

# Conservation Area Appraisal



**Blackhill**  
December 2009







# CONSERVATION AREA APPRAISAL BLACKHILL

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Designated 1994

Appraisal 2009

Boundary Revised 2009



## Consultation

To be successful a conservation area relies on the support of the community and it is important that the local authority and the community work together to maintain and enhance the special interest of Blackhill.

To this end, this document has been subject to a period of public consultation, which sought to raise awareness of the conservation area and give the local community the opportunity to contribute to its content.

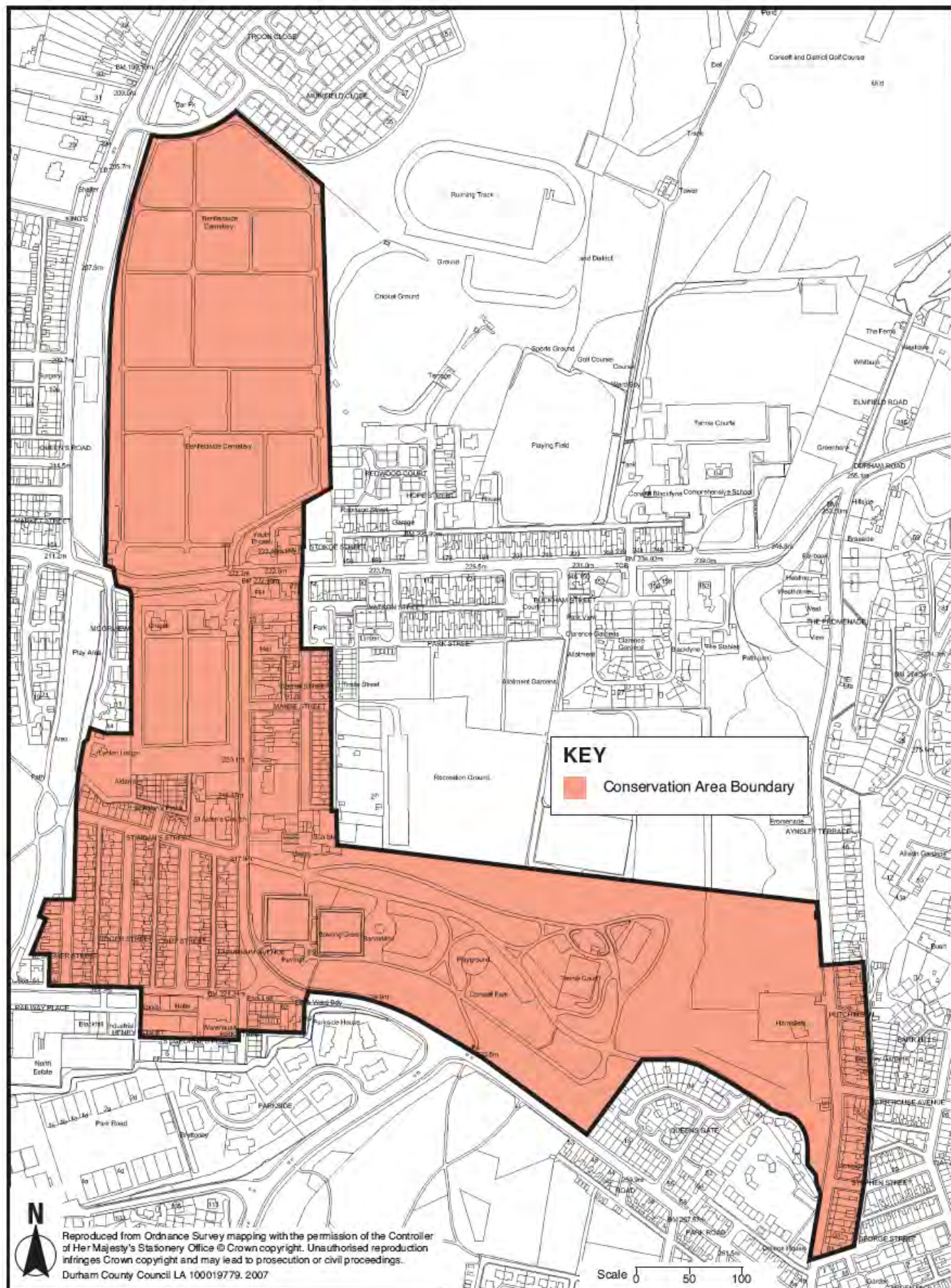
- A draft document was prepared and made available to key interest groups and local residents.
- Local residents were leafleted to ensure they were aware that the consultation was taking place.
- Comments sheets were sent out to give people the opportunity to express their opinions.
- A public meeting was held at Blackhill Community Centre on 29<sup>th</sup> January 2008. The event was opened with a presentation highlighting the purpose of conservation areas and conservation area appraisals, and was followed by a round-table workshop session.
- The feedback received during the consultation was analysed and where appropriate amendments were made to the document.



*Bessemer Street – there was strong public feeling expressed at the public meeting that this street of terraces, constructed by Consett Iron Company, should be included within the conservation area*



# BLACKHILL CONSERVATION AREA BOUNDARY





# Introduction

## Blackhill Conservation Area

Blackhill conservation area is a 19<sup>th</sup> century enclave that retains a strong Victorian character. It covers only a proportion of the area known as Blackhill which is situated on the outskirts of the iron town of Consett on a hill that leads down to the settlement of Shotley Bridge. Blackhill is approximately 12 miles from Newcastle, 14 miles from the City of Durham and 14 miles from Hexham.

The conservation area covers an area of approximately 21 hectares. It is dominated by two landscaped areas: Benfieldside Cemetery and Consett and Blackhill Park. These straddle Laburnum Avenue, which runs through the centre of the conservation area. The area also includes rows of Victorian Terraces to the south of the cemetery, which typify their age and location, and the impressive structure of St. Aidan’s Church. The large Victorian properties of Aynsley Terrace to the east of the park have been included, as they face onto the Park and relate to it in much the same way as the large Victorian properties of Laburnum Avenue relate to the cemetery.

Blackhill Conservation Area was designated by Derwentside District Council in March 1994 and the boundary revised in 2009, as part of the review that culminated in the production of this document.

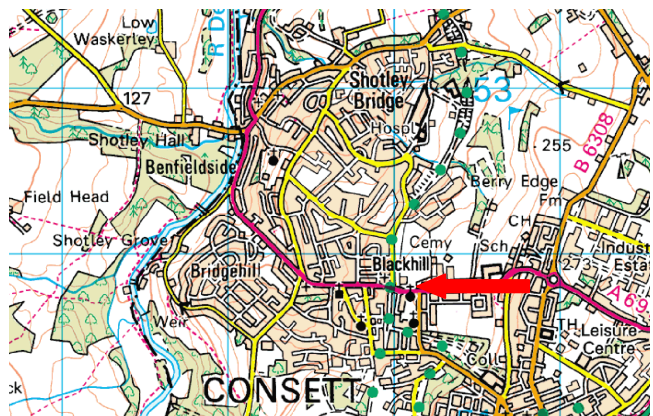
Blackhill gives its name to a ward, which covers an area of 183 hectares. The population of the ward stood at 5,066 at the time of the 2001 census.

## Blackhill Conservation Area Appraisal

This conservation area appraisal has been Durham County Council, to assess the features and qualities of the area that make it special and consider how it can be effectively preserved and enhanced.



Location Map – showing Consett



Location Map – showing Blackhill

The document will be used to provide a consistent and sound basis upon which to determine planning applications in the area and to raise awareness of the special character of this part of Blackhill. The purpose of conservation area status is not to prevent change, but to manage it in a sensitive manner that takes into account the history and character of the place.

**No appraisal can be completely comprehensive and omission of any particular building, feature or space should not be assumed to imply that it is not of interest.**

# Planning Policy Framework

Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990).

## National Legislation and Guidance

Conservation Areas were first introduced into British legislation by the Civic Amenities Act of 1967.

Conservation areas are now designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 (<http://www.ospi.gov.uk>). Planning Policy Guidance 15: Planning and the Historic Environment (1994) (<http://www.communities.gov.uk>) offers advice on the implementation of the Act.

Local authorities are responsible for designating conservation areas. They have a statutory duty to review historic areas from time to time, in order to ascertain if further designations are deemed appropriate. Designation brings with it a number of controls and duties:

- In exercising its planning function, the local authority is required to pay attention of the desirability of preserving or enhancing the character or appearance of the conservation area.
- The local authority has a duty to formulate and publish proposals for the preservation and enhancement of the conservation area.
- In conservation areas permission must be sought from the local authority for making certain changes that would not require permission elsewhere. These include certain types of cladding, inserting dormer windows, and putting up satellite dishes that are visible from the street.
- Consent must be sought from the local authority to totally or substantially

demolish any building within a conservation area.

- Notice must be given to the local authority before undertaking works to trees in conservation areas.
- Certain categories of ‘deemed consent’ advertisements which may have a significant visual impact are not permitted for display in a conservation area without the local authority’s consent.
- The local authority has the powers (under Article 4 of the General Development Order) to control development that would normally not require permission.

## Regional Planning Policy

The North East of England Regional Spatial Strategy was published in July 2008. This is available from: <http://www.northeastassembly.gov.uk>. Policy 32 of the strategy relates to the historic environment and refers specifically to the preparation of conservation area appraisals.

