

Heritage, Landscape and Design



Chester-le-Street
Approved
December 2013

CONSERVATION AREA APPRAISAL

Chester-le-Street

December 2013

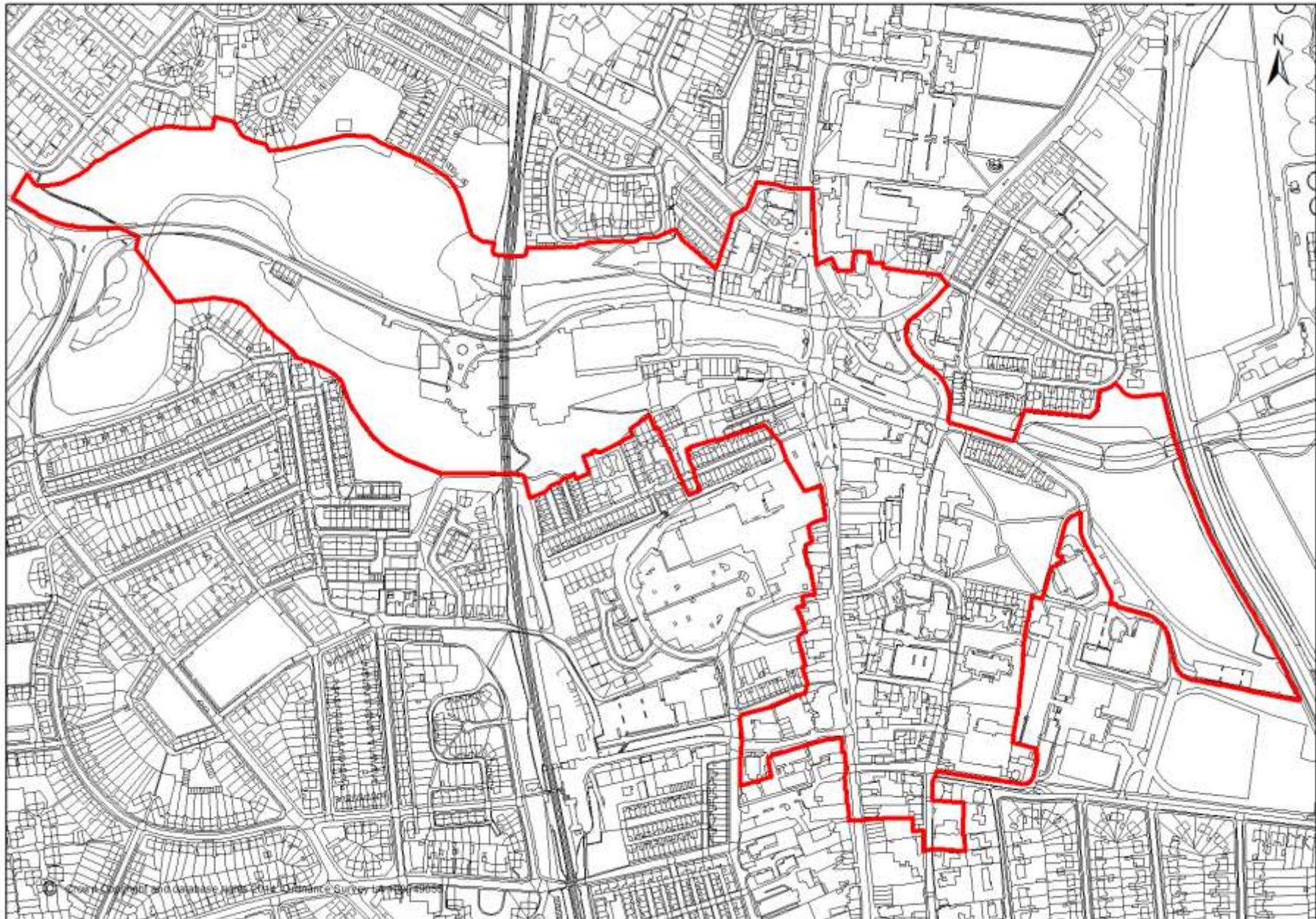


Heritage, Landscape and Design
 Durham County Council

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Subject	Page
Conservation Area Boundary	4
Summary of Special Interest	5
Public Consultation	5
Planning Legislation	6
Conservation Area Character Appraisals	7
Location and Setting	7
Historical Summary	9
Form and Layout	11
Archaeology	12
Architectural Character	14
Important Buildings	16
Building Materials	18
Boundaries and Means of Enclosure	18
Open Spaces and Trees	19
Views	21
Activity	22
General Condition	25
Current and Future Challenges	26
Management Proposals	26
2013 Boundary Changes	27
Contacts and References	28
Appendix 1: Listed Buildings	29
Appendix 2: Notable Unlisted Buildings	32
Appendix 3: Current Designations	43
Appendix 4: Key Views	44

Conservation Area Boundary



Summary of Special Interest

The Chester-le-Street Conservation Area was first proposed within the Chester-le-Street Local Plan adopted in October 2003, and further work on the accompanying character appraisal was undertaken in 2007. This final version appraisal confirms the formal designation status of the Conservation Area and defines its special interest.

The Chester-le-Street Conservation Area derives its special architectural and historic importance from a number of factors. The significance of the area therefore is due to:

- The significant Roman Archaeology associated with the early roman occupation of the area and development of the fort with associated settlement
- The Christian importance of the settlement, with the town including a cathedral and important relics in the Anglo-Saxon period, and being the site of the first translation of the Latin Gospels into Old English.
- The prominence of significant listed structures, the Church of St Mary and St Cuthbert and the viaduct over the Chester Burn.
- Important open spaces that run into the town centre from both the west and east.

Public Consultation

Public consultation is an integral part of the appraisal process. This final version document was the basis for consultation with local people and other interested parties, after which it was amended where necessary before being approved by the Head of Planning and Assets on 11th December 2013. The next stage will be the preparation of a Management Plan programme for all our Conservation Areas. Initial management proposals have been included in this document for consideration.

Planning Legislation

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.

Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m. There is a general presumption against the loss 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 the Council six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas.

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 Council as Local Planning Authority must uphold. s69(1) of the 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 s69(2) to review such designations from time to time. The Council has a further

duty under s71(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 s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this 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.

Conservation Area Character Appraisals

The Conservation Area Character 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. These can include individual buildings, groups of buildings, other structures, architectural details and materials, open spaces, landscaping, street furniture, and the relationships between all of these. This appraisal will help to raise awareness and appreciation of Chester-le-Street's special character, while also providing a consistent and evidential basis on which to determine planning applications affecting the town.

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

This appraisal discusses a wide range of structures and features within Chester-le-Street, 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.

Location and Setting

Location

Chester-le-Street lies almost midway between Durham and Newcastle upon Tyne, with a population of around 24,000. Situated at the western edge of the River Wear flood plain and south of the Chester Burn, the original settlement stood on a slight rise. The town straddles Front Street, a north/south continuation of Watling Street once a Roman road. Although the town did not grow significantly post the Roman occupation, the town developed to each side of the 'Chares' (or streets). Today, Chester-le-Street town centre is fundamentally a linear urban space from the A167 junction in the south of the town to the District boundary with Birtley its northern neighbour. Along this axis is the urban shopping centre which is a narrow built up thoroughfare widening only at its northern end. This is where the axis is crossed by the thoroughfares of the valley of the Chester Burn. Here the sense of space and location presents itself as the town's market area.



