satellite dishes on front elevations and rooflines detracts from the historic appearance of buildings;

- Unsympathetic telegraph poles with a plethora of wires;
- Concrete and tarmac pavements;
- Galvanised pedestrian barriers to junction of A691 and Maiden Law Bank.



Image 34 Galvanised pedestrian boundary

### Key Issues

- Maintenance and improvement of the village green and other public open spaces in this area;
- Maintenance and improvement of pedestrian routes to the village centre;
- Unsympathetic use of replacement materials in traditional buildings, such as uPVC windows;
- Unsympathetic placement of satellite dishes on historic facades and rooflines;
- Speeding traffic on Maiden Law Bank and along the A691;
- Prevent the loss of historic fabric, landscape features and vegetation;

- Preserve and maintain the important trees in the area, particularly those which line important route ways and on the village green;
- Maintenance of the public realm, including the Memorial Garden;
- Protection of key views;
- Protection from vandalism and littering.

### Enhancement Potential

- Maintenance and improvement of pedestrian links to the village centre;
- Prevent the further loss of historic fabric, landscape features and vegetation;
- Seek the undergrounding of wires where possible;
- Encourage appropriate conservation and repair of traditional buildings using traditional techniques and materials;
- Prevent unsympathetic development;
- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where possible and return to a style and material to match the form of the original;
- Ongoing maintenance and repairs of paths, signs and vegetation management;
- Maintenance and improvement of key views;
- Encourage the use of high quality design and materials for use in the public realm, including pavements.

## CHARACTER AREA 6

### VICTORIA TERRACE

#### 1 Location and Boundary Description

This part of the conservation area is an area of mixed residential development, ranging from the modern low density cul-de-sac of Fenhall Park and the modern flats at Croft Court, to the more traditional terraced housing of Victoria Terrace, Victoria Street, Mill Cottages and Kitswell Road, which all date from the late Victorian period/Edwardian period. Lanchester Corn Mill previously occupied the site adjacent to Mill Cottages and the Kits Well was located near to the corner of Front Street and Kitswell Road. (see map 1 ).

#### 2 Building Materials, Detailing and Features

Victoria Terrace is a linear terrace of terraced properties. Nos 1-5 face onto Front Street and the rest form a number of rows facing east with a slight curve to the building line. This terrace of Victorian properties forms part of the important historical development of the conservation area and as such should be retained and enhanced whenever the opportunity arises. The materials include stone, brick, pebble dash and render, the majority of the original Welsh slate roofs have been retained, as have the tall brick chimneys with clay pots, although some have been capped and some pots are missing. The roofline is varied, interest being gained by the differing ridge heights. An attractive stone corbel detail is present at eaves level.

Unfortunately most of the cast iron guttering has been lost and replaced with modern plastic alternatives.



*Image 35 Victoria Terrace and green space to frontage*

Whilst the majority of the properties have retained the vertical proportions of their windows, most now have modern uPVC frames and many also have thick framed uPVC doors. Many of the original stone lintels and cills have been retained, although some now have a painted finish. An interesting detail incorporating the name of the Lanchester Brick Company can be found in a brick in the rear elevation of one of the houses in this terrace.

Mill Cottages consist of a small row of terraced cottages, which have been rendered and painted. They date from the mid 18<sup>th</sup> century and were associated with the former Lanchester Corn Mill. They therefore have an important historical association as well as being traditional in their character and design. Some of the original Welsh slate roofs have been retained, as have the tall brick chimneys with pots and the vertical emphasis of the windows, although many of the frames have been replaced with modern alternatives in uPVC. The cottages are set back from Front Street with attractive gardens to their frontages and are accessed from the rear of Victoria Terrace.

A detached stone and slate modern bungalow is located on the corner of Victoria Street and Fenhall Park. To the north west of this are the remnants of farm buildings which date from the mid-late 19<sup>th</sup> century. These buildings are currently in a rather dilapidated condition and are therefore no longer of vital historic interest.

Fenhall Park is a modern housing estate of no particular architectural merit. It is relatively hidden from public viewpoints within the conservation area and is considered to have a neutral impact upon its character and appearance.



*Image 36 Terrace of Kitswell Road*

Only No's 1-4 Kitswell Road were included within the original conservation area boundary, but this has now been extended northwards to include the Edwardian terraced properties of 5-17 Kitswell Road and Nos 30 and 31 on the opposite side of the road, which is a pair of semi-detached properties displaying a number of attractive Art Deco details. The properties to the south of 30 and 31 Kitswell Road have also been included within the conservation area in order to achieve a consistent boundary line. These are relatively modern properties and have a neutral impact upon the character and appearance of the conservation area.



Nos 1-17 Kitswell Road are a mix of stone, brick, render and pebble dash. They have a unified building line and have retained their Welsh slate roofs with substantial squared red brick chimneys with stone string course detailing and clay pots. Some of the houses have attractive corbel or dentil detail at eaves level and some have retained their cast iron rainwater goods. Many of the windows have retained their vertical emphasis, together with stone lintels and cills, some of which have been painted. However many of the windows are now of modern design in uPVC, as are the doors.

It is proposed that Nos 1-17 and 30 and 31 Kitswell Road be included in the Article 4 (2) Direction to protect any further loss of traditional features.

The modern detached and semi-detached brick properties of Fenhall Park and the buff brick flats of Croft Court are considered to have a neutral impact upon the character and appearance of the conservation area, as are the modern bungalows which lie between Mill Cottages and Croft Court. These are set well back from the road with attractive front gardens.

### **3 Boundaries and Means of Enclosure**

Nos 1-5 Victoria Terrace and the terraced properties in Kitswell Road have dwarf walls to the small front gardens, some of which have stone copings and some of which have railings on top or hedging behind the walls.

The main body of Victoria Terrace has a mix of fencing styles in a variety of heights as boundaries to the front of their properties. The rears of these properties are bounded predominantly by red brick walls and some fencing. The proposed Article 4(2) Direction will protect the loss of any further traditional boundary features and encourage the reinstatement of appropriate boundary treatments in the future.

The bungalow on the corner of Victoria Street and Fenhall Park is bounded by an attractive stone wall of approximately 1.5 metres in height with a rounded stone coping. This attractive historic wall is of importance to the character and appearance of the conservation area.

The houses in Fenhall Park have open plan front gardens with mature trees and shrubs. An attractive hedgerow forms the eastern boundary with the A691 in this area.

### **4 Open Spaces and Trees**

The open space in this part of the conservation area consists primarily of the linear strip of grass to the front (east) of the No's 6-30 Victoria Terrace. This area has informally been adopted by the residents in Victoria Terrace and is used as informal recreation space by them. Apart from temporary fixtures such as washing lines and play equipment, no permanent boundaries or structures have been erected on this land.

It is important that this land is retained as an attractive, peaceful, traffic free, open grassed area and is not built upon. There are a number of trees and shrubs at the northern end of this grassy strip which adds to the aesthetic quality of the area.

The Smallhope Burn forms the eastern boundary to the Fenhall Park housing development and runs north- south through this area. To the east of the burn an area of open grassland lies adjacent to the western side of the A691 with an attractive hedgerow boundary.

The school playing field to the rear of Nos 30 and 31 Kitswell Road is also to be included within the conservation area as it is a logical extension to the rear of the dwellings which are now to be included and to add further protection to this valuable area of open space.

### **5 Public Realm**

The public realm in this area consists predominantly of the tarmac roads which run throughout this area and their associated pavements which are of tarmac and concrete flag stones. Black cast iron bollards line the entrance to Front linear field structure of Paste Egg Hill and the countryside beyond can be obtained from the junction of Front Street and the A691 to prevent parking in this area, with metal railings to the line of the Smallhope burn which goes under the road in this area.

Overhead wires interrupt the vista along Victoria Terrace and opportunities should be taken to remove such visual blight and underground such wires wherever possible.

### **6 Activity**

The area consists of residential properties dating from the Victorian period to modern day. These properties vary from terraces, semi-detached and detached housing to flats at Croft Court. Most of the properties are 2 storeys in height, although there are a number of bungalows in the area. The more modern properties have off street parking whilst parking is on street for the majority of the terraced houses.

### **7 Views and Vistas**

Views within the area tend to be linear in form, including the attractive along the grassy area to the front of Victoria Terrace to the trees at the northern end; along Front Street and into the grounds of Lanchester Primary School, with their extensive playing fields and along Kitswell Road. The curved nature of the access road into Fenhall Park means views from public vantage points are limited, creating a very private form of development.

## 8 Character Area 6 Summary

### Key Features & Special Characteristics

- Important traditional buildings including Victoria Terrace, Mill Cottages and Kitswell Road;
- Historical associations with the former Mill and farm and remnants of historic stone walls;
- Victorian and Edwardian terraces in the form of Victoria Terrace and Kitswell Road;
- Linear views along Victoria Terrace, Kitswell Road and Front Street;
- Important attractive green space to the frontage of Victoria Terrace, giving tranquil feel to this area;
- Smallhope burn flows through the eastern section of this character area.

### Key Negative Elements

- Loss of traditional features to terraced housing, including the loss of original sliding sash windows and the installation of uPVC windows and doors, the loss of original vertically proportioned window openings and the installation of modern horizontal openings, the capping of chimneys and loss of original pots, and the installation of plastic guttering, modern roofing materials and modern boundary walls, gates, fences and railings;
- Unsympathetic raised cement pointing to traditional stone buildings;

- Lack of maintenance of some of the traditional buildings;
- Satellite dishes on front elevations and rooflines detracts from the historic appearance of buildings;
- Unsympathetic telegraph poles with a plethora of wires;
- Concrete and tarmac pavements.

### Key Issues

- Unsympathetic development within historic streetscapes;
- Unsympathetic use of replacement materials in traditional buildings, such as uPVC windows;
- Unsympathetic placement of satellite dishes on traditional facades and rooflines;
- Maintain residential character;
- Maintain open nature of green space to front of Victoria terrace;
- Prevent the loss of small forecourt gardens being covered over with hard surfacing;
- Preserve and maintain the important trees in the area;
- Prevent the loss of historic fabric, landscape features and vegetation;
- Protection of key views;
- Protection from vandalism and littering.

### Enhancement Potential

- Maintenance and improvement of pedestrian links to the village centre;
- Prevent the further loss of historic fabric, landscape features and vegetation;
- Seek the undergrounding of wires where possible;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes;
- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where possible and return to a style and material to match the form of the original;
- Ongoing maintenance and repairs of paths, signs and vegetation management;
- Maintenance and improvement of key views;
- Encourage the use of high quality design and materials for use in the public realm, including pavements.