## Local Planning Policy

Local planning policy relating to conservation areas is currently contained in the *Derwentside District Local Plan, January 1997* (<http://www.durham.gov.uk>). Saved Policy EN14 of the Local Plan is particularly relevant. A Local Development Framework will replace the Local Plan. Local Government Reorganisation means the new unitary Durham County Council will prepare the Local Development Framework; it is anticipated the document will be adopted in September 2011.



## Summary of Special Interest

*Blackhill conservation area is a late nineteenth century / early twentieth century enclave in the heart of Blackhill, which is particularly high quality and relatively unchanged. It encapsulates the values, historic development, technical advancements, and town planning and architectural trends of the age, and is testament to the impact of the industrialisation of the area that occurred as a result of the opening of the ironworks at Consett.*

The quality and architectural coherence of the buildings and the carefully designed layout of the area, centred on the extensive landscaped grounds of Consett and Blackhill Park and Benfieldside Cemetery, make Blackhill conservation area exceptional.

The layout of the conservation area is particularly high quality. The typical 19<sup>th</sup> century grid-iron pattern of development dominates. It is clear that special consideration has been given to how the roads are terminated and distinctive buildings are positioned to add interest to the streetscene.

The whole of the area was developed in a small time window at the turn of the 19<sup>th</sup> / 20<sup>th</sup> centuries and there is a strong coherence in the design of the buildings and spaces. Some of the rows of terraced housing and the park were provided by the Consett Iron Company for their workers. The workers housing is particularly high quality in comparison to earlier housing once situated around Derwent Street, most of which has now been demolished. The provision of these facilities encapsulates the ideals of the paternalistic industrialists of the late nineteenth century, who acted in response to the squalid conditions that developed in many towns and cities as a result of the rapid industrialisation of the mid-19<sup>th</sup> century.

The fate of Blackhill was inextricably linked to that of the Consett Iron Works until its closure in 1980. It developed in response to the opening of a station to serve the works and as a place for the workforce to live. The conservation area testifies to the economic hey day of the area. In addition to the relatively simple workers cottages, some elaborate townhouses that front onto the park are included within the boundary,

testifying to the wealth that existed here at the time. The closure of the works led to a period of economic instability in the area and much of Blackhill has been redeveloped, but the part protected by the conservation area remains relatively unchanged and bears witness to a significant period in the development of the town.



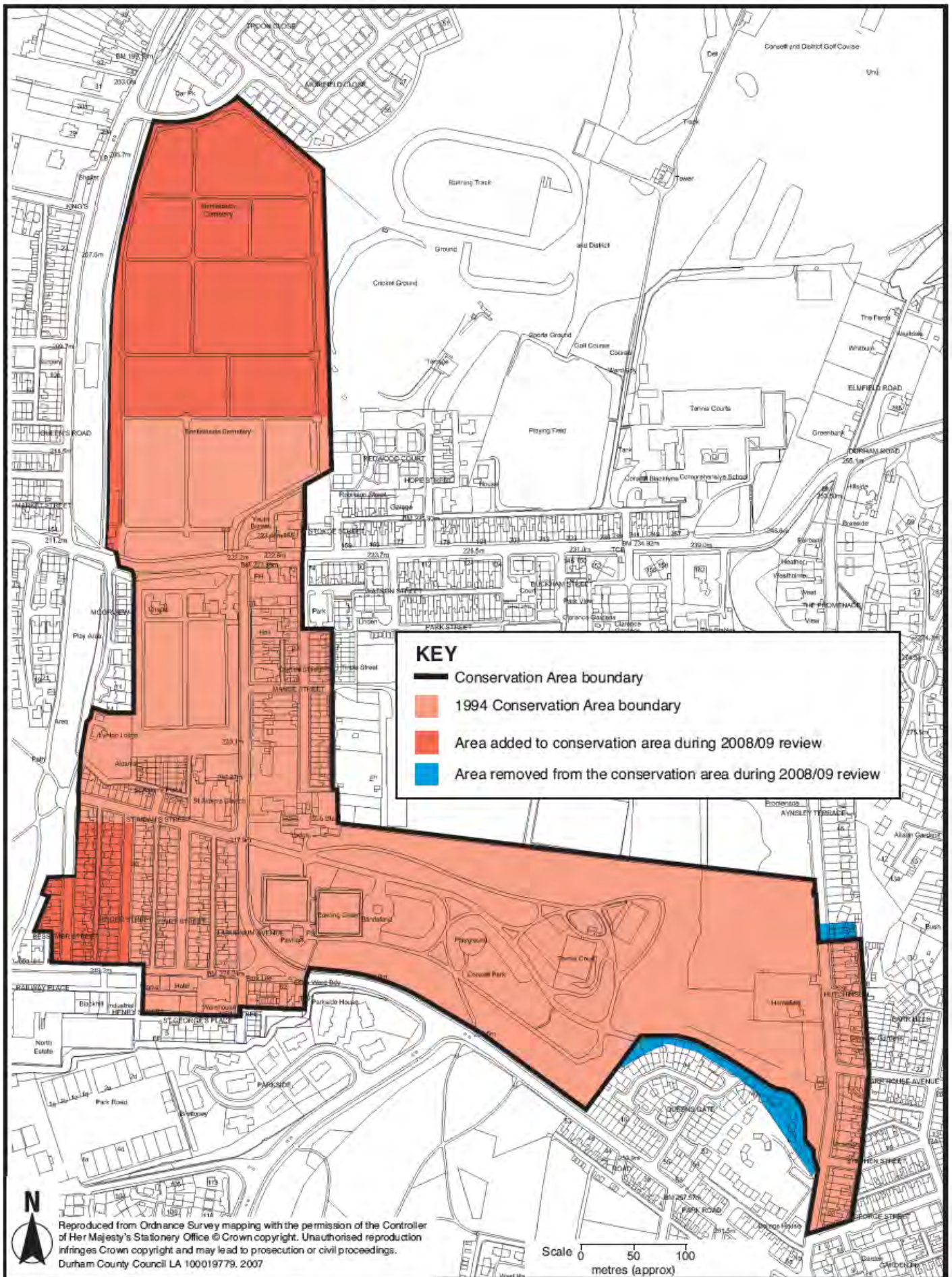
*Consett and Blackhill Park forms the heart of the conservation area - it was provided by Consett Iron Company for its workers*



*The townhouses of Aynsley Terrace testify to the wealth here at the turn of the 19<sup>th</sup> /20<sup>th</sup> centuries*



# BLACKHILL BOUNDARY ALTERATIONS MAP

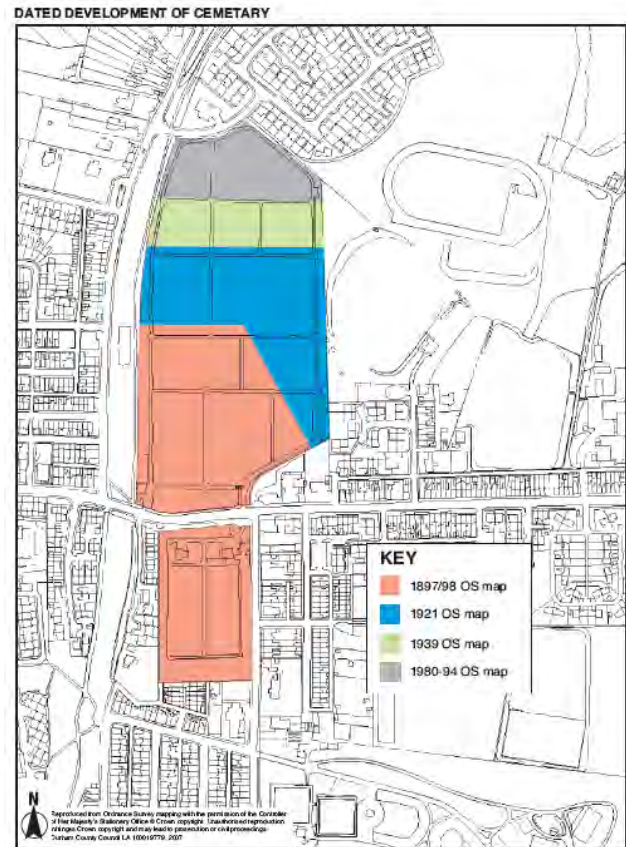




## Boundary Changes

The boundary of the conservation area, as originally designated, was reviewed at the time of the preparation of this document. A number of amendments were made.

- The boundary was extended to include all of Benfieldside Cemetery** – previously the boundary cut through the middle of the northern part of the cemetery. However, the character of the grassed area, intersected by tree lined paths and memorial stones continued beyond this arbitrary boundary, which did not relate to any specific stage of historical development and excluded the 1880s lodge building. The far northern section dates from the late 20<sup>th</sup> century and is discernibly different in character. However, including the whole area creates a legible boundary and protects trees that contribute to the character of the place.
- The boundary was redefined around the park to follow the edge of a new development** – with the redevelopment of the old college site on the south-western corner of the park, the conservation area boundary was left running through the centre of the rear gardens of the new residential properties. To make the conservation area boundary more legible, it was redrawn along the rear property boundaries.
- 31-34 Aynsley Terrace were excluded from the conservation area** - 31 to 34 Aynsley Terrace are modern brick properties that differ greatly in character to the rest of the terrace.