Location of Chester-le-Street

Setting

Chester-le-Street and its Roman settlement lies on a rise at the edge of the River Wear flood plain. The ridge to the west is the limit of the old town and this is occupied by the mainline railway which runs due north-south. This containment of the town by the railway and the higher ground is only breached by the valley of the Chester Burn and the green valley through to the west is screened by the eleven arched railway viaduct.

With the exception of the area around Chester Burn the town does not have views beyond the railway line. None-the-less the woods and trees along the valley edge make their presence felt and draw the eye from the hard urban environment of the Front Street/ Burns area into the soft rural

and leafy arm that passes through the railway structure and beyond.

The northern part of the conservation area is terminated by both the institutional buildings. The southern end of the town ribbons towards the Great North Road (A167). It is interrupted by a roundabout at the end of Front Street. This divides the town centre from the continuing early 20th century residential development further south.

The eastern edge of Chester-le-Street is more fragmented with green spaces and spaces associated with educational and leisure buildings. The landscape, although divided by the town centre relief road, is appreciated as one continuous view. This is because of the landfall that accommodates the road at low level plus screening provided by the mature trees along the dual carriageway. Views of the greens alongside the burn and the Town Park are featured. Wider views are possible towards the mature estates of Lumley and Lambton and in particular the view of Lumley Castle which sits surrounded by trees on the horizon. This is a view also enjoyed from the Market Place and the Cone Terrace area. The visual benefit to the town is the constant association with the rural landscape around it.

Historical Summary

Although some elements of its early history such as the parish church are still very evident today, the character of modern Chester-le-Street derives largely from the development which predominantly took place in the latter half of the 19th century. The seven fold increase in population from 1801 to 1901 to over 11,000 gives some indication of the extent of change which occurred at this time.

A variety of industries were established in the town including tile yards, tanneries, a brewery and a confectionery works. These attracted large numbers of people from the surrounding rural areas and the construction of housing for workers led to great changes in the physical structure of Chester-le-Street. The majority of new terraced development took place to the west between the railway and Front Street although the town was also extended to the north and south. Front Street as it is called today thrived as the commercial centre to accompany the rise in population and there was a corresponding increase in shops and taverns as well as public buildings such as schools and chapels.

In the 20th century modern estate development has both increased the size and population of Chester-le-Street. However, as much of this development has taken place on the fringe of the town, the form of the centre has remained relatively unchanged.

Chester-le-Street's Roman origins lies beneath the modern Town in a 6 acre area. Although no standing remains are visible, over time there have been numerous archaeological finds from the town which are held in local, regional and

national museums. Probably the most notable legacy of Roman occupation is the Roman station known as "Concangis" which is located to the east of Hermon Street and largely lies beneath what is now Park View Comprehensive School and the Church of St Mary and St Cuthbert.

The settlement of Chester-le-Street was established by the arrival of the Lindisfarne monks from Ripon in 883AD carrying the body of St Cuthbert. They created Chester-le-Street the administrative centre for the See of Lindisfarne and built a wooden church within the Roman Station. This church was replaced by a stone church in 1056AD by Bishop Egelric and some of the walls of this church are believed to be incorporated in the present one which is also believed to be constructed on part of Egelric's foundations.

Nine successive Bishops held the See of Lindisfarne until the last, Aldhune, removed to Durham in 995AD. The church at Chester-le-Street was re-founded as a college by Bishop Bek in 1286AD.

Chester-le-Street must have retained some importance in the interim years. In 1139AD, arbiters of the peace between the English and the Scottish met there to negotiate. However, by the 16th century it had a meagre population when it was observed by a traveller, John Leland, as a town with

"...chiefly one streate of very meane building in height. There is beside a smaull streate or two above the church collegiate...." The town however, had a "...fair stone bridge of three arches...."

The townscape changed significantly with the arrival of coal mining in the late 18th century and early 19th century. Such changes included the replacement of the bridge in 1821, the establishment of industries such as engineering, tile works, foundries and subsequently a famous jam and sweet producer. The construction of many new public buildings and places of worship reinforced a sense of civic identity such as the Wesleyan Chapel in 1807, Independents Chapel in 1814, a Steam Corn Mill 1824, The Mechanics Institute 1826 and the Primitive Methodist Church in 1901. By 1827, the town had sixteen hotels, inns or taverns with a population of over two thousand, which was reported to be greatly overcrowded compared to the towns and villages around it.

The South Burns area with the Chester Burn running through to the Wear developed as an industrial area. The OS map of 1856 shows the Burn set in a wooded valley coming into the town from the west with gasworks, furnaces and a mill along the valley bottom.

By 1896, the new railway is shown on historic maps with a viaduct constructed across the valley in 1868. This is now a Grade II listed structure and a prominent feature in views to, from and through the conservation area boundary. To the east of the viaduct there stood a malt house adjacent to the Burn and a brewery close to the bridge. A terrace of properties once extended from the infant school under the bridge with miners cottages to the north and south (i.e. Co-operative Street and Villiers Place).

The 1921 historic OS Map illustrates the town developing from Front Street westwards to the railway line with residential terraces. After 1920, development spread further

westwards beyond the railway and eastwards towards the River Wear. The plan of 1938 still shows the Chester Burn exposed, the malt house and gasworks disused and a picture theatre inhabiting the brewery buildings. The area around the bridge has been enlarged and the fountain illustrated on the 1896 map has disappeared.

Chester-le-Street developed into a dormitory town about this time having lost most of its traditional industry. The bypass built between 1932 and 1934 formed a new boundary eastwards and many private houses were erected along its route. Under the provision of the Food and Drug Act 1955, the Council built the present market. In order to accommodate the market, the Chester Burn from the bridge to the viaduct was covered over and a new road made over the Burn and much of the old properties pulled down with only Menceforth Cottages still in existence within the conservation area boundary.



Form and Layout

South Burns and North Burns enclose the Market space. Originally this was the valley of the Chester Burn which is culverted between the railway viaduct and Burns Green. The area above it became the town's industrial area and it has suffered continuous alteration, redevelopment and sporadic clearance over the last 200 years. What remains now is a space enclosed at the west by the splendid flat arched railway viaduct of 1868, the steep slopes of the valley on either side to north and south and the two-storey mixed properties of questionable quality at their foot. The eastern side of the space sees the beginnings of Front Street and the vista escapes through the wide Cone Terrace into the open space of Burns Green.

The Market Place is the focal point of Chester-le-Street when it accommodates the thrice weekly market. It is an island site with some of its perimeter roads providing stands for bus stops and for bus layover. The construction of a Tesco foodstore on some of the former industrial land unfortunately does not positively address the space but further environmental enhancements to the public realm have been carried out.

Hermon Street as it was known during Roman times is part of Watling Street and is a straight road along the line of the old A1 from the south through the Town and northwards to and through the neighbouring town of Birtley. Along this thoroughfare, the civil town developed setting itself apart from the Roman station.

Although a fortuitous thoroughfare for commercial expansion the town only spread eastwards to link with the gate locations of the Roman military fort and later the Church precinct. The narrow north and south access of the Roman street established a long linear space which has a few slim streets leading laterally off Front Street called chares. The only accidental development of the street occurs at the northern end where it intersects with the Chester Valley, the location of the Roman bridge and its medieval replacement and here the opportunity to widen has been grasped as the street bells out and then expands into North and South Burns and the market area.