Image 37 Listed 39 Front Street and elegant Lanchester House

## CHARACTER AREA 7 FRONT STREET

### 1 Location and Boundary Description

This is a very large area, centred on Front Street, but which also includes All Saints RC Church, School and Parish Centre in Kitswell Road; Croft View; the area of Newbiggin Lane to the east of the Lanchester Valley Walk (including Lee Hill Court which is accessed off Newbiggin Lane); Station Road and the terraced streets to the north of Station Road, including Hallgarth Terrace, The Garths, Greta Place, Percy Place and The Square. It also includes the Arts and Crafts terrace of Church View which fronts onto the southern end of the village green and is highly prominent from the main A691.(see map 1).

### 2 Building Materials, Detailing and Features

This character area contains a number of buildings of architectural and historic significance including 5 Grade II listed buildings and a number of buildings which can be termed as non-designated heritage assets.

The listed buildings include Brook Villa, which is situated at the south eastern end of Front Street, facing onto the village green; No.27 Front Street and the adjacent former Post Office, which are situated on the eastern side of Front Street; 35 Front Street (Lanchester House) which occupies a grand central position on the elevated section of the eastern side of Front

Street with steps rising to its front door; 39 Front Street and the former Queens Head PH, which has now been converted into apartments. These important historic properties date from the mid-18<sup>th</sup> century to the early 19<sup>th</sup> century and form an important part of the historical development and the intrinsic character of the core of the village. (See Appendix 1 for full listed building descriptions).

Non-designated heritage assets include the library, the Old Court House, the former Bishop Bek Hall, the community centre on Newbiggin Lane; the former workhouse (now Woodham Court) and the Methodist Church on the western side of Front Street; All Saints RC Church and adjacent school on Kitswell Road; the Black Bull PH on the eastern side of Front Street and Park House on Station Road. (See Appendix 2 for full list of buildings of local importance). These buildings are predominantly of stone with Welsh slate roofs and are handsome buildings which contribute significantly to the character and appearance of the conservation area.

The predominant building form is 2 storeys. Buildings such as the churches, library, schools etc. are detached, but the majority of the traditional properties form terraces with a uniform building line, usually with small forecourt gardens or directly onto the street. However the roofscapes often vary in height, stepping up or down and adding interest to the streetscape.



*Image 38 Attractive stone surround to Park House*



*Image 39 7 Front Street and 39 Front Street*

The predominant traditional building material in the area is sandstone, with some of the stone being painted and some buildings having rough cast or smooth stucco render. The Grade II listed buildings of 27 Front Street and the former post office, Lanchester House and 39 Front Street all have stone flagged roofs as a testament to their age and importance. Other listed buildings and buildings of local importance, together with many of the other traditional properties in this area, have Welsh slate roofs. Many have substantial chimneys in stone or brick, with clay pots, although some of these chimneys have been capped and some pots lost.

The listed buildings and many of non-designated heritage assets have timber painted windows and doors. The windows are predominantly sliding sash in style and vary from 20 pane sashes at Brook Villa to 4 panes at the former post office. Lanchester House has attractive tripartite sashes at first floor level, adding interest and character to the street scene. It also has canted bays to ground floor flanking the central doorway. Such canted bays can also be found on many of the Victorian terraced houses in this area.

Detailing such as decorative ashlar dressings (some of which now have a painted finish) such as lintels, cills, stone window and door surrounds, quoins, moulded stone kneelers to gables and water tabling enhance these properties, as do cast iron rainwater goods and more intricate features such as corbelling and dentil detailing at eaves level and corniced chimney

details. No 39 Front Street has an attractive tall voussoired arched entrance at its left end, reflecting its former use as a post office with accommodation for the post carriage. No. 7 Front Street has an attractive tripartite timber sash window at ground floor level with a canted oriel sash window above.

Church View is a particularly attractive terrace, with squared stone to ground floor with white painted render (in all but 1 case) above. Each house has a gablet detail above first floor window, the white render being subdivided vertically into two by black painted timber vertical boarding. The roofs are Welsh slate with four substantial brick chimneys at ridge level with clay pots. Unfortunately the uniformity is interrupted by varying window and door styles, many of which are uPVC rather than timber. The loss of traditional windows and doors and their replacement with modern styles in uPVC is endemic to many of the traditional terraced properties, leading to loss of character and a degradation of their appearance.

Fortunately the overall vertical form of many of these windows has been retained.

Croft View is an attractive row of terraced properties situated on the north western side of Front Street. Dating from 1892 this stone terrace with slate roofs and tall chimneys is predominantly residential, with some business uses at the southern end. At the northern end of Croft View, near to the junction with Kitswell Road, lies a pair of modern flat roofed garages which interrupt the attractive street scene and have a

severely detrimental impact upon the character and appearance of this part of the conservation area.



Lee Hill Court is a modern housing development to the west of Front Street, accessed from Newbiggin Lane. These detached, semi-detached and a short terrace of 4 linked properties have been sympathetically designed in brick and stone with slate and pantiled roofs. They are considered to have a neutral impact upon the conservation area, as they are tucked away and not visible from the public realm. At the entrance to this street lies the attractive stone and slate Church of England vicarage.





*Image 40 Unsympathetic shop fronts and signage on Front Street and former Cooperative building, Front Street*

Unfortunately many of the commercial properties along the southern end of Front Street either occupy unsympathetic single-storey modern buff brick buildings or have altered the stone frontages at ground floor level to inappropriate modern replacement stone and hence are totally out of keeping with the overall historic character and appearance of the conservation area. The design, scale, materials, shallow roof pitches and the squared uPVC fenestration of the modern buildings are totally out of keeping with the historic built environment.

In addition the design and materials used for many of the shopfronts, signage and associated illumination are detrimental to the historic character and significance of the conservation area. Modern aluminium and plastic frontages, galvanised roller shutters and their associated boxes and fittings, a proliferation of garish plastic signage and inappropriate methods of illumination, blight the street scene. Together all of the above elements lead to the fact that the commercial area at the southern end of Front Street has a negative impact upon the overall quality and significance of the Lanchester Conservation Area. Unfortunately some of the signage does not require Advertisement Consent, depending upon its size and whether or not it is illuminated. Management proposals include the commitment to undertaking enforcement action regarding unauthorised signage and encouraging the enhancement of shop fronts and signage through the planning system.

However there are a number of attractive timber shop fronts, such as Crinnions on the eastern side of Front Street and the traditional shop front of Lilydale Pets on Station Road, which make a positive contribution to the vitality of the street scene and any alterations to other shop fronts should take their cue from these good examples. Further advice can be found in Durham County Council's advice publications on Shop Fronts and Shop Front Security.

The former Co-operative building at the south western end of Front Street has unfortunately lost its second storey, although it does still have some very handsome substantial carved ashlar stone piers to its northern end, flanking the entrance to what is currently Cooplands Bakers.

### 3 Boundaries and Means of Enclosure

Many of the properties on Front Street directly abut the pavement. Others such as Lanchester House, Woodham Court and the Methodist Church have dwarf ashlar stone walls to their frontages with vertical cast iron railings set into the wall. Some of the traditional Victorian or Edwardian terraces such as Church View and Greta Place, have small forecourt gardens with dwarf stone or brick walls, some with railings or hedges too or taller timber fencing, such as at The Garths. Lee Hill Court has open plan frontages with fences and walls to the rear. Whilst some of these boundaries are appropriate to the historic character of the conservation area, some have been replaced with inappropriate modern additions. More stringent

enforcement of the Article 4(2) Direction will help ensure than any further changes to these proposed boundaries are sympathetic to the historic character of the area.

There are some highly inappropriate boundary treatments, such as the galvanised palisade gates to the rear yard of the former Cooperative building, which have a negative impact upon the character and appearance of the street scene in this area.



*Image 41 Dwarf wall and railings to Woodham Court*

### 4 Open Spaces and Trees

Open space is to be found to the rear of Croft View and All Saints RC Church and School, adjacent to the Lanchester Valley Walk. This grassy area includes trees and shrub land and

is an important amenity area. The playing fields to the rear of Kitswell Road and an extended area of the Lanchester Valley Walk are to be included in the revised conservation area boundary to add further protection to this valuable amenity land.

There are some trees in grilles along a section of Front Street, softening the streetscape and these, together with a raised grassy embankment with mature trees in front of Nos 27-39 Front Street, attractively frame the important historic buildings in this area.

The boundary to Lanchester Endowed Parochial Primary School includes hedgerows and trees which create an attractive natural environment and glimpses of its playing fields can be gleaned from the public realm. Trees and shrubs within private gardens such as The Garths and in Lee Hill Court help to soften and add interest to the built environment.

## 5 Public Realm

The public realm along the southern end of Front Street consists of modern paving laid in a variety of inappropriate designs, making for a very busy modern looking streetscape. Materials include concrete setts, some laid in a herringbone pattern, whilst more recent tegular blocks are laid in a simpler off-set linear paving pattern. Both of these materials are of a red/brown/grey colour, which is not very sympathetic to the sandstone of the traditional buildings. There are also some

squared concrete paving flags to the frontages of the commercial premises. Glimpses of a more traditional cobbled surface to the rear of the former Cooperative building can be seen from Front Street, although it needs restoration works as it is currently in poor condition. In addition some stone flags and tegular blocks can be found to the elevated section of the eastern side of Front Street and their colour and method of laying is more sensitive to the important historic environment in this area.

## 6 Activity

This is an area of mixed use, including residential, commercial and professional and business uses, including a dental practice and an accountancy business. It also includes two schools; All Saints RC Church and the Methodist Church; the village library, All Saints Church Hall, the community centre and the Black Bull Public House. Front Street, particularly its southern end, is a busy commercial area, with issues such as conflicts of pedestrians and vehicles and lack of off street parking. There are a couple of small car parks to the rear of Front Street, but these are poorly signed and laid out and the issue of parking provision needs managing to ensure that the future amenity of the conservation area is not adversely affected. The junction with Front Street and Station Road and Front Street and the A691 can be very busy, particularly at school times.

## 7 Views and Vistas

The views along Front Street include linear and unfolding views as one travels along the curving form of Front Street. The elevated area centred on Lanchester House, can be seen from both north and south along Front Street, adding interest and grandeur to the street scene. Views down Station Road to the village green, the Kings Head Hotel and All Saints Church are short, direct and important historic views. Linear views can be obtained along straight terraces such as The Garths, whereas Lee Hill Court is more winding and views unfold along the street. Some sites, such as Lanchester Endowed Parochial School are more private, being bounded by fencing, hedging and trees.