- The boundary was extended to include Roger Street and Bessemer Street** – The properties of Roger Street and Bessemer Street are contemporary to those of Cort Street and Laburnum Avenue (originally Siemens Street). The terraces of these streets, like Cort Street and Laburnum Avenue, were constructed by Consett Iron Company to accommodate their workers. They form part of a distinctive planned gridiron street pattern, with streets named after famous Victorian inventors in the steel-making process. Although much altered, these terraces have a distinctive roofline, with evenly spaced chimney stacks. They are of historical interest and have a townscape value.



# History and Development of Blackhill

*Blackhill conservation area is illustrative of the industrialisation and urbanisation of the area that occurred during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, as a result of the ironworks at Consett. It reflects the values, economy and tastes of a narrow time window.*

The settlement of Blackhill owes its existence to the ironworks at Consett. Before this, the only habitation of the area was a farm at Blackfine.

The Derwent Iron Company was formed in 1840, with Jonathan Richardson as its principal promoter. This later became Consett Iron Company Limited. Blackhill developed as a place for workers to live and as a commercial core, centred on Durham Road (then Blackfine Bank). Durham Road was an arterial route between Durham and Hexham, and was particularly important to transportation in the area prior to the opening of the railway. The road was part of the Durham to Shotley Bridge turnpike, enacted in 1831.

According to an account by Mr. John Mewes, before a settlement existed here, Blackhill was called Stobbs's Wood Head<sup>1</sup>. The name Blackhill does not appear to have any ancient origins. Neasham<sup>2</sup> postulates that Blackhill was the descriptive term given to the country below the Blackfine estate.

The earliest properties in Blackhill were constructed in the mid-nineteenth century to the west of the conservation area. Relatively few of these have survived, with the exception of those that line the north of Durham Road and Derwent Street, now the commercial core of the settlement.

The late nineteenth century / early twentieth century saw further development in Blackhill. A railway station was opened in 1867; this was the largest and busiest station in the area, where passengers would alight for Consett. Not only was the station used by the iron works, but the



1857 Ordnance Survey Map of Blackhill

Derwent Flour Mill and Paper Mills in Shotley Bridge used it as their supply line. This brought prosperity to the area.

The conservation area covers the later nineteenth century core of the village. It incorporates the cemetery, the old council offices, the parish church, the park and some fine examples of workers housing. Most of the development was a direct result of the involvement of the iron company. The relatively high quality of the facilities provided for workers in the area typifies the philanthropic response of many employers across the country to the squalid conditions that developed in towns following the rapid industrialisation of the mid-nineteenth century.

Benfieldside Cemetery is the oldest part of the conservation area. It opened in 1861, at which time it comprised 4 acres. 7 acres were added on the south side of Durham Road in 1876 and 2 mortuary

<sup>1</sup> Mewes, J. 'Consett from 1847' in Consett Lions' Club, *The Consett Story*

<sup>2</sup> Neasham, 1881, p. 70





## Architectural Interest

*The architecture of the part of Blackhill covered by the conservation area dates from a very narrow time period at the turn of the late 19<sup>th</sup> / early 20<sup>th</sup> centuries and reflects the eclectic tastes and fashions of the era. The buildings and street pattern were to a great extent designed simultaneously and the positioning and design of the buildings responds to the views created by the streets and the grounds of the cemetery and park. Some fine examples of workers housing can be found in this area, along with elaborate townhouses, punctuated by the landmark buildings of the church, the buildings of the cemetery, Park Road Hotel, and Benfield Hall Nursing Home (originally the council offices).*

The buildings of Blackhill conservation area date exclusively from the late 19th century and early 20th century. This creates a homogenous character. Buildings of the era share certain characteristics such as materials and the proportions of openings, but variation in size, form and detail is used to distinguish between type and status. The area is essentially residential, although community and ecclesiastical buildings are integrated within them to form a turn of the century neighbourhood.

A number of buildings in the conservation area are of national interest and are protected as Listed Buildings. These are St. Aidans Church, St. Aidan's Vicarage and the twin mortuary chapels of Benfieldside Cemetery (see Appendix 1). The church is the principal landmark building within the area, with its spire standing proud of the 2-storey properties that surround it. There are also many buildings that are not outstanding in national terms, but are of local heritage interest, the loss of which would be to the detriment of the character of the conservation area. These range from simple terraced houses, to elaborately designed individual structures (see Appendix 3).

The stone terraces of Laburnum Avenue (originally Siemens Street), Cort Street, Bessemer Street, Roger Street and Dixon Street are examples of good quality workers houses and it is the quality and design of these streets that makes the area so special. Most were built by Consett Iron Company for its workers and are all relatively simple in design, the only adornment being the stone



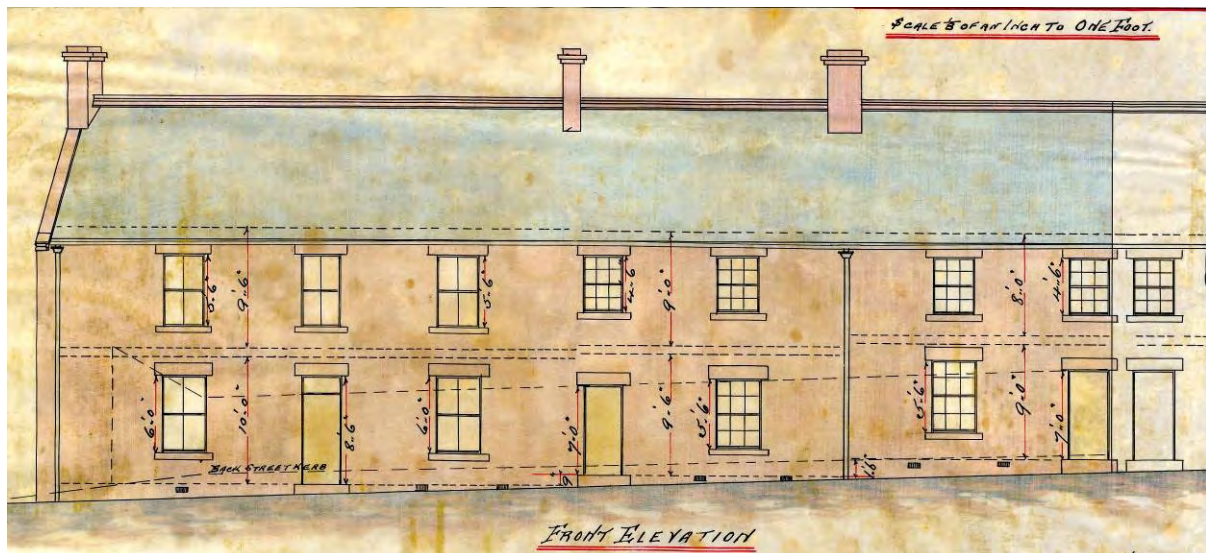
*St. Aidan's Parish Church - one of a number of buildings in the area that are Listed Buildings and recognised to be of national interest. Also the principal landmark structure of the neighbourhood.*



*Cort Street – rows of quality terraced workers properties constructed by Consett Iron Company. The quality and careful design of these streets makes the area special.*



*Quoins typically surround door and window openings and define the corners of the terraces.*



Plan of buildings of Cort Street. Used by permission of Durham Record Office. Ref: D/ED 18/7/19

quoins that surround the openings and define the corners, and the projecting stone window cills.

The original plans of some of the Consett Iron Company housing are available at Durham Record office. It is clear that the terraces originally had sash windows. The style of the windows was used to define the end properties of Laburnum Avenue, Cort Street, Roger Street and Bessemer Street, which had 2 over 2 sash windows, rather than the standard 6 over 6. The Old Park Hotel is a key building in this area terminating the view along Cort Street, as is 63-64 Park Road.

The northern section of Laburnum Avenue and the north of St. Aidan's Street are also made up of terraced properties, but they are generally more elaborate and less uniform than those discussed above. Clearly these streets were not designed as a single entity but developed over the course of a few years. Common details include stone door surrounds, stone lintels and cills, and bay windows. Laburnum Avenue also accommodates a number of detached properties that are more architecturally detailed – The Manse (no. 20), and no. 4, in addition to the vicarage, which is a listed building, are particularly worthy of mention (see Appendix 3).



The townhouses of Aynsley Terrace exhibit a range of architectural details – these are a few examples

The 2 - 2½ storey stone townhouses of Aynsley terrace are the most elaborate of the neighbourhood and reflect the wealth of the area at the time of their construction. Particular architectural



17 Aynsley Terrace – the most elaborately detailed townhouse. The level adornment was used to reflect wealth and prestige

attention is paid to end and corner



properties. Features include dentil courses, string courses, elaborate door and window surrounds, terracotta ridge tiles, bay windows, mullioned windows, porches, quoins, stone carving and timber detailing.

Other buildings of importance within the conservation area are the 2 cemetery lodges and the elaborately designed Benfield Nursing Home, which was at one time the local council offices (see Appendix 3).