Within Front Street itself there are a few small spaces where 18th and 19th century buildings have been set back. Trees now fill the spaces for example in front of the Lambton Arms, previously a posting house and also the Queens Head and the former Co-operative Store. The space outside the Queens Head was once occupied by a building.



The quality of the street, therefore, is its variety in buildings form and heights establishing an urban patina on one side facing a distinctive texture of a completely different arrangement on the other side. The multi-faceted business mix culminating in the busy market within the confines of the Chester Valley.

Secondary spaces within the town include Church Chare and the Churchyard and enclosing walls of St Mary's and St Cuthbert's Parish Church. Many other secondary spaces have been used as surface car parking but the school grounds and other areas continue along the east side to reinforce the 'green buffer' between the relief road and the town.

Archaeology

The archaeology of Chester-le-Street derives mainly from the establishment of the Roman Station, Concangis (County

Monument No. 105) which means 'the horse-people'. The fort was a base for the Roman cavalry believed to have been established in the 2nd century as a timber and earthwork feature based on pottery finds. This was later replaced by a 2.52 hectare stone structure, and operated for approximately 200 years. Very little is known about the demise of the base, but subsequently a wooden church was established within the enclosure and the succeeding stone church developed into St Mary and St Cuthbert's, (a Grade I listed building) which stands there today.

The Roman settlement extends beyond the boundary of the military enclosure evidenced by significant finds near Front Street (Hermon Street) and other areas and the surrounding area is therefore very sensitive to change. The well-preserved remains of the regimental bath-build are known to lie beneath the block of properties defined by Lindisfarne Avenue and St Cuthbert's Avenue. Evidence of the site is difficult to procure because of the modern town structure above it and no standing remains of the Roman occupation exist.

The Roman Fort Concangis is a scheduled monument. The protected area(s) consists of seven separate pieces of land either side of Church Chare forming the approximate rectangular boundaries of the fort.

In 1958-60 and 1964 excavations were undertaken at what is believed to be the Roman Praetorium (commandant's house) site to the immediate north of the old Parish Centre. Excavations in 1963 revealed evidence of the vicus (civilian settlement) and an east/west Roman road. In 1968 excavations uncovered a possible Roman building with a clay

floor on the west side of Middle Chare, and another building with a stone floor to the north-west corner of the Middle Chare.

An excavation in 1990-1 uncovered the defences of an early turf and timber fort comprising a rampart and ditch facing west, which were overlaid by a later stone-built officers' quarters of a barrack block . Sufficient Roman material has been found to prove occupation from c120 AD. Casual finds over an area of 25 acres indicate an associated civil settlement here throughout the Roman period.

Architectural Character

The main impression of Chester-le-Street today is of a busy market town with a variety of townscapes deriving mostly from development in the 19th century.

The impressive brick railway viaduct (Grade II listed) across the valley of the Chester Burn symbolises the industrial movement which was the root of Chester-le-Street's growth into a busy Victorian shopping and service centre. However, industry has never dominated the town's character and its rural origins are still evident from the form of the open space around Burn Greens and the views from the Burns through the viaduct to the Dene beyond.



The town has emerged relatively unharmed from the era of comprehensive redevelopment which has destroyed the individual character of so many other town centres, although

the Tesco development on the Market Place relates poorly to the historic settlement. A certain amount of piecemeal redevelopment has taken place along Front Street but the number of interesting Victorian buildings which still remain provides balance and individuality in the overall townscape.

There is only one listed building in Front Street and this is No. 67, The Queen's Head pub. The building is unusual in that it steps back from the street with seating along one edge. However, there are a number of other notable buildings as outlined in Appendix 2.

The area around the Chares, including St Mary and St Cuthbert's Church (Grade I listed), and Front Street between Low and High Chare, is of particular architectural and historic interest, and of good townscape quality. This area is also archaeologically significant being the site of the Roman fort and vicus.



Similarly, the unfolding view as one walks north along Front Street has an overall quality which is not diluted by some of the unfortunate insensitive redevelopment which has taken place.

The variety of building types and details is surprising. At ground level many of the 19th and 20th century traditional shop fronts have survived and others, extant, have been covered over with large modern signs. The surviving shop fronts include the standard design elements of stall risers in panelled timber or brick, pilasters usually in reeded timber, decorated consul brackets and moulded cornices framing a painted fascia signboard. Shop window frames tend mainly to be plain but there are a few exceptions. Fenestration include dormers, oriels and bays throughout the town centre and notable window types include six over one, eight over one and margin lights.

The building forms are also varied but the Dutch gable is repeated on several buildings and examples abound from the 18th century through to the late 20th century. The Tudoresque style is also represented and some individual formal buildings include towers and castellations within their designs. There is a predominance of Victorian buildings and Edwardian buildings but some good 20th century commercial premises such as the stuccoed former Woolworths building at 30-36 Front Street and the 1930s style Horner's and the Post Office (just outside the conservation area)



The use of stone with brick gives the streetscape a variety of colour and texture. Some buildings include refined details such as date stones, lintels and linings and in the case of the Cornerstones Centre stone carved cameos and raised lettering.

Important Buildings

Five of the most important structures are listed for their architectural or historic interest (see Appendix 1). In addition to the listed buildings, many other buildings combine to give the town its unique built heritage (see Appendix 2). There is a presumption against the demolition of these structures in accordance with government guidance found in the National Planning Policy Framework.

CHURCH OF ST MARY AND ST CUTHBERT, CHURCH CHARE	I
UNITED REFORMED CHURCH, LOW CHARE	II
BREWERY HOUSE, SOUTH BURNS	II
RAILWAY VIADUCT OVER CHESTER BURN, SOUTH BURNS	II
QUEENS HEAD HOTEL, 67, FRONT STREET	II

Church of St Mary and St Cuthbert



The Church of St. Mary and St. Cuthbert is Grade I listed and part of the scheduled monument of Chesterangium. This large parish church dates in part from the 13th century, with alterations and rebuilding throughout the centuries. The 13th century chancel and nave

survives, c.1400 48m high spire, 16th century section of the north aisle and porch dating from 1742. The building is prominent in views across the site of the former Fort, along Church Chare and from Middle Chare and High Chare. The spire can also be glimpsed in views from the Market Place.

High Chare and Low Chare mark the historic perimeter boundaries of the Roman camp.

United Reform Church



The Former Bethel Congregational Chapel, now United Reformed Church on Low Chare is Grade II listed. The chapel was purpose built in 1814 and remodelled in 1860, and has a squared stone front, rendered elsewhere with a traditional welsh slate roof.

Brewery House



The Brewery House dates from 1767 and forms part of a group of historic buildings fronting the Market Place. The former house is now a restaurant and betting shop but retains its 18th century form with a later 19th century addition at left. The extensive

Brewery complex once stretched along South Burns from the Market Tavern to Tesco.

Railway Viaduct



The Railway Viaduct was constructed in 1868 for the North Eastern Railway Company and dominates views across the market place. The structure is still in use today and spans 230 metres across the Chester Burn.

The Viaduct is constructed of red brick, with stone plinths and parapet and is an important townscape feature.

Queens Head Hotel



The Queens Head Hotel dates from the mid 18th century, purpose built as a coaching inn. The building is a large 3 storey rendered property with an almost symmetrical design and a slightly off centre decorative doorpiece.

The space in front of the listed building is unusual in Front Street and provides some relief to the consistent two and three storey building line through the conservation area.