There are a number of modern raised brown brick planters which dominate the pavement along a section of the western side of Front Street. These have a very municipal feel and are dated in their design and materials and do not add to the quality or character of the conservation area. By contrast the trees in grilles further along this road do add to the interest and attractiveness of the street scene.

Traditional black cast iron bollards prevent parking along the south western section of Front Street. Double yellow lines also flank both sides of the road. A number of 'A' frame advertisement boards can be found outside of the commercial premises which can hamper pedestrian movement and add clutter to the street scene; a number of traditional benches are

situated in this area, as are litter bins. The street lighting along Front Street is very elegant, consisting of traditional black posts with simple lanterns on top. Traditional bus shelters are situated on both sides of the southern end of Front Street, enhancing the street scene whilst also having a practical function of providing shelter.



Image 42 Interpretation panel at southern end of Front Street



Image 43 Raised planters, seating, litter bins, modern pavements and cast iron bollards



Image 44 Traditional bus shelter

## 8 Character Area 7 Summary

### Key Features & Special Characteristics

- 5 Grade II listed buildings, including Brook Villa, the former Post Office and adjacent building at 27 Front Street, the former Queens Head Public House, Lanchester House and 39 Front Street within the character area;
- 9 notable buildings which can be classified as non-designated heritage assets, including All Saints RC Church, All Saints RC School, Croft View Halls, the Community Centre, Library, former Bishop Beck Hall,

- Woodham Court, Methodist Church and Park House, within the character area;
- Attractive Victorian and Edwardian terraces, including Church View, Percy Crescent, the Square, The Garths, Hallgarth Terrace, Greta Place, Station Road and Croft View;
- Unfolding views along Front Street and Kitswell Road as well as up Station Road and Newbiggin Lane;
- Important tree lined route along the central and northern end of Front Street, attractively framing the historic buildings in this area;
- Busy commercial centre and mix of residential and commercial and business uses in the area, as well as two schools and two churches, a library and a community centre and hence it is the hub of village activity;
- The Alderdene burn culverted under Front Street;
- Attractive open spaces to the rear of Croft View and the grounds of Lanchester Endowed Parochial Primary School;
- Attractive public realm elements at the southern end of Front Street, including bus shelters, traditional lighting columns and seating areas;
- Attractive granite setts to rear yard of the former Co-operative building;
- Some traditional shop fronts and signage.



Image 45 Traditional shop fronts on Station Road and Front Street

### Key Negative Elements

- Conflict of traffic and parking on Front Street and pedestrians using this commercial area;
- Loss of traditional features to terraced housing, including the loss of original sliding sash windows and the installation of uPVC windows and doors, the loss of original vertically proportioned window openings and the installation of modern horizontal openings, the capping of chimneys and loss of original pots, and the installation of plastic guttering, modern roofing materials and modern boundary walls, gates, fences and railings;
- Unsympathetic raised cement pointing to traditional stone buildings;
- Lack of maintenance of some of the traditional buildings;
- Satellite dishes on front elevations and rooflines detracts from the historic appearance of buildings;

- Modern unsympathetic buildings to south western section of Front Street;
- The cladding with inappropriate modern stone to some of the properties along the southern end of Front Street;
- Inappropriate modern shopfronts, roller shutters and signage to commercial properties in Front Street;
- Modern concrete pavements to public realm, including red concrete herringbone pavements, red tegular concrete blocks and concrete paving slabs;
- Unsympathetic telegraph poles with a plethora of wires;
- Concrete and tarmac pavements;
- Unsympathetic shop fronts and signage and means of illumination.



Image 46 Unsympathetic buildings, shop fronts and signage

### Key Issues

- Maintenance and improvement of pedestrian routes throughout the area;
- Unsympathetic development within historic streetscapes;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;
- Unsympathetic placement of satellite dishes on historic facades and rooflines;
- Speeding traffic on Front Street and on Station Road and Newbiggin Lane;
- Prevent the loss of small forecourt gardens being covered over with hard surfacing;
- Preserve and maintain the important trees in the area;
- Prevent the loss of historic fabric, landscape features and vegetation;
- Protection of key views;
- Protection from vandalism and littering.

### Enhancement Potential

- Maintenance and improvement of pedestrian links to the village centre;
- Prevent the further loss of historic fabric, landscape features and vegetation;
- Seek the undergrounding of wires where possible;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes;
- Seek to improve the quality of shop fronts, signage and associated illumination on commercial and business premises ;
- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where possible and return to a style and material to match the form of the original;
- Ongoing maintenance and repairs of paths, signs and vegetation management;
- Maintenance and improvement of key views;
- Encourage the use of high quality design and materials for use in the public realm, including pavements.

### 3 FUTURE CHALLENGES AND MANAGEMENT PROPOSALS

#### 1 Introduction

The designation and appraisal of any conservation area is not an end in itself. The purpose of this section of the document is to identify the future challenges and to present detailed management proposals to achieve the preservation and enhancement of the area's special character, appearance and significance recognised by the appraisal. The 'future challenges' derives from the issues identified in the appraisal as being 'negative', 'harmful' or a 'threat' to the area's special qualities, whereas the management proposals are specified to ensure that future change in the area is directed in a proactive way.

This section is designed to fulfil the duty of the Local Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of the conservation area. The proposals will provide a management tool for the preservation of the area. Some of them are relatively straight forward to implement and can be realised quite quickly, but in many instances they are medium to long term aspirations. This is not an absolute list but outlines the main issues and possible tasks. It should be understood that the County Council cannot give a

definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

#### 2 Future Challenges

The Front Street Character Area has a very distinctive historic character and ambience which sets it apart from the rest of the conservation area. It has a strong commercial element, particularly at its southern end and retains its individual identity, but since its designation there has been some erosion of the character of the area.

There are several buildings that detract from their traditional surroundings. Perhaps the most notable are the modern shops which occupy a very prominent position on the south western side of Front Street. It is regrettable that their simple, regular outline, brick construction, modern door and window pattern and materials do not reflect the more random alignment and traditional character of the properties on the opposite side of Front Street.

The appraisal has also identified the following threats which are harmful to the special qualities of the area and could be potentially damaging to the conservation area's significance in the long term.



### *Condition/upkeep of buildings*

There is visible evidence of some neglect of routine maintenance and repair of a number of the historic buildings. Basic maintenance should be dealt with promptly, as even in the short term; failure to address the problem may lead to escalation and greater deterioration making it more expensive to resolve in the future. A delayed response can lead to irreparable damage to the special features that make a historic building significant. By carrying out regular inspections it is possible to establish the nature, extent and cause of any problems at an early stage. This gives the opportunity to remedy defects promptly and economically. However, as long as buildings (whether listed or not) remain in a deteriorating condition with their fabric at risk, their condition and appearance are detrimental to the character and appearance of the area.

### *Loss of historic and architectural features*

Loss of original materials, features and details is evident throughout the conservation area; however, some character areas are affected more than others. This degrades the historic building fabric and noticeable changes diminish the quality, richness and visual cohesion of the building frontages harming the overall quality of the historic street scene.

The demand for better insulation means that window and door replacement is a continuing threat and many of the buildings have lost their original windows. In some cases the historic

windows have been replaced sympathetically, but many others are out of character. Doorways have fared better, although in some instances the doors themselves have been replaced with low quality modern plastic substitutes, or inappropriately altered. Some chimney stacks, which are an important characteristic of the whole conservation area, have been lowered and / or have lost their original pots. Traditional cast iron rainwater goods have been replaced by black or grey uPVC, and fascia boarding has been added to attach them to, again contributing to a loss of character to the built environment.

The potential for future change following the same pattern of incremental alterations that can be seen at present is likely to continue. In all cases advice should be sought in advance on appropriate designs and material and cost effective solutions discussed. Repair is almost always more economical than complete replacement.

### *Boundary treatments*

Sections of traditional and historic stone boundary walls are suffering from problems of lack of maintenance or repair, even loss, and there are many instances of gaps in or disappearance of sections of historic railings and their replacement with modern wrought iron additions. Boundary hedges should be retained and modern fences or wrought iron railings should be resisted.

### *Inappropriate repairs*

The use of inappropriate materials or repair methods can be harmful to the buildings, both their appearance and their physical structure; e.g. the use of cement based mortar pointing can be particularly damaging, trapping water within the stone and speeding up erosion. Equally, incorrect pointing, such as smear or ribbon pointing has a negative visual and structural impact.

Historic buildings were generally constructed using tried and tested methods and local materials. The best option in most cases is to repair using the same methods and materials. If the repair of historic buildings is not sensitively undertaken then those qualities which make them significant will be lost. Where historic buildings are of particular importance or complexity, it may be necessary to employ experts from different specialisms to design appropriate repairs. This may include a specialist conservation practitioner.

### *Cluttered elevations*

The principal elevations of some traditional buildings have become overly cluttered by modern additions and insertions such as prominent extraction fans, alarm boxes and most notably cables and wiring snaking across walls and decorative features.

There are also instances where original windows have been inappropriately altered, for example by the insertion of vents

through the glass and external security bars. It is also noticeable that redundant fixtures and fixings are often left in situ. These occurrences are more commonly found in commercial properties. Even though these are relatively minor alterations/interventions they can collectively be harmful to the buildings aesthetics and detract from its character and appearance. The removal of redundant elements, the sensitive siting of addition and the careful routing of cable runs, using the form and architecture of the building, would be very simple ways of resolving these issues.

### *Shopfront design*

The quality of the shopfronts and fascia signs within the conservation area is generally quite poor and detracts from the historic appearance of the overall street scene. Many of the shops were converted comparatively recently from former residential properties and hence the shop fronts do not match the buildings onto which they have been imposed. There are instances where modern shop fronts have been introduced which pay little or no regard to the host building or the overall historic character of the street. Additionally, some of the shop fronts have become overly cluttered with signage and lighting. In respect of signage, much would appear to conflict with the historic character of the area with harsh garish colour schemes. This again leads to further loss to the historic character of the area.

Traditional timber shopfronts with vertical sub-divisions and fascias with painted or individually applied lettering would be more in keeping than the aluminium frames and plastic signs which proliferate at the current time. Detailed advice is available in the publication 'Shopfronts: Design Guidelines in County Durham' published by Durham County Council.