## Built Form and Layout

*The layout of Blackhill conservation area distinguishes it from other areas. The character of the place is created by the way the built form relates to the open expanses of the cemetery and the park, and the way the buildings and street pattern have been designed as one entity creating deliberate views and vistas through the area.*

The built form of the area takes advantage of the views over the attractive green areas of Benfieldside Cemetery and Consett and Blackhill Park. The terraces of the northern part of Laburnum Avenue overlook the south cemetery and the townhouses of Aynsley Terrace overlook the park. These tend to be the grander residences, as it was desirable to have such views. As well as the architectural detailing of the properties, this status is reflected in the fact that the residences have small front garden areas, which are surrounded by stone boundary walls, at one time topped by iron railings, and are entered through stone gatepiers and often stone steps. Some iron railings survive along Aynsley Terrace, but many have now been lost.

iron company houses to the south of the cemetery are laid out on a gridiron street pattern. At the end of almost every street and back alley a carefully positioned building is situated forming the terminus to the view. For example, looking south along Cort Street, the view is enclosed by the Grand Park Royal Hotel (recently converted to apartments). Looking south along the lane between Cort Street and Roger Street is the symmetrical building of 63-64 Park Road. Looking north up Cort Street and Roger Street, the views are closed by two grander houses on the north side of St Aidan's Street. One can only assume the layout of this area was meticulously planned by the company and is therefore a most interesting part of the town's industrial heritage.

The workers terraces, in contrast, front directly onto the rear of the footpath, and their rooflines step up the gradient of the land. They have rear yards surrounded by stone boundary walls, some of which retain their original outhouses that help in the understanding of the area. A number of the rear walls have been demolished, which weakens the character of the rear alleyways. The



*Park House, Park Road – large building, functioned as a hotel, forming a focal point at the end of Cort Street.*

# Historic Building Materials

*Used almost exclusively for the construction of buildings and boundary walls in Blackhill conservation area, stone creates a distinctive uniformity to the place. The honey coloured sandstone, which has weathered to a blacker finish over the course of time, dominates the scene, complemented by slate roofs with brick or stone chimney stacks.*

## Walling Materials

Stone dominates the conservation area. It was used in the construction of nearly all the buildings and also in the boundary walls that surround them. Quarried locally, the stone is peculiar to the area and contributes greatly to the sense of place.

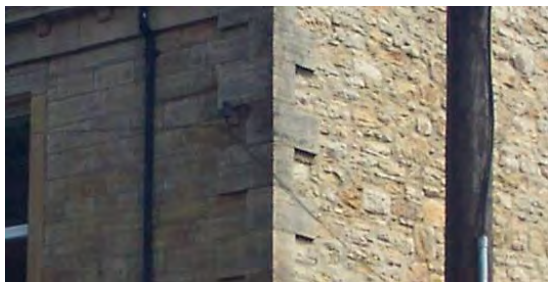
The most common form of construction is squared, uncoursed stone with a rockface finish, but there are also examples of 'stone brick' construction, random rubble construction, and the use of squared coursed stone for higher status properties.



*Squared, uncoursed stone work with a slight rockface finish – the most common form of construction in the conservation area.*



*'Stone bricks' can be found in the conservation area, but are rarer.*



*Squared coursed stone has been used on the front of this building and rubble to the side- this differentiates the principal elevation.*



*Stone adornment adds interest to the elevation of properties, from the simple to the elaborate*

Stone is also used to adorn the elevations of buildings. The simpler style properties have stone lintels and cills, and usually stone quoins embellish corners and doors and window surrounds. In more ornate properties, stone is also used for string courses, dentil courses, doorcases, bays, stone mullioned windows and even carved panels.

The terraced properties of Roger Street and Bessemer Street are unusual in that they have a rendered finish and are painted in a variety of colours, which is not conducive to the overall character of the area. It is unclear how these buildings were originally finished.

## Roofing Materials

Welsh slate dominates the roofscape of Blackhill, however the introduction of modern materials has begun to erode this grey uniformity. Slate is not a local material, but became widely available with the establishment of the railway network in the mid-nineteenth century. It was widely used for roofs across the country during the late 19th / early 20<sup>th</sup> century and is characteristic of the age.



*Welsh slate dominates the roofline, however modern materials have begun to undermine this uniformity*





*View over the roofs of Blackhill from Blue Heaps – the grey uniformity of the roofscape is a key characteristic of the place.*

Interest has been added to some roofs by the use of terracotta ridge tiles. Brick (red or buff coloured) or stone chimney stacks project from the roofline of the settlement.

### **Joinery**

Timber sash windows would have been used throughout the conservation area, the design of which reflected the status of the building. For example 1 over 1 or 2 over 2 sashes were used for the grander buildings, and 6 over 6 for the simpler properties.

The doors would have been timber panelled or ledged and braced doors. Again the detail of the doors was used to define the status of the building. Multi-panelled doors were used for higher status buildings and ledged and braced or 4 panelled doors for simpler properties.



*A multi-panelled timber door on Aynsley Terrace – a rare example of a surviving traditional door in the conservation area*



*An unusual feature within the conservation area is this wrought iron detailing on Benfield Hall Nursing Home, 155 Durham Road*

### **Architectural Adornment**

Timber and iron were used, in addition to stone, to embellish some of the more ornate properties of the conservation area. This kind of adornment is relatively rare in the conservation area and is restricted to a small number of the grandest buildings.

There is evidence that iron railings once stood on top of some of the boundary walls of the area. Some still survive, notably around the church and the properties of Aynsley Terrace. It is likely that the rest were removed in response to the war effort during World War II. Where they survive they contribute to the sense of enclosure within the settlement.



*Iron railings outside St. Aidan's Church – rare survivors of railings within the conservation area*

## Open Spaces and Natural Elements

*Blackhill conservation area is dominated by the two extensive nineteenth century landscaped areas of Benfieldside Cemetery and Consett and Blackhill Park. These give the area much of its character and form.*



*The northern part of Blackhill cemetery is crisscrossed by paths and rows of trees*



*Views of the south side of the cemetery from Durham Road - a leafy area that accommodates impressive stone chapels*

### Benfieldside Cemetery

Benfieldside Cemetery forms the heart of the conservation area. It straddles both sides of Durham Road and forms the western edge of Laburnum Avenue (originally Cemetery Road), which leads to the park.

The cemetery was opened in 1861, at which time it covered only 4 acres. 7 acres were added on the south side of Durham Road in 1876 and it was further extended to the north 3 times. It has long been the largest cemetery in the area and remains operational, currently managed by Derwentside District Council.

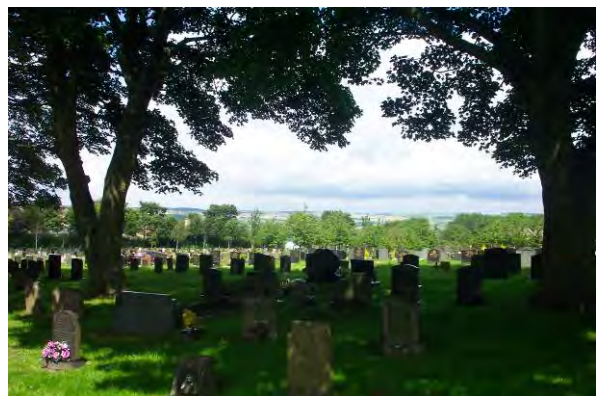
The cemetery is essentially an expanse of grassland, intersected by lines of trees and paths, which create rectangular routes through the space and provide access to an array of stone funerary monuments.



The southern section of the cemetery is surrounded on all sides by stone walls (with railings atop in places), lined by mature deciduous trees. Built form surrounds this space, creating a strong sense of enclosure. This section accommodates

the impressive twin mortuary chapels and elaborate late nineteenth century lodge building, all of which can be viewed from the busy Durham Road.

The section of the cemetery to the north of Durham Road is more extensive than that to the south and is far more open in nature. Situated on elevated ground that rises from the west to the east, extensive views over the Northumberland hills beyond the River Derwent can be had from the east. The only built form is the modest lodge building situated at the western entrance.



*Due to the gradient of the land, impressive views over the rolling farmland of Northumberland can be had from the eastern side of the northern part of the cemetery*



The oldest part of the northern area is scattered with relatively large sculptured stone gravestones. However, the character changes further north, where rows of smaller, modern gravestones dominate.

Stone walls surround much of the area. Along Durham Road these are topped by railings matching the southern section of the cemetery. The eastern edge has a strong high stone wall, which forms a definite boundary to the grounds.

### **Blackhill and Consett Park**

The ground on which the park was constructed was gifted by the Consett Iron Company to their employees and their families. This is typical of the philanthropic gestures of employers during the nineteenth century, which saw the establishment of parks across the country.

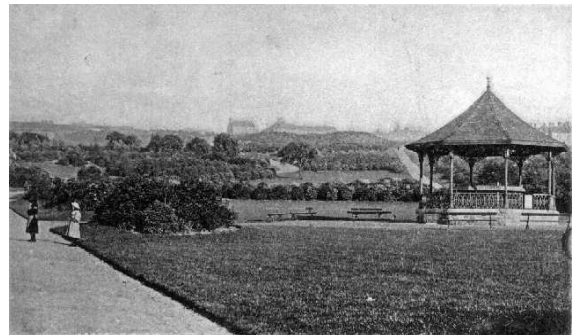
The park was designed and laid out by Messer's Robson and Company of Hexham. Original features include a fountain, a bandstand, tennis courts and a pavilion. It was opened to the public on 11<sup>th</sup> July 1891.

The park has recently been the focus of a restoration scheme. This has seen the fountain restored to its original position and the bandstand, which was lost, recreated from old photographs. An outdoor stage and natural amphitheatre replace the original tennis courts. A playground has been installed, providing a valuable local resource. A steel trail, by the artist Andrew Mckeown leads through the park, highlighting the steel making process through a series of floor plates. The park was awarded the Green Flag award for 2007 / 2008, which recognises the best green spaces in the country.