Building Materials

The development of Chester-le-Street latterly spans the late 18th to late 19th century. This has influenced the Georgian, Victorian and Edwardian classic materials of render, brick and brick with stone decoration as walling materials. Welsh slate or more recently its cement substitute prevails as the traditional roof covering but this has been replaced by concrete products in a number of instances.

There are a number of stone buildings throughout the town centre and some like the Church of St Mary and St Cuthbert and the Bethel United Reform Church are listed. Others of a domestic scale are few or in some cases have had render applied.

Generally the impression of the town is one of mixed materials types and usage. The negative aspects are judged to be retrievable or reversible and the positive lie in the quality of design and invention which help to give Chester-le-Street its vibrant and active commercial base.



Boundaries and Means of Enclosure

The most notable boundary enclosures are around the church of St Mary and St Cuthbert, St Marys Care Home and the Old Rectory. Other examples of historic brick and stone boundary walls can be seen to the rear of some properties along Front Street, and side streets.



Open Spaces and Trees

The dominant spaces are the linear Front Street, the Market Place of South and North Burns and the Burns Green. The latter is slightly remote from the core of the town but is an important buffer between the town centre relief road and the town onto which it abuts. The Burns Green was improved a few years ago by having the culverted Chester Burn reopened and landscaped and the underpass to the Park to the east of the relief road improved and promoted. This space is also important in terms of the Parish Church. The Church, built within the Roman station, now stands aloof from the commercial centre. It relates to the open space and mature trees of Burns Green and its index spire, floodlit at night, in a distinctive heavenly pointer to those approaching Chester-le-Street from the motorway or via the A167.

Market Place

The Market Place lies in the bowl of the Valley of the Chester Burn which was culverted in 1931.



Essentially, this is a hard surfaced and enclosed space but the grass and treed slopes of Canada plus the wooded slopes along the southern ridge continues the Chester Burn valley into the Town. Other planting is evident through late 20th century planting around the market area that gives colour and relief to an otherwise unrelieved area of road, bus stands, hardstanding and market stall frames. The Market Place is divided from the valley beyond by the railway viaduct and is split into the two spaces the green and wooded western end leading to Pelton Fell and the surfaced Market Place with North and South Burns. This glimpse of the rural from the urban interior of the town is one of the features of the layout of Chester-le-Street. It gives the departing traveller an immediate exit from the town environment into the countryside.



Chester Burn (Chester Valley)

By contrast to the Market Place environment, the approach to Chester-le-Street from the west is verdant along a winding road edged with low stone walls and the view is instantly framed by the red bricked viaduct of 1868. This is effectively the termination of the valley and the entrance to the Town

through the railway arches. The landscape is very important to the setting of the town and the viaduct. Here the valley deepens and the slopes on both sides are wooded giving way to meadow on the north side. The open green slopes to the north are edged with coloured pigeon crees and this is tempered on the other side of the road and Chester Burn by the mixed woodland to the south. These features form a green funnel towards the Market Place which itself is only revealed as a space shortly after passing beneath the arches of the viaduct.



Group Tree Preservation Orders at the site of the former Essoldo Cinema, Mains Park Road, Stella Gill Wood and Lambton Arms protect important trees within the conservation area.

The edge of the valley space changes to urban and suburban housing once within the Burns area and although there is development, here the open space to the northern slopes continues and the woodland to the south gradually diminishes towards the ridge top. The effect of this filtration of the green space into the town is to give the area a rural dimension which softens the hard finishes of the valley

bottom and supports the case for including this green corridor in the conservation area. The emergence beyond the arches is sudden - an instant transformation from rural to urban. This important green valley space is an aesthetic and leisure resource, which is essential to the function and setting of Chester-le-Street.

The northern edge of the town consists mainly of 20th century residential development with some roadside trees. The exception to this is the Civic Centre areas which include a landscaped car park and peripheral gardens

In front of the Lambton Arms is a group of trees which are protected by a Tree Preservation Order. This area was recently landscaped. The trees within the park east of St Marys Care Home are also of amenity value.



Front Street

The active commercial centre extends for only the northern half of the Front Street (approximately 800 metres). The street is tightly developed with only the two open spaces on its western side in front of two of the public houses. Gaps in the frontage allow for small roads and chares leading off. The

principal space of the town centre, is the valley of the Chester Burn. Sadly, whilst there are a number of high quality open spaces and built structures within the Town, there are a few which do detract from the character and appearance of the area as a whole. The western part is occupied by the Market and the eastern part is residential and parkland.

Views

The key views into the conservation area tend to be dominated by two of the most significant structures; the Church of St Mary and St Cuthbert and the railway viaduct over the Chester Burn. These are Grade I and Grade II Listed Buildings respectively.



The view into the conservation area from the west along Pelton Fell Road is dominated by the viaduct, though this view could be improved with the management of the trees alongside the burn. Equally, there are significant views

across the Market Place of the viaduct to the east of the conservation area. The spire of the Church of St Mary and St Cuthbert is a prominent feature on the eastern side of the town centre and there are a number of important views of the church from different vantage points in the town centre.



The conservation area typically has an intimate feel, with the views out of the area being limited by topography and the street pattern. The eastern side of the Conservation Area does however, have views out along Roman Avenue to Lumley Park and Lumley Castle.



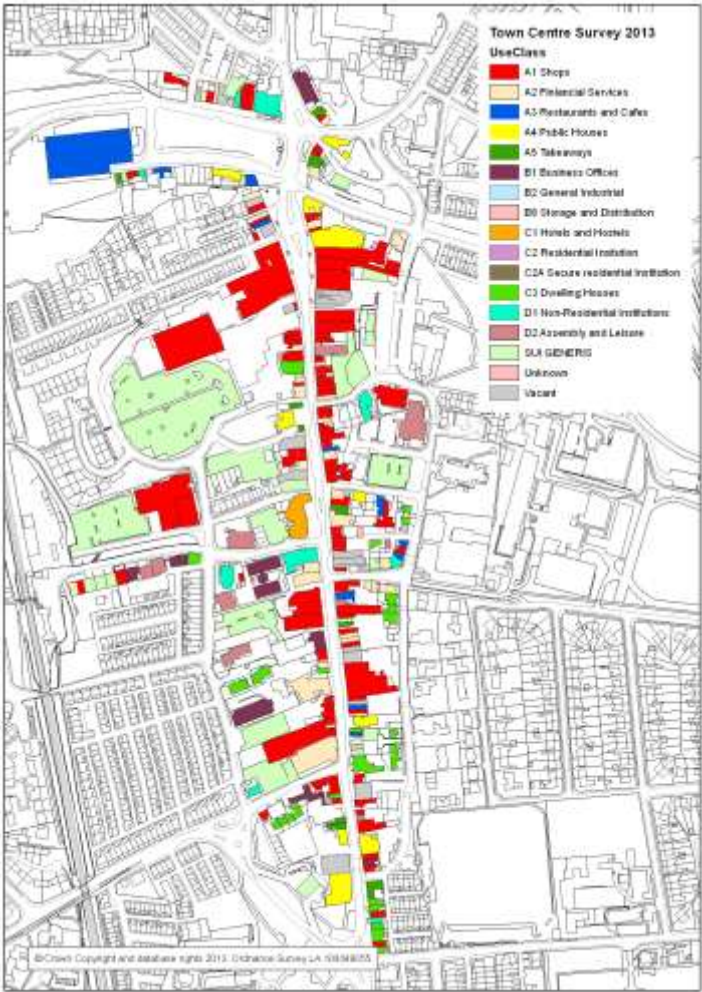
Views of groups of historic buildings along Front Street are also of note.