### *Threats to historic streetscene*

Retaining historic features preserves the streets individuality and helps to create a sense of place (as advocated in English Heritage 'Streets for All' Guidance).

The conservation area contains a mix of new and old traffic signs, refuse bins, seats, raised planters and bollards, modern and traditional light fittings. This amount of clutter can cause significant visual intrusion, interrupting important views and harming the overall quality of the streets.

In addition standard highways lighting columns, service boxes, pavement signage and telegraph poles and wiring can be seen throughout the conservation area. A rationalisation of street items would reduce disruption, particularly along Front Street, with the street furniture better integrated into the street scene to improve the overall appearance of the area.

### *Modern/New developments*

The area's traditional layout is well preserved, largely because the space available for development in the historic core is very restricted. However, there are some gaps in the street

frontages and a small number of incidental spaces and rear yards which could come under pressure from development and which could potentially adversely affect the form and character of the area along with pressure to enlarge and extend existing buildings.

When considering proposals for new development, the principal concerns should be the appropriateness of any development in this location in the first instance, then the overall mass or volume of any new building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other definable units), the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding built form.

Development should therefore be carefully considered, closely controlled and where negative impact could result, be resisted or appropriate mitigation implemented.

### *Redundancy*

Redundancy is an issue that only affects a very small number of buildings within the area periodically and is usually associated with commercial/office properties. This could lead in some instances to the erosion of the historic fabric to the detriment of the overall character and appearance of the conservation area.

### *Floorscape and surface degrading*

The floorscape of the conservation area consists predominantly of tarmacadam and concrete paving. In Front Street red concrete pavements have been laid in modern herringbone pattern, with some tegular blocks. Neither is particularly suited to the historic character of the conservation area and opportunities should be taken to upgrade the quality of the floorscape when and wherever possible.

### *Parking and Traffic Management*

The conservation area includes a number of busy roads; the A691 village bypass, Front Street and the roads leading down into the centre of the village, such as Maiden Law Bank, Peth Bank, Newbiggin and Station Road. These provide routes for public and private transport and service traffic. These together, with the very high volume of pedestrian movement, have a crucial influence on the appearance of the area. The proliferation and low quality of traffic signs, calming measures, road markings etc. result in visual clutter and compromise the overall quality of the public realm. There are frequent conflicts between moving and parked vehicles and pedestrians, affecting pedestrian safety and hindering traffic flow whilst also compromising appreciation of views and at times creating an unfriendly pedestrian environment. To date the introduction of parking areas and highway schemes has not proven entirely successful and this is one of the key issues that continue to threaten the character of the area.

## **3 Management Proposals**

Change is inevitable within the conservation area. The challenge is to manage it in ways that maintain and reinforce the special qualities of the place. The management proposals outlined below are intended to address some of the issues identified in the conservation area Appraisal and to set a framework for the future preservation and enhancement of its character and appearance.

### **Summary of Issues**

The issues that are affecting the character, appearance and special quality of the conservation area are summarised below:

- General deterioration of historic building fabric through lack of regular maintenance and care;
- Complete loss of historic fabric and important features;
- Inappropriate alterations to historic buildings;
- Condition of boundary walls and other means of enclosure;
- Loss of walls, hedges and railings;
- Inappropriate repairs to buildings and structures;
- Visual clutter to traditional façades;
- Low quality shop fronts, advertisements and associated illumination;
- Street clutter;
- Low quality street furniture;
- Inappropriate modern development;

- Redundant buildings;
- Low quality floorscapes;
- Use of standard highway and footpath materials;
- Unsympathetic highway repairs.

### Objectives

The overall objective of managing change in the conservation area is to ensure that the historic and architectural interest of the place is safeguarded and its character and appearance preserved and enhanced. To this end the Council aims to:

- Protect buildings and details of buildings that contribute to the character of the area;
- Protect features that contribute to the setting of the conservation area;
- Protect important open spaces within the conservation area;
- Protect trees that contribute to the character and appearance of the conservation area;
- Ensure that new development is only permitted where it preserves or enhances the character or appearance of the conservation area and is of high design quality;
- Conserve historic/traditional boundary treatments;
- Work to improve the appearance of the street scene and public spaces;

- Retain a mix of uses to ensure the vitality and viability of the area;
- Increase community understanding of and involvement in the conservation area.

### Recommendations

#### General maintenance/Inappropriate repairs

- Promote the active maintenance of buildings by advertising the availability of advice and guidance on sympathetic restoration and repair and seek to encourage routine and continuous monitoring and protective care;
- Seek to educate property owners to fully understand the importance of historic buildings and the way in which maintenance should be undertaken. This could include assistance with developing a maintenance plan to prioritise repairs;
- Ensure that any proposed repair works are sensitively undertaken in suitable materials and utilising best practice conservation methods, seek to reverse unsympathetic past repairs and discourage inappropriate repairs;
- Investigate potential for grant funding for building maintenance;
- Negotiate through the development control process and / or make use of its statutory powers to protect

buildings that contribute positively to the special character of the conservation area in cases where buildings are shown to be under threat as a result of a lack of general maintenance, care and attention.

### Loss of historic fabric and architectural features

- Submit buildings considered worthy of listing to Historic England for assessment, and provide supporting information to others who wish to submit properties for consideration;
- Seek to encourage the retention of historic fabric and character through the Planning process and in particular the recognition that historic windows and doors can almost always be retained, restored and sensitively modified to improve performance. This although sometimes expensive, is always preferable to complete replacement with modern reproductions or alternatives;
- Where loss of fabric and features is considered justifiable (i.e. they are beyond repair) ensure that replacements are thoughtfully created to be sympathetic to the original material, style and detailing to preserve the buildings' character and appearance;
- Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through the positive use of existing development management powers;

- Encourage appropriate reinstatement of lost architectural details through the planning process and in future development negotiations, seeking out historic evidence proactively to support change;
- Encourage the investigation and reversal of unauthorised works which harm the buildings fabric, character and appearance where a breach of planning control has occurred.

### Boundary treatments

- Seek to encourage the preservation, structural consolidation and appropriate repair of sections of boundary walls where required, and strongly resist complete removal;
- Seek to encourage the repair of historic railings and gates and the accurate reinstatement of lost details and sections.

### Building clutter

- Encourage the removal of building clutter and the sensitive siting of new additions and routing of cable runs through negotiations with property owners and via the planning process.

### Shop fronts and advertisements

- Encourage the reinstatement and repair of original features that reflect the historic shopfronts of the area

and where repair is impractical encourage sympathetic replacements;

- Control the display of advertisements to ensure that signs are located and designed to respect the character of the building and historic street scene;
- Encourage through the Planning process the use of traditional materials, form, styling and appearance of any proposed shop fronts and advertisements and ensure modern materials and signs are discouraged, or only used with discretion;
- Support the investigation of unauthorised advertisements and appropriate action.

#### Street clutter

- Carry out a streetscape audit and rationalisation of existing signage and street furniture to clear the streetscape of unnecessary clutter and record important historic features to ensure their protection and enhancement;
- Encourage the removal of redundant and duplicate items and give consideration to the sensitive design, siting, scale and grouping of new items;

Seek to procure a co-ordinated approach to public realm works via consultation between all relevant Council departments/stakeholders, including highways, street

scene, planning, conservation, regeneration and utility companies;

- Seek to encourage the retention, repair and redecoration of existing items of traditional street furniture which are appropriate to the context.

#### New development

- Resist development that would lead to substantial harm to, or complete loss of, a heritage asset unless it is demonstrated that the development would achieve overriding public benefit;
- Seek to promote high standards of design quality which respects the context of the area and its local distinctiveness;
- Ensure through the planning process that new development is only permitted where it preserves or enhances the character or appearance of the conservation area. The main issues to consider in proposals for additions and new development are proportion, height, massing, bulk, materials, use, and relationship with adjacent assets, alignment and treatment of setting. Assessment of a heritage asset's significance and its relationship to its setting will usually suggest any forms of extension/development that might be appropriate;
- Seek to ensure that sustainability is embedded into new development;

- Seek to ensure that new development functions well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Seek to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Seek to optimise the potential of the site to accommodate development without resulting in an over development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Seek to respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Seek to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and which are visually attractive as a result of good architecture and appropriate landscaping;
- Consider using design codes where they could help deliver high quality and inclusive design;
- Encourage pre-application discussion with the Design and Conservation Team and Development Management in relation to all development affecting the special character and appearance of the area, and promote high standards of design;
- Seek to ensure that new development respects the setting of the area and that local and long distance views into and out of the area are protected;
- Produce design briefs for key sites that may affect the conservation area or its setting;
- Ensure new development proposals are accompanied by Heritage Statements, Archaeological Assessments, and visual impact assessments where appropriate.

### Redundancy

- Investigate the use of statutory powers where appropriate to bring long term vacant buildings back into use and encourage owners to keep them in a good state of repair;
- Give more favourable consideration to a wider range of uses to assist in bringing vacant historic buildings back into beneficial use, provided their significance is not harmed.



### Public realm/surfacing/traffic management

- Explore funding possibilities for public realm improvement works to key areas within the conservation area;
- Encourage the laying of traditional floorscapes through proactive discussions with interested parties and via the planning process;
- Liaise with appropriate services to encourage upgrading of road and pavement surfaces and to ensure that future repair works are undertaken sympathetically;
- Liaise with appropriate services to encourage a review and reduction in traffic management signs, where signs are necessary to have them integrated into single units and sensitively located and redundant and outdated signs removed;
- Explore opportunities for reducing the negative impact of vehicles on the appearance and character of the area and for improving the quality of the environment for residents and pedestrians.

### Ongoing Management/Monitoring and Review

- Use policies in development plan documents and national and regional guidance to protect the character and appearance of the buildings, the area and its setting;

- In the development of new policy documents ensure that the desire to preserve or enhance the character, appearance and setting of the conservation area is clearly stated;
- Support the investigation of unauthorised works and use of enforcement powers as required;
- Use regular monitoring to highlight where unauthorised works have been undertaken;
- Seek to work with interested groups to encourage participation of the local community in the planning process;
- Carry out buildings at risk study and notify building owners of maintenance and repair works required to their properties; use statutory action where necessary to ensure buildings are adequately maintained.

## 4 Boundary Changes

As part of the appraisal process consideration is given to the appropriateness of the existing conservation area boundary, identifying and assessing areas for inclusion or exclusion on the basis of their contribution and significance. Resulting from the above, the boundary of Lanchester Conservation Area has been amended to conform, where relevant, to current property boundaries and landscape features.