The park is located on rising ground, the gradient of which opens up views of the hills beyond the settlement. However, trees restrict views in the eastern section of the park. Trees are necessarily an important part of the character of the park. They line the boundaries that surround it,



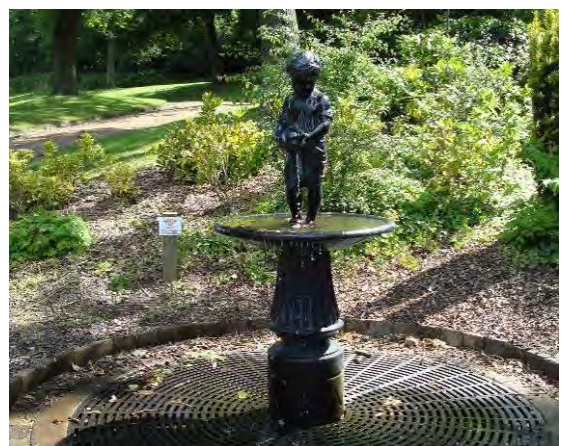
*Promenade that runs through the centre of Consett and Blackhill Park*



*Consett and Blackhill Park c. 1903*



*Consett and Blackhill Park following the reinstatement of the Bandstand 2007*



*Fountain restored to its original location during the recent renovation of the park*



*The open nature of the central area of the park allows impressive views across Blackhill to the hills beyond*

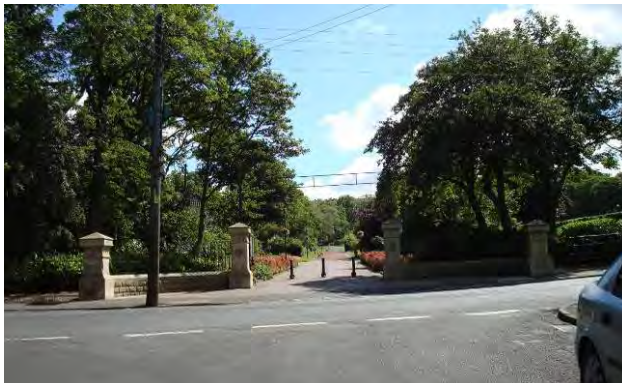
creating a leafy feel and to a large extent hiding surrounding development from view.



The park is surrounded by modern railings and is entranced through impressive stone gatepiers from Laburnum Avenue and Park Road.

## **Trees**

Trees make a considerable contribution to the character of Blackhill Conservation Area. They serve to strengthen the distinction between the landscaped areas and the urban form. Almost all the trees in the area are within the cemetery or the park grounds. Most of these are deliberately planted to form part of the design of the area. In the cemetery, particularly, trees tend to be planted in rows.



*The park is entranced through stone gatepiers from Park Road and Laburnum Avenue*

Within conservation areas trees are protected and six weeks notice must be given to the District Council prior to carrying out work to them. A number are also given a higher level of protection called a Tree Preservation Order, which means that they cannot be cut down, uprooted, topped, lopped or wilfully damaged or destroyed without first obtaining consent from the Council. Details of Tree Preservation Orders in the Conservation Area can be found in Appendix 2.



# The Public Realm

*The gridiron pattern of the streets, the crisscrossed footpaths of the cemetery, and the winding footpaths of the park form the means of accessing and experiencing Blackhill conservation area. There are very few visible remnants of the historic surfaces of these routeways, but the boundaries that define spaces are very important.*

## Historic Street Surfacing

There is relatively little visible surviving evidence of the historic street surfacing of this part of Blackhill. Durham Road was at one time an ash surfaced road with Aberdeen granite setts. This was covered with tarmacadum in the 1960s. Tarmacadum now dominates the conservation area – the footpaths and the carriage ways.

Beneath the tarmacadum, pockets of historic surfacing peep through. For example on Manse Street, areas of granite setts have been uncovered, along with small sections of stone kerbs.



*Granite setts are evident beneath the tarmacadum on Manse Road*

Scoria blocks, with their distinctive blue tinge, which are cast from furnace slag, have been used to define entrances to driveways, rear alleyways, and to define gutterlines. They are evident on a number of streets within the area.



*Scoria blocks are often used to define entrances to roads and driveways*

## Boundary Treatments

The way that buildings and spaces relate to the street and to each other is affected by the boundary between them. In some parts of the conservation area, notably the terraced properties close to St. Aidan's, the buildings front directly onto the street forming the boundary themselves. It is usual, however, when buildings are set back from the street to have boundary walls defining the line of the road. Many of the walls would originally have had railings, but some of these have now been lost. Stone walls also enclose rear yards and surround most of the cemetery to create well defined spaces. The design, materials and height of the walls forms an integral part of the character of different parts of the conservation area.



*Stone walls with gatepiers are an important feature of Aynsley Terrace*



*The stone wall that lines the east of the cemetery is a distinctive feature that provides a strong boundary to the space*

## Setting and Views

*As its name implies, Blackhill is situated on a hill overlooking the valley of the River Derwent. The gradient of the land necessarily has an impact on views into, out of, and through the conservation area. In open parts, views over the beautiful rolling farmland of Northumberland can be had. However, in the more built up areas, long distance views are restricted and tunnel like vistas through the area are created by the built form. The conservation area covers only a small section of Blackhill, and its relationship with surrounding areas is important to the understanding of the place.*

Impressive views of the skyline of Blackhill set against the hills of Northumberland can be had from the northern part of Aynsley Terrace and Blue Heaps, to the east of the conservation area. The towers of St. Aidan's Church and St. Mary's Church, which is situated just outside the conservation area to the west, punctuate the skyline and stand out as landmark features against the almost consistent two-storey height of the surrounding buildings. Within the conservation area too, the spire of St. Aidan's Church is a landmark feature and highly visible from many vantage points.



*View out of the park – the spire of St. Aidan's Church dominates many views through the area*

Long distance views to the west are available from the eastern part of the north cemetery and the higher ground of the park, which are made possible by the openness of these areas.

In stark contrast to the more open parts of Blackhill, the gridiron pattern of the residential streets to the south of St. Aidan's Church, with their rows of terraced properties, have a tight built form that create tunnel like views. The layout of this



*View into the conservation area from Derwent Walk*





*View down St. Aidan's Street towards the park. The frontages of the buildings create a tunnel like view to the park entrance.*

area is particularly interesting. The views along every street and back lane are terminated by a deliberately positioned distinctive building.

Blackhill Conservation Area covers a relatively small area of the settlement. The visual connections with surrounding areas contribute greatly to the understanding of the place. To the south along Durham Road it is possible to see the commercial heart of Blackhill. The view out of the conservation area in this direction incorporates the built form of the village and the countryside beyond and serves to reinforce the connection between the conservation area, the development of the settlement of Blackhill and the surrounding area. Equally, to the west the conservation area runs into the neighbouring town of Consett, with its rows of turn of the 19<sup>th</sup> / 20<sup>th</sup> century terraces.



*Vista down Cort Street. The frontages of the properties draw the eye to the Park Hotel, which provides an impressive terminus to the street.*



*View along Durham Road towards the commercial core of Blackhill – visual connections with other parts of the settlement are important to the understanding of the conservation area*

## Activity

*The part of Blackhill that is covered by the conservation area is essentially residential with large areas of public open space. This has changed little over the years. However, in its heyday it formed the centre of the town. It was a transportation hub, the gateway to Consett Iron Works, it housed the Parish Church, and was the home of local government. The bustle of the area has necessarily reduced with the loss of some of these functions.*

The conservation area is dominated by the open expanses of Benfieldside Cemetery and Blackhill and Consett Park. They are both freely accessible to everyone, although they are inevitably very different in the way they are used, one providing leisure facilities (children's play area, bowling greens, outdoor theatre, bandstand), and the other a quiet place for contemplation. The existence of these public areas provides a reason for people who do not live in the conservation area to visit it and adds vitality to the place, particularly around the park.

The rest of the conservation area is made up of relatively quiet residential streets.

Those that offer thoroughfares through the area are busier, such as St. Aidan's Street, Manse Street and Aynsley Terrace. Laburnum Avenue and Park Road are the most frequented, as they provide access to the park and link the settlements of Blackhill and Consett.

In comparison to the commercial core of Blackhill, which is situated along Durham Road to the east, the conservation area is a relatively peaceful enclave. A small number of businesses operate from within it, for example The Cricketers Public House. This helps to retain a vestige of the mixed use area that this once was.



Postcard of Blackhill and Consett Park 1909, Image from The Durham Record Ref: DR00178  
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## Issues and Potential for Improvement

The form of Blackhill conservation area has remained relatively unchanged since the early twentieth century. Small scale alterations have occurred, but the structure of the place has stayed in tact. The main problems in the area have been redundancy, neglect and lack of investment. The recent restoration of the park has been a huge boost to the area. There is, however, further potential to protect and strengthen the character and appearance of the place.

### Buildings

- **Redundancy**

Redundancy and subsequent neglect are issues that affect some of the most significant building of Blackhill conservation area, notably the twin mortuary chapels and St. Aidan's Church. The deterioration that has occurred creates an eyesore within the area. It also means that there is a risk that significant features, and potentially the whole buildings, could be lost.



*The mortuary chapels are in a particularly poor state of repair*

- **Loss of traditional roofscape**

The roofscape of Blackhill is very distinctive. It is almost exclusively grey Welsh slate, which creates a characteristic uniformity of colour and texture. In recent years, modern materials have been used to reroof a number of the properties within the conservation area, eroding this part of its character.