Activity

Chester-le-Street town centre has a range of small and medium sized business and retail units, with A1 retail units largely concentrated to the south of the town centre with a more diversified mix of uses around the Market Place. Current vacancy rate is around 10% (*Chester-le-Street Development Masterplan figure 2012*)



The most active areas are around the Market Place with a busy market on Tuesday, Friday and Saturday, and the area of bus stops at the north of Front Street. Pedestrian footfall is predominantly highest on the northern part of Front Street with quieter residential streets to the east and west. The highly trafficked routes through the town centre add noise and activity to the retail areas.



Public Realm

Chester-le-Street town centre has seen significant investment in renewing surfaces with new paving, updating the street furniture and providing new lighting particularly on the Market Place.



Some of the car parking areas away from the principal shopping street have been improved with the upgrading of deteriorating surfacing and tired looking street furniture, that used to detract from the generally high overall quality of the public realm in the Conservation Area.

The predominant materials to be found within the public realm are modern, though occasional examples of traditional materials can be seen in for example, kerb edging.

The public realm within the conservation area does not suffer badly in terms of visual clutter and the recent upgrading of the public realm in the centre of the conservation area has assisted greatly in this regard. The re-introduction of permanent market stalls into the Market Place has led to some significant intrusion to views across the space, but also adds vitality to the town centre on market days. No significant adverse issues were identified in respect of road signs and markings within the Conservation Area.



One very positive recent enhancement to the area was the introduction of new interpretation boards highlighting the heritage importance of Chester le Street, alongside a heritage plaque trail.



General Condition

Generally speaking though, the condition of the conservation area can be described as being good. There are relatively few buildings or structures that require repair.

There are some vacant shop units in the town centre at the time of writing. These are not significant in number, as the town centre appears at least in terms of the low level of vacancies, to be performing adequately. This matter should be monitored however as part of the ongoing work assessing the health of the town centre as any significant closures could lead to areas of dead frontage being formed.



Current and Future Challenges

There are some ongoing challenges in relation to the retail units on Front Street which detract from the character and appearance of the conservation area. The most serious impact on the area has been the loss of traditional shopfronts and the introduction of modern shopfronts and signage which relate poorly to the historic upper floors. On several properties large flat signs have either replaced or are overlying existing traditional fascia signs which in many cases are out of scale and character with the particular building and the street. The rear of many of the properties have unsightly flues, extractor fans and poor quality extensions which detract from the views across the rear of Front Street.

Modern development of inappropriate design has substituted for the traditional cottage business architecture along parts of Front Street and North Burns. The buildings are mostly two storey and date from the 1950s and 60s. Many are flat roofed buildings of inferior design quality with materials that give little respect to vernacular tradition. On a positive note however these sites do give opportunities for redevelopment in the area without losing more historic buildings.

Backland car parks are generally functional rather than attractive spaces and are often laid out and enclosed with random boundary materials although some have been improved recently. These areas are necessary for the function of the town, but can be a negative backdrop to the buildings to which they relate and would benefit from additional upgrading works.

Management Proposals

The following management proposals have been identified to ensure that the future changes to the conservation area is directed in a proactive way. This is not an absolute list but outlines the main issues and possible tasks. It should be made clear that the Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources:

- Protect important views out of, into and across the conservation area.
- Identify buildings and structures at risk and devise and implement proposals to secure their wellbeing.
- Promote good practice in the repair and maintenance of historic buildings
- Promote the introduction of better quality shopfronts and signage which reflect the character of the area
- Monitor loss of historic shopfronts, and consider whether an area of special advertisement control is needed to prevent further harm to the character and appearance of the conservation area
- Support the retention and maintenance of the heritage trail boards by the Chester le Street Heritage Group

2013 Boundary Changes

The boundary of the conservation area was formally amended to conform to current property boundaries and landscape features and to add or omit some properties as follows:



Glebe Cottage and Tewart Cottage, a pair of attractive stone cottages on Co-operative Street built in 1887 were added to the designated boundary



Two terraced properties on Wesley Terrace, which have limited architectural or historic interest were removed from the designated boundary



A group of terraced properties on Greenbank Street, River Terrace and Poplar Terrace which are of limited architectural or historic interest, and are not locally distinctive were removed from the designated conservation area boundary.

The County Council also consulted on a proposed amendment to remove small group of properties between Front Street and Mains Park Road which have limited architectural or historic merit. However comments from a number of residents questioned whether this would add to the perception that this area was no longer part of the active town centre and result in further vacancies and inappropriate alterations. The amendment was therefore not proceeded with.

Contacts and References

Bibliography

*National Heritage List produced by English Heritage
Historical, Topographical and Descriptive View of County
Palatine of Durham, E Mackenzie and M Ross, 1834
Chester-le-Street Heritage Trail Leaflet (2012)
Chester-le-Street and District: The People and the Place
(1992)
Chester-le-Street Destination Development Plan (2010)
Chester-le-Street Development Masterplan (2012)
County Durham Historic Environment Record
Town Centre Survey (2011/3)
The Durham Record*

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Contact

Heritage, Landscape and Design Team
Durham County Council
County Hall
Durham
DH1 5UQ

Telephone: 03000 267146
Email: design.conservation@durham.gov.uk

Appendix 1: Listed Buildings

Five of the most important structures are statutorily listed for their architectural or historic interest. This means that a special type of Planning Permission called Listed Building Consent is needed for any internal or external alterations. The listed status includes any later extensions or additions, and any ancillary structures such as garden walls or outbuildings which were built before 1948. Further information on the National Heritage List which includes listed buildings and other statutory designations can be found online at:

<http://list.english-heritage.org.uk/>

Building	Grade
<i>CHURCH OF ST MARY AND ST CUTHBERT, CHURCH CHARE</i>	I
<i>UNITED REFORMED CHURCH, LOW CHARE</i>	II
<i>BREWERY HOUSE, SOUTH BURNS</i>	II
<i>RAILWAY VIADUCT OVER CHESTER BURN, SOUTH BURNS</i>	II
<i>QUEENS HEAD HOTEL, 67, FRONT STREET</i>	II

1

CHURCH OF ST MARY AND ST CUTHBERT, CHURCH CHARE

List Entry Number: 1120955

Grade: I

Large parish church. Mid C13 chancel, nave arcade, lower stage of tower and possibly vestry; c.1383 anchorage extended in mid C16; c.1400 belfry and spire; mid C16 east section of north aisle; 1742 porch; 1829 Lambton pew (chapel) by Ignatius Bonomi; 1862 restorations (including