The boundary changes are as follows:

- Extension of the boundary eastwards along the southern side of Cadger Bank to include the field between the built development of West Grange and the boundary of the Scheduled Monument to protect an important grouping of trees in this area;
- Across Ford Road and to the western side of the road, to include grass verged routeway into the village;
- Extension of the boundary eastwards to include the allotment gardens to the rear of Durham Road;
- Extension of the boundary south of its original line to include the rear gardens of Woodlands and the triangular area of open space to the south east of this housing;
- Extension of the boundary north eastwards up Maiden Law Bank to include Mountside and Moray House and to include the northern side of Maiden Law Bank to protect trees and boundary walls;
- Extension of the boundary north westwards along Kitswell Road to include the terrace of houses ending at number 17 and then cross the road to include the houses on the opposite side of the road and the school playing fields behind;
- Slight amendment of the boundary to include the garden area of Peth House on Peth Bank.

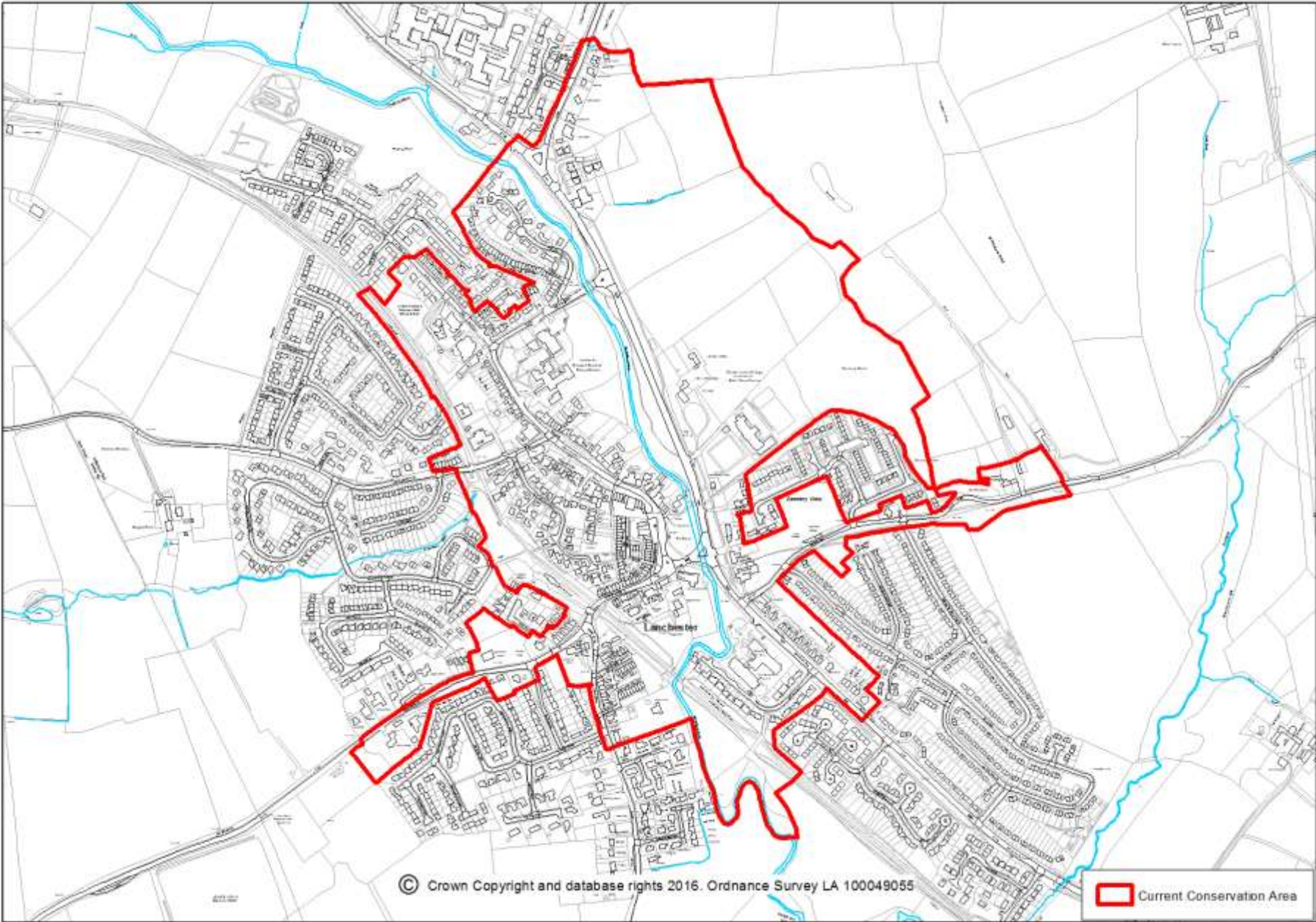


*Image 47 Allotments to rear of West View, Durham Road*



*Image 48 30 and 31 Kitswell Road*

**Conservation Area Boundary**



## 5 Article 4(2) Direction

Minor development such as domestic alterations and extensions can normally be carried out without Planning Permission under the provisions of the General Permitted Development Order (GDPO). Article 4(2) of the GPDO gives local planning authorities the power to restrict these 'permitted development rights' where they have the potential to undermine the historic environment. Using the provisions of Article 4(2) of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications. This can help prevent the erosion of the architectural details and character of the older traditional and historic buildings in the conservation area which undermine the general visual amenity of the area. This would mean that planning permission would be required to carry out works such as alterations to roofs, window and door replacement, alterations to chimneys, construction of a porch, alterations to a means of enclosure and the cladding of a building. Flats, shops, public houses and commercial premises are excluded as they do not benefit from the same permitted development rights as dwellings, so the Article 4(2) Direction would not apply. Listed buildings are also not included as Listed Building Consent is required to carry out internal and external alterations.

An Article 4 Direction was made for certain parts of the Lanchester Conservation Area in 1976, based on the Town and

Country Planning Act 1971 and the Town and Country Planning General Development Order 1973. This Article 4 Direction was very general and is based on outdated legislation. It has therefore been replaced with an updated Article 4(2) Direction which only applies to certain traditional dwelling houses within the conservation area. The updated Article 4 (2) is much clearer and more precise. The dwelling houses to which it applies are clearly indicated on the plan and attached list, as are the works which are covered by the Article 4(2) Direction.

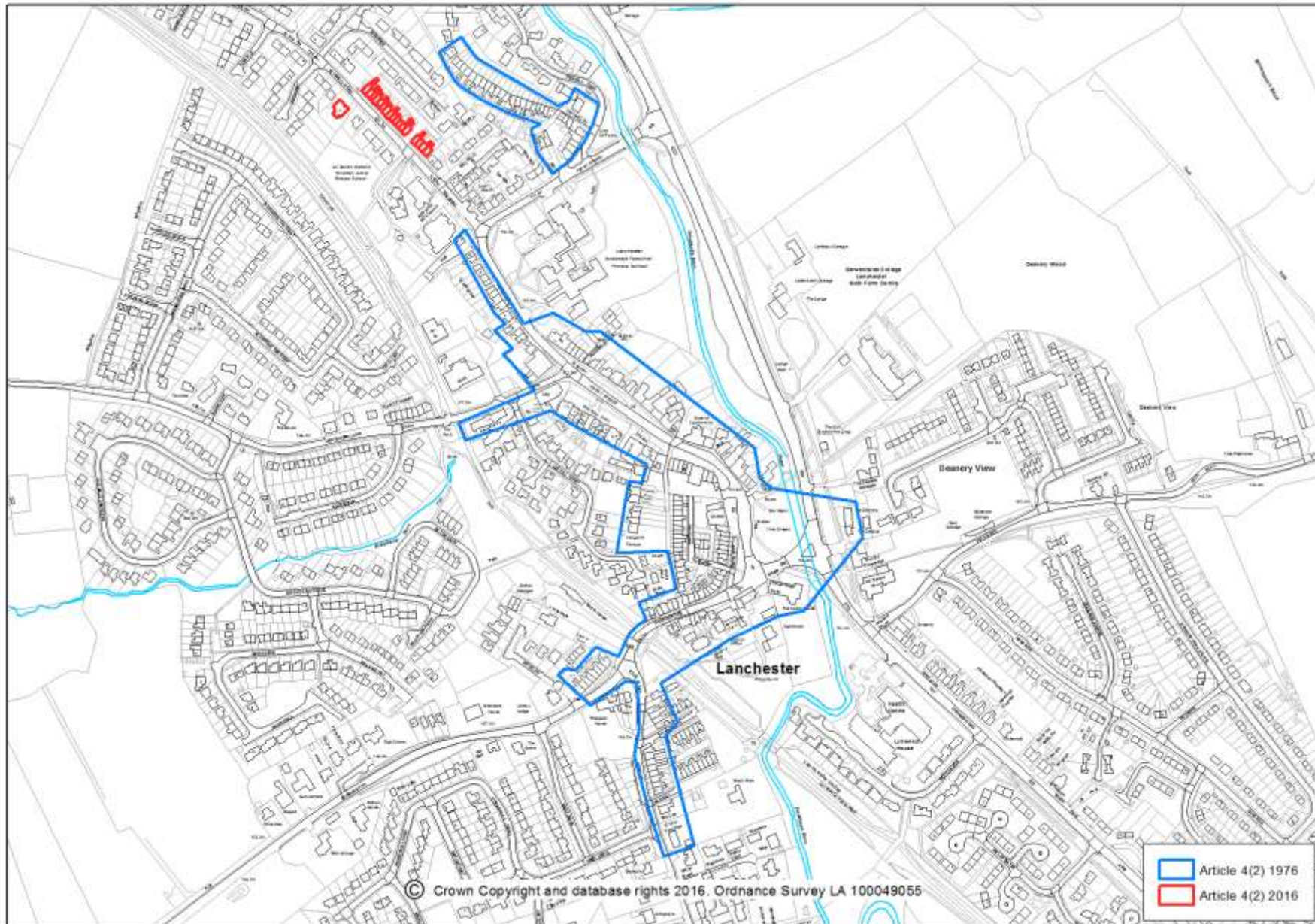
The appraisal of the designated conservation area has identified the continued need for Article 4(2) Direction to protect its character, appearance and special significance and prevent any further degradation of this important heritage asset.