*The uniformity of the roofscape of the conservation area is threatened by the use of modern roofing materials*

- **Loss of the traditional pattern of doors and windows**

It is rare that any traditional doors or windows have survived within the conservation area. Most were lost prior to the designation. The character of the place would have been stronger had these details survived.

- **Alterations to chimney stacks**

The regularly spaced chimney stacks are significant features of the skyline of Blackhill conservation area. Some have been shortened and many chimney pots have been lost.



*Alterations to chimney stacks can weaken the character of the roofline of Blackhill*

- **Satellite dishes on front elevations**

Planning permission is required to erect a satellite dish on elevations of properties within a conservation area that front onto a highway, footway or waterway. There are many examples in the conservation area of satellite dishes on front elevations, which detract from the visual quality of the elevations.

## Streetscene

- **Loss of traditional boundary treatments**

The height, materials and design of boundary treatments are crucial to the character of the place. They are highly visible as they border the roads of the settlement. To a large extent the stone boundary walls that characterise the area have survived. However, there are a couple of problem areas. In rear alleys, some stone walls have been removed to make way for garages and others have been replaced by alternative boundary treatments. This is undermining the coherence of the design of the streets. In some parts of the conservation area, such as Laburnum Avenue and Aynsley Terrace, iron railings once topped the walls and properties were entranced through iron gates; many have now been removed, probably in response to the war effort during World War II. This reduces the sense of enclosure in these areas.



*Some of the enclosure of rear yards has been lost by the removal of stone boundary walls*

- **Standard modern highway and footpath materials**

Relatively little historic street surfacing has survived in Blackhill conservation area. Tarmacadam and concrete kerbs are most commonly found. There is evidence that historic surfacing exists beneath the tarmacadam.

- **Overhead wires**

Overhead wires dissect views through the conservation area and are a visual intrusion in the streets. The telegraph poles that hold them are also a visual interruption to the conservation area and some of the key views within it.



*Overhead wires interrupt many views through the conservation area*

## Spaces

- **Benfieldside Cemetery** - parts of Benfieldside Cemetery are not well maintained. The southern section is particularly problematic, comprising derelict buildings, overgrown paths and gravestones that are lying down and in need of conserving.



*Parts of Benfieldside Cemetery are in need of maintenance and conservation works*

- **Tree maintenance** – trees form an important part of the conservation area and immediate setting. Where they are not maintained properly they can interrupt important views and vistas.



# Management Proposals

Change is inevitable within Blackhill 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 preservation and enhancement of its character and appearance that could form the basis of a management plan for the area. It is designed to fulfil the duty of the local authorities, under the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate and publish proposals for the preservation and enhancement of conservation areas.

The proposals included in this section will provide a long-term management tool for the conservation 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, the delivery of which will depend on the availability of resources.

## Summary of issues

The last chapter identified a number of issues that are affecting the character and appearance of the conservation area. These are summarised below:

- Redundant and derelict buildings;
- Loss of traditional roofscape;
- Loss of traditional pattern of doors and windows;
- Poor maintenance of chimney stacks;
- Satellite dishes on front elevations;
- Loss of traditional boundary treatments;
- Standard modern highway and footpath materials;
- Overhead wires;
- Poor condition of Benfieldside Cemetery; and
- Tree maintenance.

## 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 important open spaces within the conservation area;
- Protect trees that contribute to the interest of the conservation area;
- Protect features that contribute to the setting of the conservation area;
- Ensure that new development is only permitted where it responds to the character of the place;
- Work to conserve historic boundary treatments;
- Work to improve the quality of the streets; and
- Increase community understanding and involvement in the conservation area.

## Recommendations

### Short Term Proposals

- Redesignate the conservation area in line with the proposed boundary alterations, following consultation on the document. Advertise this widely to inform all interested parties.
- Produce a leaflet for residents and distribute, in order to increase awareness of conservation area designation and what it means. Include information on how to engage in the planning process. Ensure that guidance on planning permission relating to satellite dishes is included.
- Advertise the availability of advice and guidance on the repair of historic buildings.
- Produce guidance on new development in the area and its setting.

### **Medium / Long Term Proposals**

- Undertake a ‘buildings at risk survey’ of the conservation area and develop a programme to tackle buildings at risk.
- Initiate discussions with Asset Management regarding the conservation of the cemetery.
- Investigate the level of support for introducing an Article 4(2) direction to remove permitted development rights to change roof coverings and boundary treatments of properties within the conservation area.
- Monitor the need for and availability of financial assistance to conserve and enhance the conservation area.

### **Ongoing management**

- Use policies in development plan documents and national and regional guidance to protect the character and appearance of the area and its setting.
- In the development of new policy documents ensure that the desire to protect the character, appearance and setting of Blackhill conservation area is clearly stated.
- Use enforcement powers to curb unauthorised development in the conservation area.
- Provide verbal and written guidance and advice to those considering undertaking work in the conservation area.
- Seek to work with local community groups to encourage the participation of the local community in the planning process.

### **Monitoring and Review**

- Undertake photographic reviews of the buildings and spaces of the conservation area to allow change to be monitored effectively and problems to be highlighted.
- Undertake a regular review of the conservation area boundary, appraisal and management.



*Blackhill in the landscape*



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## Appendix 1: Schedule of Listed Buildings

(see character analysis map)

A 'listed building' is a building of special architectural or historic interest that has statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. English Heritage is responsible for listing buildings in England. Buildings are listed at three levels of importance – Grade I, the most important, Grade II\* and Grade II. All, however, have the same protection. Listed building consent must be sought from the local planning authority to make any alteration that might affect their character.

Location	Identification Number	Building	Grade
Benfieldside Cemetery	1	West Mortuary Chapel	II
Benfieldside Cemetery	2	East Mortuary Chapel	II
Laburnum Avenue	3	Church of St. Aidan	II
Laburnum Avenue	4	Vicarage of St. Aidan	II

Total number of listed buildings in the conservation area – 4

N.B. Buildings and features within the cartilage of listed buildings may also be regarded as being listed.

### Listed Buildings in Blackhill Conservation Area



**West Mortuary Chapel in Blackhill Cemetery**

Mortuary chapel dating from 1876. One of a pair. Constructed of coursed squared sandstone with ashlar dressings. Welsh slate roof with stone gable copings. T-plan building of the decorated style.



**East Mortuary Chapel in Blackhill Cemetery**

Mortuary chapel dating from 1876. One of a pair. Constructed of coursed squared sandstone with ashlar dressings. Welsh slate roof with stone gable copings. T-plan building of the decorated style.



**Church of St. Aidan Laburnum Avenue**

The parish church dating from 1885 by architects Oliver and Leeson.

The site for the church was gifted by the Consett Iron Company. The tower was added later and is dated 1903. The church is constructed of rock-faced sandstone with ashlar dressings and has a Welsh slate roof with stone gable copings. Early English in style.



**Vicarage of St. Aidan Laburnum Street**

Vicarage for the parish church. Possibly dating from 1885, by the

architects Oliver and Leeson. Constructed of snecked sandstone with ashlar dressings. It has a Welsh slate roof with stone gable copings. T-plan building of 17<sup>th</sup> century style.

## Appendix 2: Tree Preservation Orders (See character analysis map)

There are a number of Tree Preservation Orders (TPOs) covering parts of Blackhill Conservation area. Trees in this area cannot be cut down, uprooted, topped, lopped or wilfully damaged or destroyed without first obtaining consent from the District Council.

TPO Number	TPO Name
38	Laburnum Avenue
92	St. Aidan's Church



## Appendix 3: Schedule of Unlisted Buildings of Local Interest

There are buildings within Blackhill Conservation Area, which, while not possessing sufficient interest to be listed of national importance, still make a considerable contribution to the local scene and contribute to the character of the place. Such buildings add to the general architectural richness of the area and it will be important that careful attention is given to any development proposals that are likely to affect such buildings.

Location	Identification Letter	Building
Aynsley Terrace	1	Nos. 1-30
Barhouse Avenue	2	No. 1
	3	Nos. 2-4
Bessemer Street	4	Nos. 21-21a
	5	Nos. 1-20
	6	Nos. 22a-31
Cort Street	7	Nos. 1- 37 (odd)
	8	Nos. 2-36 (even)
Dixon Street	9	Nos. 4-27
	10	Nos. 28-37
Durham Road	11	Lodge and store to Benfieldside Cemetery
	12	Benfield Hall Nursing Home, No. 155
	13	The Cricketers Public House
	14	No. 70-72
	15	No. 64
Laburnum Avenue	16	Nos. 2-4
	17	Nos. 8-18 (even)
	18	No. 20 The Manse
	19	Nos. 22-28 (even)
	20	No 30
	21	Nos. 32-36 (even)
	22	Nos. 1-33 (odd)
Hutchinson Avenue	23	No. 1
Moor View	24	Lynton Lodge
Park Road	25	Nos. 60-62
	26	Park Hotel
	27	Nos. 63-64
	28	Nos. 64-66a
Roger Street	29	No. 41
	30	Nos 1-39 (odd)
	31	Nos. 40-42
	32	Nos. 2-38 (even)
St. Aidan's Place	33	Nos. 1-6
	34	Nos. 7-11
St. Aidan's Street	35	Nos. 1-14
	36	Church Hall to St. Aidan's Church

## Aynsley Terrace



### (1) 1 – 30

Turn of the 19<sup>th</sup> / 20<sup>th</sup> Century stone terrace that fronts onto Blackhill and Consett Park. Slate roofs with stone or brick chimney stacks.