new chancel arch). Squared sandstone; ashlar porch and Lambton pew; graduated green slate roofs. Engaged west tower with spire; aisled nave with south porch (porch now choir vestry), anchorage in west bay of north aisle, Lambton pew on site of north transept; chancel with north vestry. Early English and Decorated; Gothick porch. West tower: square lower stage with pointed doorway, 3-light window and twin lancets, flanked by buttress and stair turret; octagonal belfry has bell openings with Y-tracery and embattled parapet; very tall, slender octagonal spire. 6-bay nave with high-pitched roof. Buttressed south aisle on grave- slab footings; original 2-light window at west; pointed 2-order doorway in porch. North aisle: some Decorated and Perpendicular windows; similar doorway; 2 blocked pointed arches of demolished transept (third arch on chancel wall). Aisles have moulded plinths and low pent roofs. 4-bay chancel: 2 plate-tracery windows on south; east end has clasping buttresses and 1877 window; high-pitched roof. 2-storey anchorage under pent roof: cross window and single light (cut from one slab) on west; chamfered doorway and window on extension. Vestry under steep pent roof: Tudor-arched doorway; 2-light mullioned window with arched lights; diagonal buttress. Gabled Lambton pew has 4-light window and stone stairway on west. Porch: pointed doorway beneath stepped embattled gable; blank cinquefoil-headed windows on returns. Interior. Double-chamfered pointed tower arches on 3-shaft responds. Similar 5-bay nave arcade on cylindrical piers with octagonal caps (2 west bays slightly later). Opening and squint on anchorage wall. South aisle: west end Baptistery with C15 font and ecclesiastical effigy; east end former chantry chapel with piscina and aumbry. North aisle: 14 effigies (5 are genuine) installed c.1595 by John Lord Lumley; six C16-17 Lumley wall monuments. Chancel: double-chamfered 1862

arch; late C13 trefoil-headed piscina and 3-seat sedilia on south; one south window has 2-order rear-arch with nailhead (colonnettes missing); 1883 rood screen, pulpit and choir stalls; 1927 reredos, panelling and Bishop's throne by Sir Charles Nicholson; three 1927 painted panels (Journey of St. Cuthbert's body) by A.K. Nicholson. Sculptural fragments, including grave slabs, in porch, anchorage and tower. Mid C19 roofs. (I. Bunting and J. Brewster, *A guide to the Parish Church, Chester-le-Street*, 1983).

2

UNITED REFORMED CHURCH, LOW CHARE

List Entry Number: 1120956

Grade: II

Former Bethel Congregational Chapel, now United Reformed Church. 1814, remodelled 1860 (plaque on front). Squared stone front, rendered returns and rear, Welsh slate roof. Small rectangular-plan chapel. Gabled front has low plinth. Central pair of doors and plain fanlight in round-arched surround with panelled jambs, impost blocks, archivolt and keystone. Plaque above door, inscribed BETHEL, is flanked by round-arched windows in similar surrounds with replaced 16-pane sashes and radial-glazed heads. Large oculus above, with radial glazing, is flanked by 2 panels inscribed REMODELLED and 1860. Small louvred oculus in gable. Narrow semi-octagonal apse, flanked by large round-arched windows, on rear. Interior has curved, panelled balcony on thin iron columns.

3

BREWERY HOUSE, SOUTH BURNS

List Entry Number: 1120957

Grade: II

Former house now restaurant and betting shop. Dated 1767 on door lintel. Painted roughcast brick, artificial slate roof and rebuilt brick chimney stack. 2 storeys, 4 bays. Off-centre door, with 6 flush panels, in wide stone doorway with architrave, dated lintel and cornice hood on enriched consoles. Two replaced 12-pane sashes to right; canted C19 bay, with replaced door and flanking 8-pane sashes, to left. Sill band and 12-pane sashes to first floor. Steeply-pitched roof with slightly-swept eaves and right end stack. Late C19 extension to left with different roof pitch has a 2 storey square bay window and a narrow glazing bar sash on the upper floor beyond. C20 extension on right in similar style has stone doorway and canted bay window with 3 12-pane sashes above.

4

RAILWAY VIADUCT OVER CHESTER BURN, SOUTH BURNS

List Entry Number: 1159006

Grade: II

Railway viaduct carrying 2 tracks over Chester Burn. 1868 for the North- Eastern Railway Company. Light-red engineering brick in English bond; stone plinths and parapet band. Tall, c.230-metre long viaduct. 11 elliptical arches, in 7 rows of header bond, on thin slightly-battered piers with tall rock-faced plinths; arches partly refaced on west. Moulded band at track level. Low parapet with paired end piers. Late C20 railings and cantilevered refuges are not of special interest. An important townscape feature.

5

QUEENS HEAD HOTEL, 67, FRONT STREET

List Entry Number: 1311230

Grade: II

Hotel. Early-mid C18. Painted roughcast brick, Welsh slate roof and rebuilt brick chimney stack. 3 storeys, 6 bays. Raised-and-chamfered quoins. Off-centre 6-panel door in wood doorcase with Roman Ionic columns, dossierets and dentilled segmental pediment. Margined sashes, in raised surrounds with projecting sills, under wood drip moulds on ground floor; small square openings on second floor. Chamfered eaves band. Steeply-pitched hipped roof with slightly-swept eaves. Central ridge stack. C20 rear additions are not of special interest.

Appendix 2: Notable Unlisted Buildings

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area. 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.

Ref	Building
1	<i>GW Horners PH, 2 Front Street</i>
2	<i>6 Front Street</i>
3	<i>Red Lion PH, 10 Front Street</i>
4	<i>18-20 Front Street</i>
5	<i>24 Front Street</i>
6	<i>30 - 36 Front Street</i>
7	<i>44 - 46 - 48 Front Street</i>
8	<i>58 - 60 Front Street</i>
9	<i>62 - 66 Front Street</i>
10	<i>74 - 76 Front Street</i>
11	<i>84 Front Street (previously the Crown Inn)</i>
12	<i>86 Front Street</i>
13	<i>88 - 90 Front Street</i>
14	<i>100 Front Street (former Lloyds TSB Bank)</i>
15	<i>118 Front Street</i>
16	<i>3 Front Street</i>
17	<i>19 - 23 Front Street</i>
18	<i>Co-operative Store</i>
19	<i>39 - 45 Front Street</i>
20	<i>47 - 49 Front Street</i>
21	<i>51 Front Street</i>
22	<i>53 - 55 Front Street and 57 - 59 Front Street</i>

23	<i>Clems, 61 Front Street</i>
24	<i>69 - 71 Front Street (former Police Station)</i>
25	<i>73 - 75 Front Street</i>
26	<i>77 - 83 Front Street</i>
27	<i>93 - 97 Front Street, The Lambton Arms PH</i>
28	<i>Bridge End (North of Bridge End Chambers)</i>
29	<i>Miners Lamp PH, Bridge End (corner of Picktree Lane)</i>
30	<i>TA Centre, Picktree Lane</i>
31	<i>Former Mechanics Institute, Bridge End/Newcastle Road 1828</i>
32	<i>Central Methodist Church, Chester-le-Street, North Burns</i>
33	<i>21 - 23 North Burns</i>
34	<i>Market Tavern, South Burns</i>
35	<i>Glebe Cottage and Tewart Cottage, Co-operative Terrace</i>
36	<i>No's 1 – 9 Ashley Terrace</i>
37	<i>Ashley House, Ashley Terrace/Morningside Court</i>
38	<i>Cedric Cottage and Athelstan, Morningside Court,</i>
39	<i>Greenbank Terrace, Morningside Court</i>
40	<i>Kingdom Hall, Station Road (was Wesleyan Hall)</i>
41	<i>Middle Chare, Butcher's Arms</i>
42	<i>Newcastle Road, Community Centre</i>
43	<i>Co-operative Funeral Services, 1 Newcastle Road</i>
44	<i>Cestria Primary School</i>
45	<i>Old Rectory</i>
46	<i>Wear View</i>
47	<i>Lyndale</i>

1. GW Horners PH, 2 Front Street



This early to mid 20th century building forms an attractive end stop to Front Street curving around the corner.