The new Article 4(2) Direction for Lanchester will cover material alterations to elevations fronting an adopted highway including porches, the cladding and painting of facades, replacing windows and doors, replacing rainwater goods, the creation of hard standing areas and the alteration to or removal of boundary features such as walls, fences, gates and railings or the erection of any new walls, fences, railings or gates. Alterations to roofs, including the changing of roof materials and alterations to chimneys will also be included.

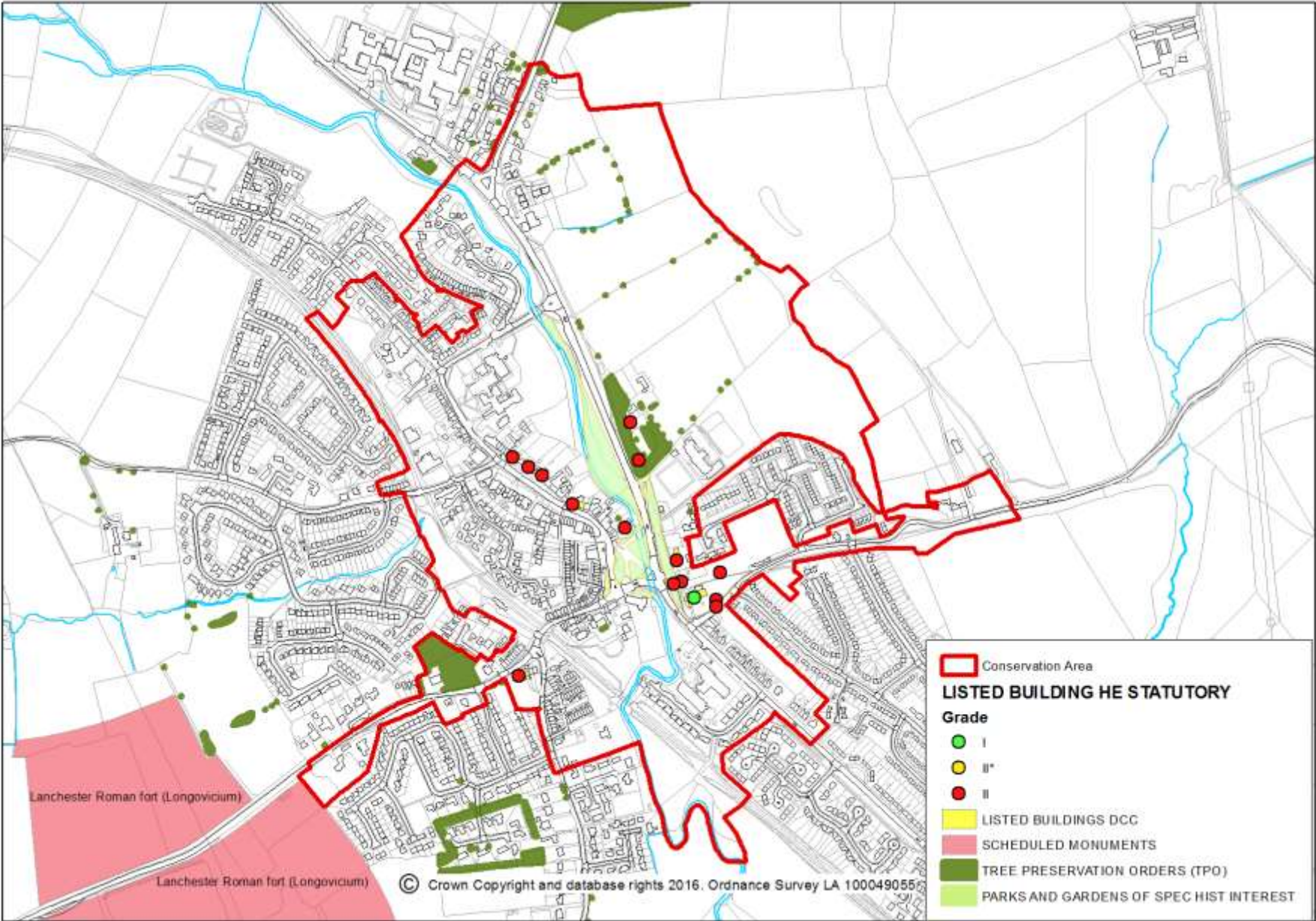
The new Article 4 (2) areas are shown on the map on the following page and include:

- Bishop Bek House 1-4
- Bluebell Court 1-4
- Cecil Crescent 1-4
- Church View 1-7 & 8
- Croft View 1-17
- Ford Road 6-13 & Barlow House and Ford View
- Front Street 7, 22, 24 (Laburnham Cottage), 29, 35, 37 (Lanchester Cottage) 39
- Greta Place 1, 1a, 2, 3, 4.
- Hallgarth Terrace 1-4 and Hallgarth House & Newgate House
- Kitswell Road 1-17 & 30 & 31
- Mill Cottages 1-3
- Mount Pleasant 1-8
- Old Court House 2 & 3
- Percy Crescent 2-10
- Percy Place 1-5
- The Garths 1-14
- The Square 1-3
- Victoria Terrace 1-30

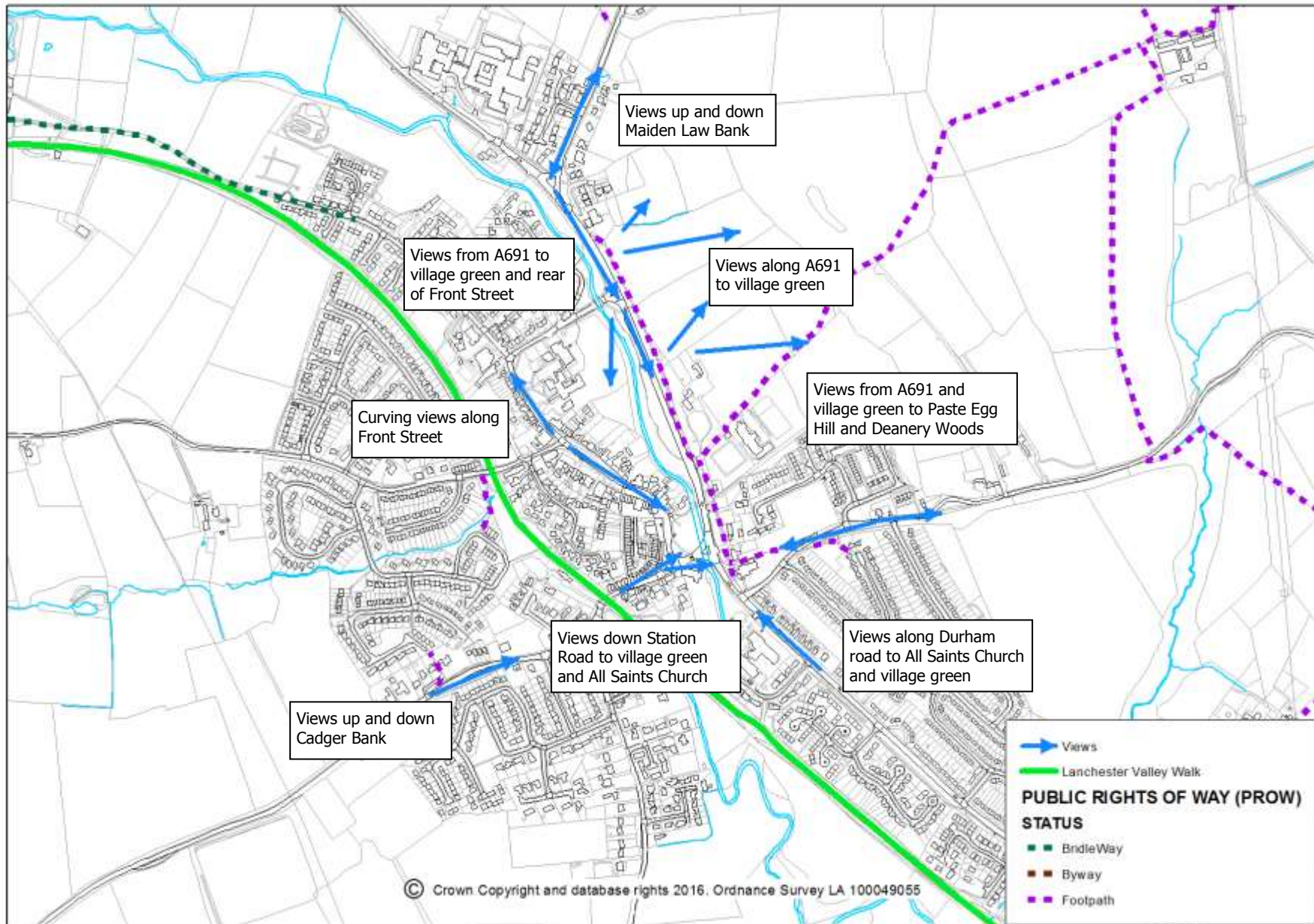
Article 4(2)



Designations



## Views and Rights of Way











## **Appendix 1**

### **Listed Buildings**



## APPENDIX 1 LISTED BUILDINGS

The following is a list of the Listed Buildings within the conservation area. A listed building is a building of special architectural or historic interest, as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance. Grade I, Grade II\* and Grade II. Listed building consent is required before any alteration, extension or demolition can be made to a listed building which might affect its fabric, character or appearance. N.B Buildings and features within the curtilage of listed buildings may also be regarded as being listed.

Further information on the National Heritage List which includes listed buildings and other statutory designations can be found online at:

<https://historicengland.org.uk/listing/the-list/>

<i>Name</i>	<i>Grade</i>
Queens Head Public House	II
White Tomb Circa 40 Metres North East Of Church Of All Saints	II
The Deanery	II
Lodge Well Circa 100 Metres To South Of The Lodge	II
The Lodge	II
Deanery Farmhouse And Cottage With Attached Barn	II
Church Of All Saints	I
Patrick Tomb Circa 13 Metres East Of Church Of All Saints	II
Prospect House	II
Brook Villa	II
Lanchester Post Office	II
39, Front Street	II
Walls And Piers In Front Of The Deanery	II
Walls Steps Piers Railings And Gates To South And East Of Church Of All Saints	II
Lanchester House With Walls In Front	II

### QUEENS HEAD PUBLIC HOUSE

List entry Number: 1115479

#### Grade: II

Public house. Late C18. Coursed sandstone rubble with quoins and painted ashlar dressings; Welsh slate roof with grey brick chimneys. 2 storeys, 4 bays, the fourth set back slightly. 3-bay part has tooled stone surrounds to C20 door and over light at right and to sashes of late C19 type in first 2 bays. Fourth bay has flat stone lintels and projecting stone sills to plain sash on ground floor and late C19 sash above. Corniced chimneys at ends of main block and at right end of right set-back bay. One-storey, 3-bay left extension is not of interest.