Stone door and window surrounds, which range from plain lintels and cills to the more elaborate. Set back from the street with front garden walls, some have railings and steps. There is variation in style along the row. Common features include bay windows and elaborate door surrounds. These are generally of high architectural quality and are illustrative of the wealth in the area when they were constructed.

## Barhouse Avenue



### (2) 1 Barhouse Avenue

Turn of the 19<sup>th</sup> / 20<sup>th</sup> century stone property attached to Aynsley Terrace. Symmetrical double fronted house with stone mullioned windows to ground floor. Stone lintels, cills and quoins surround openings.



### (3) 2-4 Barhouse Avenue

Turn of the 19<sup>th</sup> / 20<sup>th</sup> century stone property attached to Aynsley Terrace. Simple terraced properties with stone door and window surrounds. Chimney stacks project from the ridge.

## Bessemer Street



### (4) 21-21a Bessemer Street

Stone terraced properties dating from the late 19<sup>th</sup> century, built by Consett Iron Company. Fine examples of their type. This property has been subdivided to form 2

properties. Originally had 2 over 2 sash windows to front elevation. Stone lintels and cills and stone coping to gable of slate roof. Brick chimney stack to end and rendered to

adjoining terrace.

Stone wall encloses the yard to the side and rear.



### (5) 1-20 Bessemer Street

Terraced properties dating from the late 19<sup>th</sup> century. Built by Consett Iron Company for its workers. Part of a development of properties based on a distinctive gridiron street pattern. Rendered properties with evenly spaced chimney stacks and rear yards.



### (6) 22a-31 Bessemer Street

Late 19<sup>th</sup> century / early 20<sup>th</sup> century stone terraced properties with slate roofs. Stone lintels and cills to openings, some with quoins. Most have lost original door and window details. Brick chimney stacks. No. 22a has an interesting shopfront

created from carved stone work, which creates a focus on the corner of the street.

## Cort Street



### (7) 1-37 (odd) Cort Street

Stone terraced properties dating from the late 19<sup>th</sup> century, built by Consett Iron Company. Fine examples of their type. The end property

originally had 2 over 2 sash windows to the front elevation, although the rest of the street had 6 over 6. Stone coping to roof and brick chimney stacks to ridge. Originally had a slate roofs – some survive. Stone lintels, cills and quoins to openings and quoins to corner.



### (8) 2-36 (even) Cort Street

Stone terraced properties dating from the late 19<sup>th</sup> century, built by Consett Iron Company. Fine examples of their type. The end property

originally had 2 over 2 sash windows to the front elevation, although the rest of the street had 6 over 6. Stone coping to roof and brick chimney stacks to ridge. Originally had a slate roofs – some survive. Stone lintels, cills and quoins to openings and quoins to corner.



## Dixon Street



### (9) 4-27 Dixon Street

Late 19<sup>th</sup> century simple stone terraces constructed to accommodate miners from the Old Blackhill Colliery.

Originally slate roofs, some have been replaced. Brick chimney to ridge. Stone lintels, cills and quoins to openings.



### (10) 28-37 Dixon Street

Late 19<sup>th</sup> century simple stone terraces constructed to accommodate miners from the Old Blackhill Colliery.

Originally slate roofs some have been replaced. Brick chimney to ridge. Stone lintels, cills and quoins to openings.

## Durham Road



### (11) Lodge and store, Benfieldside Cemetery, Durham Road

Dating from the 1880s by architect John, Smith and Son of Shotley Bridge. Single Storey building. Originally had 2 over 2 timber sash windows and a 6 panel timber door. Iron finial details to ridge. Constructed of stone and slate.

Originally had 2 over 2 timber sash windows and a 6 panel timber door. Iron finial details to ridge. Constructed of stone and slate.



### (12) Benfield Hall Nursing Home, 155 Durham Road

Elaborate late 19<sup>th</sup> century stone building. This was at one time called Viewlands and was the home of

Benfieldside District Council. Slate roof with terracotta ridge tile and ironwork detail. Carved and detailed stonework with stone mullioned windows. A landmark building of the conservation area.



### (13) The Cricketers Public House, Durham Road

Dating from the second half of the 19<sup>th</sup> century, this was originally the station hotel, which was built to accommodate

passengers from the nearby railway station. Classical style symmetrical stone building, with quoins, dentil course, string course and stone door and window surrounds. Slate roof with stone cornice.



### (14) 70-72, Durham Road

Pair of simple late 19<sup>th</sup> century stone cottages. Stone lintels and cills to openings. Chimney stacks to gable ends and centre of ridge.



### (15) 64, Durham Road

Lodge to the southern section of Benfieldside Cemetery, dating from the late 19<sup>th</sup> century. Slate roof with terracotta ridge tiles and iron finial details. 2 storey bay window.

Stone mullioned and transomed windows. 1 over 1 sash windows. Distinctive tall stone chimney stack.

## Laburnum Avenue



### (16) 2-4 Laburnum Avenue

Detached stone residence dating from the late 19<sup>th</sup> century. Front facing gable with bay window to ground floor and timber bargeboards.

Slate roof with tall stone chimney stacks. Stone lintels and cills to openings. Decorative stone door surround.



### (17) 8 - 18 Laburnum Avenue

Terrace of late 19<sup>th</sup> century stone properties. More elaborate in design than the simple workers cottages of Dixon Street.

2-storeys in height with slate roofs (some have been replaced). Small front garden areas with low stone walls (some quite altered) once topped with railings. Design varies along the row. Common features include door surrounds and bay windows.



### (18) The Manse, 20 Laburnum Avenue

Built in 1870, as the manse to St. Andrew's United Reformed Church on Durham Road.

Stone symmetrical building with stone bay windows to ground floor of front elevation. Stone window surrounds. Raised stone quoins to corners. Originally had a slate roof, now replaced, stone copings to gables and kneelers. Surrounded by stone boundary walls.



**(19) 22-28 Laburnum Avenue**

Terrace of late 19<sup>th</sup> century stone properties. The majority are simple in design. No. 22 has a bay window to ground

floor. Small front garden areas with low stone walls once topped with railings.



**(20) 30 Laburnum Avenue**

Stone Freemason's Hall dating from the late 19<sup>th</sup> century. Stone string course. Stone mullioned windows to ground floor and central doorway set in stone doorcase. Slate

roof. Upper floor front elevation blank with engraving 'Saint Aidan' and 'No. 4080'.



**(21) 32-36 Laburnum Avenue**

2 late 19<sup>th</sup> century terraced properties with slate roofs. Relatively simple in style, with stone detailing around the doors. Small front

garden areas with low stone walls once topped with railings



**(22) 1-33 (odd) Laburnum Avenue**

Stone terraced properties dating from the late 19<sup>th</sup> century, built by Consett Iron Company. Fine examples of their type. Stone coping to roof,

which was originally slate. Brick chimney stacks to ridge. Stone lintels, cills and quoins to openings.

**Hutchinson Avenue**



**(23) 1 Hutchinson Avenue**

Turn of the 19<sup>th</sup> / 20<sup>th</sup> century stone property attached to Aynsley Terrace. Symmetrical double

fronted house. Stone lintels and cills to openings.

**Moor View**



**(24) Lynton Lodge, Moor View**

This was originally the station master's house, situated adjacent to the station.

It is currently rendered and has projecting brick corniced chimneys.

**Park Road**



**(25) 60-62 Park Road**

Early 20<sup>th</sup> century terrace of 3 stone properties of 2½ storeys in height, but with slightly different roof heights and gradients. Slate roofs. 60 and 62

have bay windows to upper storeys. Shopfronts to ground floor, but have now been converted to residential use.



**(26) Park Hotel, Park Road**

Built in 1876 by Richard Murrey and used as a luxury hotel. In 1961 it was acquired by Consett Iron Company and provided a home for

single, graduate employees and accommodation for visitors. Recently converted to apartments.

3 storey stone building, with ashlar front, string courses and dentil course. Pointed arched windows to top two storeys. Hipped slate roof with central gable breaking the roofline.



**(27) 63-64 Park Road**

Stone building dating from the late 19<sup>th</sup> century. Gable to street with large arched central windows and smaller arched windows to side. Ocular windows surround the central arch.



## Roger Street



### (28) 41 Roger Street

End property on Rogers Street, which was built in the late 19<sup>th</sup> century by Consett Iron Company. Fine example of its type. Stone coping to roof, which was originally slate. Brick chimney stacks to ridge. Stone lintels, cills and quoins to openings.



### (29) Nos. 1-39 (odd) Roger Street

Terraced properties dating from the late 19<sup>th</sup> century. Built by Consett Iron Company for its workers. Part of a development of properties based on a

distinctive gridiron street pattern. Rendered properties with evenly spaced chimney stacks and rear yards.



### (30) 40-42 Roger Street

End property on Rogers Street, which was built in the late 19<sup>th</sup> century by Consett Iron Company. Fine example of its type. Stone coping to roof, which was originally slate. Brick chimney stacks to ridge. Stone lintels, cills and quoins to openings.

As an end property, this was distinguished from its neighbours by having 2 over 2 sash windows to the front elevation, rather than 6 over 6.



### (31) 2-38 (even) Roger Street

Terraced properties dating from the late 19<sup>th</sup> century. Built by Consett Iron Company for its workers. Part of a development of properties based on a

distinctive gridiron street pattern. Rendered properties with evenly spaced chimney stacks and rear yards.