2. 6 Front Street



This building probably dates from 1800. It has 1930s windows and two modern shop fronts. It has a steeped pitched roof with water tabling, stone quoins, cornice to lead guttering. The building has one slim horizontal dormer.

3. Red Lion PH, 10 Front Street

This three-storey property existed since 1800. It is not conclusive that this is the original building. The building is brick, render and render linings. The windows are 15/15 in the upper storey and 15/25 at the first floor level. The ground floor windows are modern. The two-storey part of the building to the right has a small oriel with 12/12 windows. The roof is slate with water tabling terminating with a stone gutter supported on dentils.

4. 18-20 Front Street



This building dates from c.1912 and has an art deco style with a modern shop front of traditional proportions. The four first floor windows have two over two unequal main sections and margin lights to each part. The unseen roof is probably

flat. Important scale with the Red Lion and No. 26.

5. 24 Front Street

This rendered building may require further investigation to establish its true quality. It has a dentilled course beneath a slim cornice with decoration at each end. The shop front is modern and the roof is slate with corniced brick chimney stacks at each end.

6. 30 - 36 Front Street

This building probably designed specifically for its previous owner Woolworths is an art deco designed rendered building with block markings. It is typical art deco with built-up and flat pediment all enclosing 1930s style windows. The shop front is modern. Important building opposite its stone contemporary the Co-op.

7. 44 - 46 - 48 Front Street



No's 44 - 46 may well be 1920s and consists of red brick with timbered gable onto the street. There are stone quoins and the roof is of Westmoreland slate. The original shop front is gone. The windows are modern. Next door to No 48 is a building which is

rendered with timbering. The second floor is jettied as is the roof eaves cornice. The first floor windows are 12-paned and the upper windows are 9-paned. The shop front is modern. The roof is of slate and the upper gables are partly rebuilt in brick over stone.

8. 58 - 60 Front Street



This building which dates from the late 19th century with three first floor bays added later. The building is home to the Cestrian Club established in 1911 and the first floor was once The Buck Inn with Luccock's confectionery shop below.

The roof is slate and abuts cast iron guttering supported on corbelled timber brackets.

9. 62 - 66 Front Street

This late 18th or early 19th century stuccoed building has one of its historic shop fronts in place. The terrace is a collection of three shops with six windows above. Three windows on the right are stucco lined with decorative stucco heads. The two on the left are plain. In the roof there are five hipped slate dormers with finials. The first floor windows are two over two double hung sash units. The dormer windows are two over two on the left side and the three dormers on the right are one over one. The right side of the building is quoined.

10. 74 - 76 Front Street



Previously a public house this building has a decorated shopfront in Low Chare leading off Front Street. The corner shopfront leading between Low Chare and Front Street is a modern interpretation of a traditional shopfront. The upper floor windows are all double hung sash 2/2. The roof is hipped slate with guttering

resting on projecting brackets. The adjacent two shops in Front Street forming part of this group are similar with modern shopfronts and 2/2 windows at first floor level. The shopfront in Low Chare is unique.

11. 84 Front Street (previously the Crown Inn)



Previously built as a hotel this brick fronted building dating from 1924 has five windows on each of its two upper floors. The windows are stone lined with corniced heads. The centre window to the first floor is pedimented. At roof level there is a deep cornice supported on dentils. The parapet above is plain with a centre section double corniced with a frame enclosing a crown. The original hotel/pub front has been removed and modern shops have been placed in the opening. The cornice head may well be still intact behind the large modern signs, which do not respect the character of the building.

12. 86 Front Street

This is a yellow bricked building with modern windows on the second floor and original but altered windows on the first floor. The historic shopfront may be screened behind the modern fascia. The roof is slate.

13. 88 - 90 Front Street

A brick fronted building with five first floor windows two of which are twinned. The windows have stone heads above with brick corbelling supporting the gutter. The roof is slate with water tabling and kneeler at the south end. The windows are six panes over one. The florists shop around the corner in

Middle Chare is also of interest with original joinery and is part of this group.

14. 100 Front Street (previously Lloyds Bank)



Built about 1900 this is a stone and stone decorated building which includes arches, consul brackets, string courses, window quoins, and columns supporting an upper entablature of stone. This entablature supports two gables and curved parapet with pillars and balls. Two gables contain 6-paned round windows with quoins. The roof is slate and finishes behind the parapet. The chimney stacks have incised decoration. The windows to the first and second floors are 10 over 2 paned casements. Most of the second floor windows are contained between half pillars and the first floor windows have arched heads with contained decoration. Probably the most formal and most decorative building in the town.

15. 118 Front Street



This Edwardian brick building has stone string courses and heads with water tabling and kneelers at each end. The three bay front has Dutch gables on the two left hand bays

terminating in a curved sophisticatedly decorated top. The first floor has two oriel windows both of which have been modernised. The roofs to the oriel windows have decorated leadwork to the cornice and curved centre pieces. To the right is a stone arched headed window. All the windows have been replaced in recent years. The shop front is the original shopfront beneath the bay windows and Dutch gables and to the right there is a smaller shopfront which is partially original. Another variation on the Edwardian-Dutch style.

16. 3 Front Street



A building in two parts, the northern part gabling onto Front Street in three storeys, ground floor modern shopfront, first floor one large modern opening, second floor original openings new joinery. Walling is stuccoed with painted

stucco quoins. Roof is of slate with projecting brick supports to gutters. Constructed in brick on original stone walling to approximately first floor level. Left hand or southern part of the building has modern shopfront with two modern windows above slate roof. Stone gable and rendered rear. Imposing building overlooking pedestrian area, important scale with 19 - 23 and the former Co-operative building.

17. 19 - 23 Front Street

Late Victorian brick building with stone heads to windows and stone string course at eaves. Stone quoins with stone water tabling to slate roof. Constructed in two builds with left hand 2 windows at first and 2 windows at second floor 1/1. Right hand 3 windows at first and 3 windows at second floor 1/1 sashes. Modern shopfront. Distinctive building.

18. Co-operative Store



The former Co-operative Store is a 1930s rebuild of the original established on this site in the late 19th century. Ashlar front to brick building formed in 9 bays with 2 windows to each bay. Modern shopfronts within each bay separated by pilasters with

pseudo Greek capitals. Art deco style parapet and central entrance area. Consider listing powerful building for a small town.

19. 39 - 45 Front Street

Terrace of 4 shops with new modern shopfronts. Upper floor has 6 traditional windows of 6 over 1. Slate roof - good group of early 19th century shops with opportunity to restore.

20. 47 - 49 Front Street

Three-storey property with modern shopfront. 3 first floor windows of 2/2 and 3 second floor windows of 6 panes. Slate roof with water tabling. Windows diminish in size. Good building - shopfront needs replacing.

21. 51 Front Street

Modern shopfront with stuccoed walls above. Windows featured with quoins and heads and mullions. Second floor in roof with pedimented dormers in a Dutch style. (2). Projecting cornice between first and second floor sets of 1/1 windows. Distinctive and individual building. Shopfront should be improved.

22. 53 - 55 Front Street and 57 - 59 Front Street

Brick fronted building in two builds. Modern shopfronts separated by stone pilasters with capitals. Upper floors separated by brick pilasters each build having four bays. Northern build has two modern dormers in mansard, southern has decorative date stone 1895. Decorative corner

window. A good group but modern shopfront fascias need toning down.