### WHITE TOMB CIRCA 40 METRES NORTH EAST OF CHURCH OF ALL SAINTS

List entry Number: 1115520

#### Grade: II

Chest tomb. Circa 1811. Thomas White of Woodlands (q.v.) and members of his family to 1829. Sandstone ashlar. Plain corner pilasters; moulded top. Well-cut inscription. White was awarded many gold medals by the Society of Arts and Sciences for his success in establishing plantations on the former Lanchester Common.

### THE DEANERY

List entry Number: 1115559

#### Grade: II

House. Probably mid C18 with C19 left addition and alterations. Left part coursed squared sandstone with ashlar dressings; right part pebble-dashed render with painted ashlar dressings; roofs of Welsh slate, with stone gable copings on left part; brick chimneys. L-plan. Main building at right 2 storeys, 3 bays. Central panelled door and over light in slightly-chamfered plain stone surround; flat stone lintels and slightly-projecting stone sills to 12-pane sashes in shallow reveals; window over door narrower. End chimneys. Left part, under gable to street, 2 storeys, one bay, set back slightly: paired 8-pane sashes in chamfered surrounds; gable coping on moulded kneelers. Interior not inspected.

### LODGE WELL CIRCA 100 METRES TO SOUTH OF THE LODGE

List entry Number: 1115582

#### Grade: II

Well. Early C19. Sandstone rubble walls; ashlar steps and piers; wrought iron railings and grid. Low-walled rectangular enclosure, with mortared oblique coping, has blocked entrance on east with round stone coping; 2 tapered piers about 2½ metres from well linked to it by plain iron rails on posts; holes for railings in outer edge of posts. Inside well enclosure four side steps lead down to water. Iron grid rests on top of walls.

**THE LODGE**

List entry Number: 1185981

**Grade: II**

House. Early C19. Pebble-dash render with plinth and tooled ashlar dressings; Welsh slate roof with yellow brick chimneys. 2 storeys, 4 windows. Renewed steps up to partly-glazed 6-panel door, and fanlight with delicate patterned glazing bars, in round-headed panelled reveal and open-pedimented Tuscan doorcase. Plain stone surrounds and projecting stone sills to 12-pane sashes. Hipped roof has 2 wide ridge chimneys with square yellow pots; left end chimney. Rear elevation shows projecting central bay with altered door in plain stone surround, and large round-headed stair window with intersecting glazing bars.

**DEANERY FARMHOUSE AND COTTAGE WITH ATTACHED BARN**

List entry Number: 1185982

**Grade: II**

House with farm storage, C18; barn added early C19; storage and part of barn converted to domestic use late C19. Roughly-coursed rubble with irregular quoins to house, square quoins to barn. House roof stone-flagged, barn French tiles, rear out shuts corrugated asbestos. Brick and stone stacks. House 2 storeys, 2 wide bays. Boarded door at left, C20 door at right. Late C19 sashes in box frames at left, early C20 cross casements at right, small C19 casement at far right on first floor; all have stone sills and lintels, those of cross casements renewed. Gutter and flat stone eaves course to graduated

stone-flagged roof with top course of alternating 'jack tiles' forming the ridge. Corniced central stack with 3 hexagonal pots. Lower 2-storey, irregular 3-bay barn extension has 2 doors in alternating jambs, 3 slits, 2 boarded and one slatted openings; cross casements on both floors at left (domestic part). Rear out shut along domestic parts. Interior: tie-and-collar-beam roof trusses with principals crossed at apex to form seating for a stout ridge piece which supports the jack tiles.

**CHURCH OF ALL SAINTS**

List entry Number: 1185983

**Grade: I**

Parish church; collegiate church 1283-C16; at one time known as church of St. Mary. C12, possibly incorporating earlier fabric, with C13 alterations and additions, and C14, C15 and later alterations. Sandstone, much of it coursed and squared and including large blocks, with plinth, quoins and ashlar dressings; roofs of Lakeland slate; stone-flagged porch roof. West tower; aisled nave with south porch; chancel with north organ chamber and vestry. Tower has short diagonal buttresses flanking chamfered window with cusped Y tracery; clock in moulded surround at top of high first stage; belfry has C19 openings in similar style to west window, with polygonal corner pilasters, under parapet string with stone drains below battlements with corner pinnacles. Small rectangular lights in north and south elevations and in stair turret on south-east. Battlemented aisle and nave. Steeply-gabled south porch has double-chamfered 2-centred arch on re-used shafts with cushion capitals, and sundial in gable peak; inner door round-

headed with chevron moulding and probably C13 door with large wrought-iron hinges, partly renewed. Buttressed aisles have 2 Tudor-arched lights in hollow-chamfered surrounds; similar 2-light clerestory windows. Lower chancel has varied windows, all with 2-centred-arched heads; some with cusped tracery; 3 east lancets, the central slightly higher; partly-blocked 2-centred arched vestry window with Tudor-arched 2-light window inserted below. Nave roof hipped at east end; chancel roof has east gable coping with cross finial, and catslide roof over vestry. Interior: lime-washed plaster with ashlar dressings and arcades; c.1600 nave roof on slightly-arched tie-beams, with south aisle of same date and north aisle C19; tower has deeply-ribbed vault with bell-rope roundel; chancel has arch-braced early C20 roof. 4-bay arcades have keel-moulded 2-centred arches, with inner chamfered arch and continuous drip mould with nutmeg decoration, on round piers with octagonal bases; north piers monolithic and probably from nearby Roman fort. Chamfered 2-centred tower arch, with impost, has corbelled chamfered inner arch; elliptical-headed chancel arch of 2 orders has chevron moulding on shafts with cushion capitals, raised in high base, perhaps of former screen. 3-bay chancel has massive 4-chamfered south-west arch on squinches containing 3-light window; north organ arch, formerly to chapel, of similar shape with 4 ribs on chamfered reveals; trefoil heads to east lancets and blocked north lancets. Roll-moulded cusped surround to vestry door with high-relief carved mutilated figure and foliage in tympanum, in vigorous flowing style. Re-used head corbels in chancel have been candle holders; similarities are noted with the eyes of heads at Rheims, Westminster and Lincoln, and with head corbels in chapel of the Nine Altars in Durham Cathedral. Glass includes 3 early C13 sections depicting flight

into Egypt, Annunciation to the Shepherds and Adoration of the Magi set against south-west chancel window; other glass C19 memorials, and geometric-patterned clear glass, that in clerestory by L.C. Evetts. Monuments include C14 effigy in south aisle: priest with chalice, in arch of re-used chevron moulding; large slabs in chancel floor to Samuel Sanderson of Hedleyhope, died 1656; memorial to George Baker of Crooke, died 1677 inscribed on slab with small brass inscribed to John Rudde, Dean, died 1490. In north aisle, white marble late C18 wall slab in pilastered frame with coat of arms, to James and George Clavering; white marble in Classical style, mid-C18, to members of the Greenwell family. In south aisle to George Hedley of Burnhopeside Hall, died 1886, describing his father William's achievement in the field of railway locomotive engineering (see Burnhopeside Hall). Pews and many furnishings by Thompson of Masham. Chancel stalls have traceried backs and foliage-carved misericords; C17 communion rail with widely-spaced turned balusters supporting grip rail. South porch contains Roman altar of high quality, to goddess Garmangabis, and Medieval cross-slabs. Other Medieval cross slabs reported to be in tower. Sources: W. Fordyce, *The History and Antiquities of the County Palantine of Durham*, Vol. II, 646-51; J.W. Fawcett, *The Parish Registers of All Saints' Church, Lanchester, Satley 1909*; P.F. Ryder, *The Medieval Cross Slab Grave Cover in County Durham*, Durham 1985, 102-3.



### **PATRICK TOMB CIRCA 13 METRES EAST OF CHURCH OF ALL SAINTS**

List entry Number: 1185984

#### **Grade: II**

Headstone. Circa 1744. To Miles Patrick, vicar of Lanchester 1731-44. Pink sandstone ashlar slab, c.one metre high; Latin inscription in square panel with plinth, tooled frame, entablature with pulvinated frieze. Shaped top panel with central low-relief open book. Source: J.W. Fawcett, The Parish Registers of All Saints' Church, Lanchester, Satley 1909, xxv.

### **PROSPECT HOUSE**

List entry Number: 1185985

#### **Grade: II**

House. Early C19. Coursed squared sandstone rubble with quoins and painted tooled ashlar dressings; stone-flagged roof with stone gable copings and ashlar chimney. 2 storeys, 3 bays and right extension of 2 lower storeys, 2 bays. Central partly-glazed door and over light with geometric glazing bars in plain surround with corner blocks, and bracketed pediment-shaped hood; 12-pane sashes in plain surrounds with projecting stone sills. Right extension has C20 door and varied windows. Roof of main block has gable copings, and corniced end chimneys on plinths. Right extension has right end chimney. Rear elevation of main block to B6296 has plain stone surrounds to door with 4 beaded panels and to sashes with glazing bars.

### **BROOKVILLA**

List entry Number: 1185986

#### **Grade: II**

House. Early C19. Coursed squared sandstone with quoins and painted ashlar dressings; Welsh slate roof with grey brick chimney. 2 storeys, 3 bays. Central 6-panel door in panelled reveal and doorcase of narrow pilasters and entablature. 20-pane sashes, the outer panes narrower, with wedge stone lintels and projecting stone sills. Steeply-pitched hipped roof has wide central chimney with yellow pots, the central ones missing. One-storey, 3-bay right set-back extension has C20 windows under hipped roof.

### **LANCHESTER POST OFFICE**

List entry Number: 1185987

#### **Grade: II**

House and shop. Dated 1788. Painted thinly-rendered coursed sandstone with quoins and painted ashlar dressings; stone-flagged roof with ashlar and brick chimneys. 2 storeys, 3 bays. Tooled flat stone surrounds to flushed house door at right of first bay and in central shop door at right. Similar surrounds to left shop window and to late C19 sashes in first bay, on first floor in third bay, and to trompe-l'oeil 12-pane sash window in centre of first floor. Shop window in right end bay has narrow wood pilasters and plain wood fascia. End chimneys. Inscription in lintel of door to house: Mary and Sarah Brown 1788.