## St. Aidan's Place



### (32) 1-6 St. Aidan's Place

1 of 2 terraces that face one another built for Mr. Stephenson at the turn of the 19<sup>th</sup> / 20<sup>th</sup> century. 2-storey stone buildings, with slate roofs.

Buff brick chimney stacks to ridge. Stone lintels and cills to openings.



### (33) 7-11 St. Aidan's Place

1 of 2 terraces that face one another built for Mr. Stephenson at the turn of the 19<sup>th</sup> / 20<sup>th</sup> century. 2-storey stone buildings, with slate roofs.

Buff brick chimney stacks to ridge. Stone lintels and cills to openings.

## St. Aidan's Street



### (34) 1-14 St. Aidan's Street

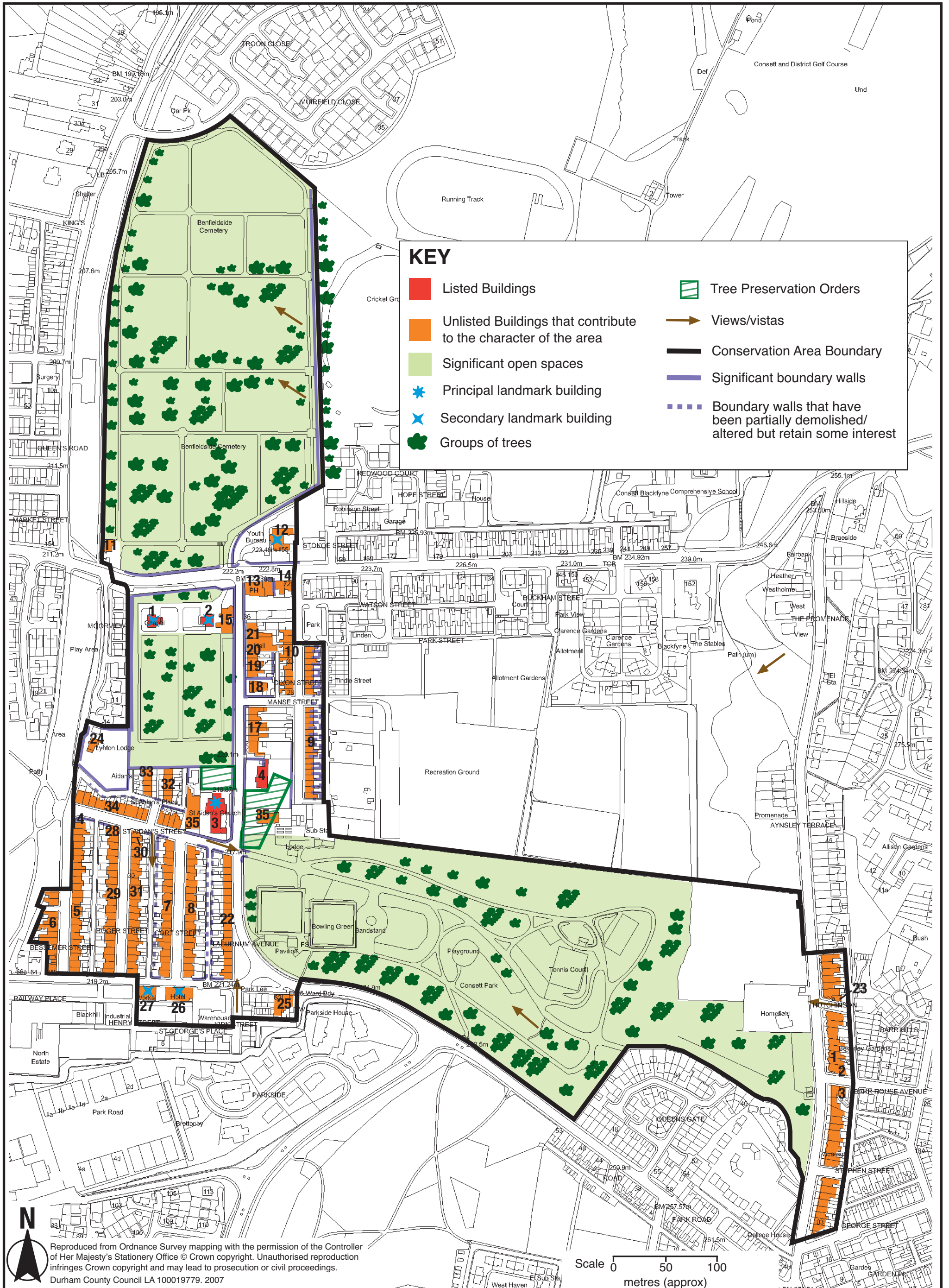
Terrace of late 19<sup>th</sup> century stone terraces that front directly onto the footpath. The design of buildings varies along the length of the street. Some are relatively simple, others have more elaborate features, including bay windows and stone door surrounds. Originally had slate roofs, some have now been replaced.



### (35) Church Hall to St. Aidan's Church, St. Aidan's Street

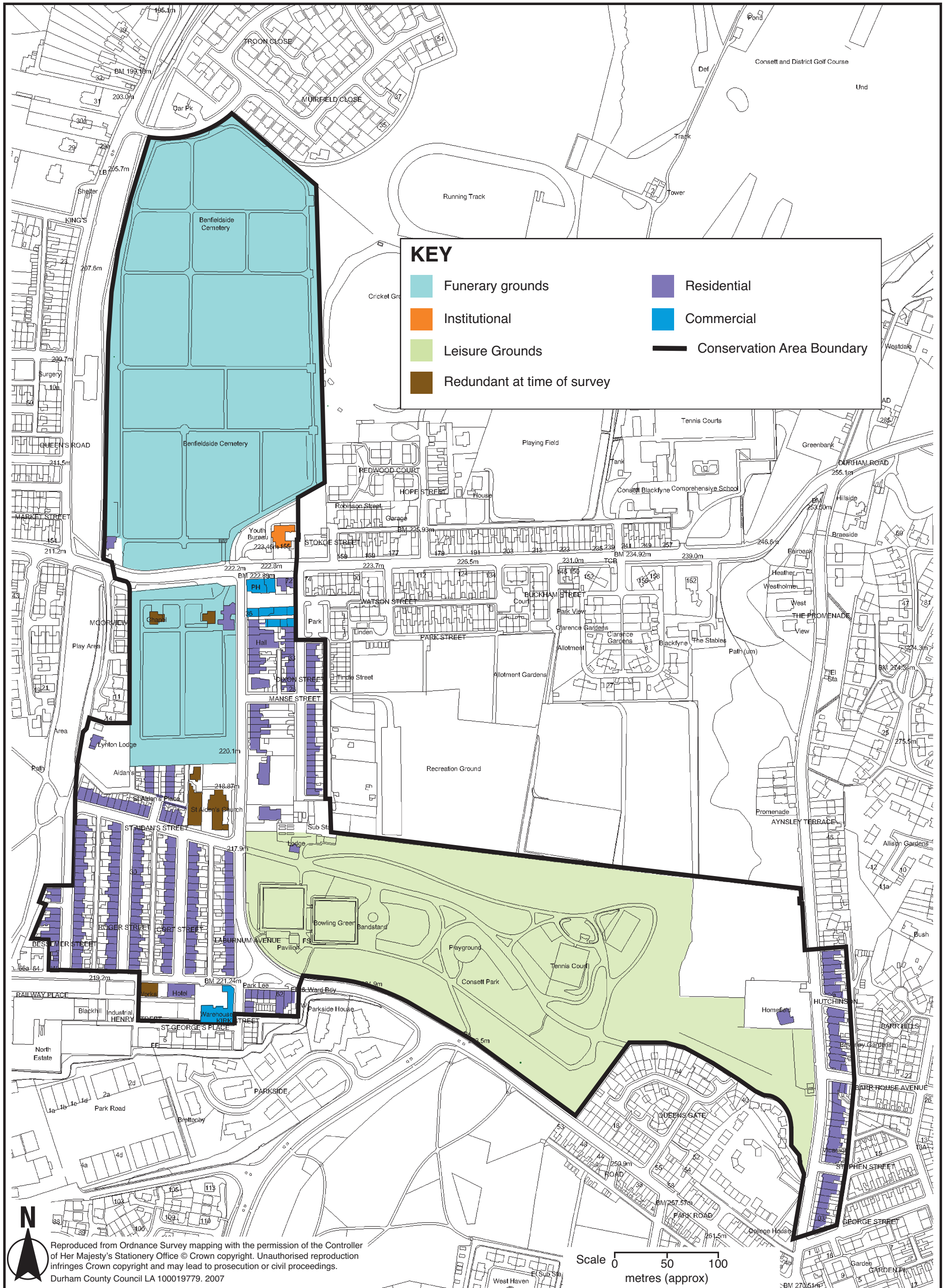
Dated 1895. Stone building. Gable to street. Arched windows and doors. Stringcourses. Central ocular window to top of gable.

# CHARACTER MAP





# ACTIVITY MAP





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العربية (Arabic)	(中文(繁體字)) (Cantonese)	اردو (Urdu)
polSKI (Polish)	ਪੰਜਾਬੀ (Punjabi)	Español (Spanish)
বাংলা (Bengali)	हिन्दी (Hindi)	Deutsch (German)
Français (French)	Türkçe (Turkish)	Melayu (Malay)



Braille



Audio



Large Print