### 39, FRONT STREET

List entry Number: 1185988

#### Grade: II

House and shop, formerly post office, now one house. Early C19. Painted roughcast render with ashlar dressings and quoins; stone-flagged roof with yellow brick chimneys. 2 storeys, 3 windows. Elliptical vehicle arch at left has pecked and margined alternate-block jambs and voussoirs; boarded doors have trellis upper parts. Painted tooled surrounds, the left slightly chamfered, to central flushed house door and wider former shop door at right. Similar surrounds and projecting stone sills to all windows: the former shop window at right with 4 rows of 5 panes; 16-pane sashes on both floors to left of house door, on first floor over arch and over former shop. Chimneys at left of second bay and at right end. Long stone step to both doors.

### WALLS AND PIERS IN FRONT OF THE DEANERY

List entry Number: 1299406

#### Grade: II

Walls and piers to garden in front of the Deanery. Probably early C19. Coursed sandstone rubble walls with ashlar coping; ashlar piers. Low walls, curved around garden and reaching churchyard steps at right, have low-rounded coping. Square piers at centre have chamfered rustication and cornices with blocking courses.

### WALLS, STEPS, PIERS, RAILINGS AND GATES TO SOUTH AND EAST OF CHURCH OF ALL SAINTS

List entry Number: 1320381

#### Grade: II

Walls, steps, piers, railings, gates and overthrow to Church of All Saints. C18 with C19 gates, overthrow and railings. Coursed sandstone rubble walls with roughly-dressed coping; ashlar piers and steps; wrought and cast iron gates, overthrow and railings. Low wall with gabled coping encloses churchyard on south and east sides, interrupted by wide entrances at south-west and south east, narrow entrance immediately to east of the former, and narrow entrance at north-east. Steps up to wide entrance flanked by tall, square, panelled piers with moulded plinths, cornices and tall pyramid finials on moulded feet. Scroll-topped pilaster jambs. Gates in Gothic style have fleur-de-lys heads on principals and dog-bars, and lattice top band. Serpentine overthrow has twisted leaf decoration and raised centre with cross finial. 2 short flights of side steps at right, with plain iron railings and handrail, to narrow entrance. South-west entrance has tooled square piers with pyramidal coping; fleur-de-lys headed gates.

### LANCHESTER HOUSE WITH WALLS IN FRONT

List entry Number: 1320434

#### Grade: II

House and area walls. Second quarter of C18 with C19 alterations. House painted incised stucco with painted ashlar dressings, plinth and quoins; return gables rendered on sandstone rubble; stone-flagged roof with stone gable copings

and ashlar chimneys. Ashlar dwarf walls. House: 2 storeys, 3 bays. Steps up to central door (with 3 over 3 vertical panels) and over light in plain stone surround with corner blocks and plain hood. Margined sashes in flanking canted bays and in first-floor windows in plain stone surrounds. Quoins project; stone gutter brackets. Roof has end coping on moulded kneelers, and end corniced chimneys on plinths. Rear round-headed stair window with intersecting glazing bars; horizontal 8-pane attic window with one opening pane and broad glazing bars. Dwarf walls in front have overhanging chamfered coping.





**Appendix 2**  
**Non-Designated**  
**Heritage Assets**



## APPENDIX 2

### NON-DESIGNATED HERITAGE ASSETS

A number of unlisted buildings and structures combine to add to the areas unique built heritage. Whilst not possessing sufficient interest to be listed as of national importance, such assets add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

Non-designated heritage assets can include other types of assets such as below ground archaeology, boundary enclosures and smaller features such as street furniture or smaller planned landscapes.

The following buildings are not Listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There is a presumption against demolition of any of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

#### **Park House, Station Road**

This detached imposing Victorian ashlar stone building with a Welsh slate roof with tall ashlar chimneys occupies a prominent location fronting onto the southern side of Station

Road and is clearly visible from the village green and from the main A691. Its double height chamfered bays with 1 over 1 sliding sash timber windows flank a central imposing doorway with drip mould hood and gabled roof detail. It is set back slightly from the road with a dwarf stone ashlar boundary wall. It was formerly used as Parish Council offices but is now in business use.



*Image 49 Park House and Kings Head PH*



### **Kings Head PH.**

This building, formerly known as the Station Hotel, dates from the 1870's and occupies a prominent position at the southern end of the village green, on the corner of Station Road and the A691. It is an imposing building of ashlar stone with a Welsh slate roof with forward hipped projection. Its windows are of vertical four paned proportions but unfortunately its original sliding sash timber windows have been lost.

### **The Green School**

Set well back in attractive grounds, with the bowling green to the front and tennis courts to the rear, is a mid 20<sup>th</sup> century single storey brick building with a gabled Welsh slate roof, on the eastern side of the village green. The building is well designed with a clear presence overlooking the green in this part of the village.

### **Former Primitive Methodist Chapel**

The former chapel now known as Blacksmiths Cottage occupies a prominent position adjacent to the A691, on its eastern side. It is of squared stone with a stone slab roof and, dating from 1819, was the original village Methodist Chapel. Unfortunately the modern window, rooflight and door design and materials detract from the traditional appearance of this building, but its significance in the historical development of the village should be acknowledged.



*Image 50 Former Green School and former Primitive Methodist Church*



**Station House.**

This property was formerly the Station and Station Masters House of the Lanchester railway station which formed part of the Durham-Consett railway line. It now stands on the western side of the Lanchester Valley Way. It is an imposing Victorian detached squared stone building with a Welsh slate roof with tall squared stone chimneys and has distinctive crow stepped gables. The windows are predominantly two over two vertically proportioned timber sliding sash windows with stone lintels and cills. The front elevation has a chamfered bay to ground floor with ashlar surrounds.

**The village library (formerly part of the work house)**

This imposing building lies at the junction of Newbiggin Lane and Front Street. It is a very handsome building of local ferrous squared ashlar sandstone. The eastern section is single storey and has a rounded eastern end, with an attractive curved Welsh slate roof with decorative cast iron finials to ridge level. The two storey element which fronts onto Newbiggin Lane stands tall with an air of grandeur. Its 1 over 1 sliding sash timber windows have projecting ashlar stone surrounds with drip moulded cornicing to ground floor. The double entrance door has projecting ashlar stone quoin and key stone detailing and has carved stone detailing to the semi-circular hood mould above, with a small central 6 paned timber window with ashlar surround. Tall ashlar chimneys rise from each gable, with carved scrolls to their base. The building is currently in a

state of disrepair and urgently needs maintenance, particularly to its roof.



Image 51 Station House and village library



### **Bishop Beck Court (formerly part of the Workhouse)**

Lies to the east of the library, on the southern side of Newbiggin Lane. Its formal ashlar stone symmetrical frontage, with the distinctive local orange sandstone and Welsh slate roof, is broken only by a slender central projecting bay with curved roof with small ball finial to the top and a similarly proportioned, but lower, flat roofed projection to its right. Its windows are all 2 over 2 timber sliding sash, painted white. The building is set back behind a dwarf stone wall with tall cast iron railings with privet hedging behind. The building is now converted to residential use.

### **The Community Centre**

The Community Centre which lies on the corner of the northern side of Newbiggin Lane and Front Street was originally the village school which opened in 1875. It is a Victorian building of random rubble stone laid in courses. It has a Welsh slate roof with attractive gable detail. The adjoining former School Masters House at its western end is also of rubble stone with a Welsh slate roof with ashlar chimneys to gables which have stone water table detail. This building has retained its timber 2 over 2 sliding sash windows which unfortunately have been lost at the community centre.



*Image 52 Village library and former Bishop Beck Hall*

### Croft View Halls

These halls derive from the amalgamation of the village Primitive and Wesleyan Chapels. They are owned by the Methodist Church. The halls are now used for many community activities.

### Methodist Church, Front Street

This ashlar stone church with its steeply pitched Welsh slate roof, is a handsome building in the gothic revival style and occupies an imposing position on the western side of Front Street, adjacent to Woodham Court. Its modern entrance building is a good example of a sympathetically designed extension.

### Woodham Court

This former workhouse was converted into residential dwellings and apartments a number of years ago. Its original roofline was altered to accommodate dormer windows to facilitate additional accommodation and linkages between and extensions to the three original blocks were formed. However this imposing building, of local ferrous stone with an ashlar finish and ashlar dressings and a slate roof, has a positive impact upon this part of the conservation area, lying directly opposite the raised element of Front Street which incorporates Lanchester House. The windows are 6 over 6 sliding sash timber painted windows which are symmetrically placed on the façade and the doors are 6 panelled timber painted doors with

simple fanlights above. It has an attractive dwarf ashlar stone boundary wall with handsome cast iron railings on top.



Image 53 Methodist Church and Woodham Court



*Image 54 All Saints RC Church, All Saints RC Primary School and The Black Bull PH*

### **All Saints RC Church**

This church is situated on the western side of Kitswell Road, just to the north of Front Street. RC Church (1929) - is a notable feature of the village with its modern addition of an octagonal church room for community use set back to the rear of the

Church. The plinth of the church is of stone with rough render above. It has a distinctive squared tower to its frontage. Its lancet windows have thick sectioned cream painted timber detailing.

### **All Saints RC Primary School**

Located adjacent to the church, on its southern side. It is of brick with a red clay tiled roof with a distinctive spire, giving the building an attractive Arts and Crafts style.

### **The Black Bull PH**

This used to be a coaching Inn with stables in the rear yard. The building marks the end of the built development fronting onto the eastern side of Front Street, before the more modern development of Lanchester Endowed Parochial Primary School, which is set back within its grounds. It is a rendered building, painted cream, with a Welsh slate roof. It has one tall brick chimney but the chimney to the northern gable has been lost. The windows are 1 over 1 timber painted sliding sash. The attractive frontage to the public house has ornate scrolls and a raised central curved feature. To the fascia, the signage in gold individually applied lettering is appropriate to the character and appearance of this traditional pub frontage.



**Appendix 3**  
**Buildings at Risk**



## **APPENDIX 3**

### **BUILDINGS AT RISK**

A Building at Risk is usually a listed building, or an unlisted building within a conservation area, which is either vacant with no identified new use, suffering from neglect and/or poor maintenance, suffering from structural problems, fire damaged, unsecured and open to the elements, threatened with demolition.

The area currently is not considered to have any buildings at risk. However it does suffer from a small number of vacant units from time to time which can give the area an air of neglect which blights the historic street scene and the vitality of the area.

Some properties suffer from lack of maintenance which can affect the character and appearance of the property and the conservation area. Their use and continued upkeep should be encouraged and if necessary action taken to stem this lack of care and maintenance.










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