23. 61 Front Street, Clems

Modern shopfront below, Dutch gable upper level. Dutch gable is in brick with stone quoins and features and has a large 6 window split with corniced string courses. Joinery is modern. Date stone 1896. All side windows (8) are modern. The main attribute to this building is the front upper elevation. The shopfront needs removing and window joinery restored.

24. 69 - 71 Front Street

Most of original shopfront retained but modified. Left hand side modern shopfront. Upper area in brick with decorative brick tower and coned slate and leadwork. Main roof slate. All first floor windows modern plastic. A building spoiled by plastic windows in the original openings but together with No 61 encloses the important space in front of the Queen's Head PH.

25. 73 - 75 Front Street

Ashlar fronted building with modern shopfront. Six bays with 4 over 1 windows. Large pedimented dormer in the roof which is stone faced corniced and pedimented. Stone parapet and cornice to eaves of the main property. Stone

water tabling. A solid imposing all stone frontage let down by its shopfront.

26. 77 - 83 Front Street



Terrace of properties with three different builds. Northern-most brick with modern first floor windows. Modern shopfront. Slate roof. Centre property also 2-storey with three 2 over 2/2 windows. Left hand windows twinned. Modern lead shopfront. Last

properties (85 - 87) has four rounded headed windows with stuccoed walls. Windows 1 over 1 sashes and slate roof. The shopfronts are irregular and modern and need a more consistent treatment.

27. The Lambton Arms PH, 93 - 97 Front Street



Stuccoed building of several builds. Left hand side Dutch gabled and turreted in 2-storeys with a third storey in the roof. Windows are a combination of 6/1 either single or twinned. Slate roof with brick chimneys. Turret is castellated. Right hand side is timbered in plaster with

pargetting. To the right again is multi-gabled forward section of the building which is jettied in part, stuccoed with timbering with stone quoins and modern windows in original openings. Recommend this building for listing. In the rear yard of this

building stands a garage block in coursed stone with a slate roof which should also be included as part of the listing. All or part of this group dates from early 19th century.

28. Bridge End (North of Bridge End Chambers)

Probably original building in this group and dating from the early 19th century. Stuccoed with steep pitched and curved hipped roof. Modern windows in stucco walls and modern shopfront. Continuous part of Bridge End Chambers group.

29. The Bridge PH, Bridge End (corner of Picktree Lane)



1895 rebuild. This late Victorian/Edwardian pub is built in brick with stucco decoration. It is two-storey with gables and a corner turret. All windows are original with feature windows to the pub at ground floor level and triple and single windows of 4 over 1 pane arrangement

to the upper floors. The gables are part half-timbered. Roof is slate with decorative bargeboards. Tall chimney stacks with corniced copings. Interesting stable or coach house to rear is partially visible across the car park. This is an exuberant brick and stone building commanding the corner site and a modest foil to the Methodist Church diagonally opposite.

30. TA Centre, Picktree Lane

This army drill hall was purpose built in 1914 and demonstrates school type architecture with multiple paned windows rising into dormers. Brick throughout it is has a brick

arched entrance. Slate roofed throughout above. Adjacent to the east is Burma Cottage built in the same style with overhanging eaves to a double hipped slate roof. Two dormers.

31. Former Mechanics Institute, Bridge End/Newcastle Road

Ashlar fronted building built in 1826 to educate unemployed men, and is now Mile House. Top pair inward opening windows with 4-panes. Slate roof, large extension to rear. Left hand 2-storey end of the Institute has an oriel window at first floor level with 3/2 and 4/1 lights,. Built in brick with stone over entrance. Ground floor has two windows of various joinery. All original. Modern ramp to entrance.

32. Central Methodist Church, Chester-le-Street, North Burns



This building consists of two separate builds with the Sunday School to the north. (See Newcastle Road below.) The main building onto North Burns is the Church itself which is stone built with twin entrance in a gable facing onto North Burns and a bell tower on the corner. This building dates from 1902 and occupies an important corner overlooking the Market Place.

This building consists of two separate builds with the Sunday School to the north. (See Newcastle Road below.) The main building onto North Burns is the Church itself which is stone built with twin entrance in a gable facing onto North Burns and a bell tower on the corner. This building dates from 1902 and occupies an important corner overlooking the Market Place.

33. 21 - 23 North Burns



This terrace is in two builds. The right hand terrace of brick with fibre cement slate roof and two roof lights. Five windows to the first floor with soldier course heads. Windows are modern. Ground floor has modern shopfronts but stucco architraved entrances for the upper floors. Stucco quoins at both ends. No 23 is a hipped and brick built later addition to the terrace, modern shopfront access by steps, modern single window at first floor. Fibre cement slate roof. The rear of No's 21 and 22 is of stone with deep stone lintels and brick arch.

This terrace is in two builds. The right hand terrace of brick with fibre cement slate roof and two roof lights. Five windows to the first floor with soldier course heads. Windows are modern. Ground floor has modern shopfronts but stucco architraved entrances for the upper floors. Stucco quoins at both ends. No 23 is a hipped and brick built later addition to the terrace, modern shopfront access by steps, modern single window at first floor. Fibre cement slate roof. The rear of No's 21 and 22 is of stone with deep stone lintels and brick arch.

34. Market Tavern, South Burns



This is a long stucco finished building with slate roof. All the windows have been modernised and are of mixed design at both ground and first floor level. The origin of the building is uncertain. Flat roofed modern section to the right hand side. The building is important in retaining the southern line of South Burns.

This is a long stucco finished building with slate roof. All the windows have been modernised and are of mixed design at both ground and first floor level. The origin of the building is uncertain. Flat roofed modern section to the right hand side. The building is important in retaining the southern line of South Burns.

35. Glebe Cottage/Tewart Cottage, Co-operative Terrace



Pair of cottages built in 1887. Coursed stone walling and concrete linings to windows etc. Quoined at each end, water tabling and kneelers. Window openings intact, but most windows replaced. A unique pair of cottages in Co-operative Terrace possibly constructed

for the builder.

36. No's 1 – 9, Ashley Terrace



Brick terrace with chromatic brickwork, curved stone heads, gutters supported on dentiled projecting course, slate roofs, stepped up the slope. Access to back via pointed arch opening with date stone 1878. Windows mainly new in the existing openings. The earliest

surviving terrace in Chester-le-Street.

37. Ashley House, Ashley Terrace/Morningside Court



Coursed stonework to crow stepped gables. Two-storey stone bay window with stone mullions and transoms. Slate roof. Late Victorian.

38. Cedric Cottage and Athelstan, Morningside Court,



Brick lower floors, stucco and timber Tudoresque first floors. Garden entrance has modern windows. Athelstan has original Victorian style windows with margin lights. Garden entrance with stucco pillars in coped brick wall. Original design.

39. Greenbank Terrace



1888 Terrace of cottages mostly despoiled by modern fenestration with the exception of No 1 which has pointed stone heads a single mullion and sills. Bay window to the left. Doorcase to entrance. Fibre cement slate roof. Good surviving example

of this type of terrace.

40. Diamond Lodge, Station Road (former Wesleyan Chapel)

1880 Large imposing two-storey (but with basement) visible throughout the town centre. Stone chapel of coursed stone curved and arched top windows throughout. Basement level stone lined and square windows. Wesleyan name rendered out. Now converted to a residential dwelling.

41. Butcher's Arms, Middle Chare



Square coursed stonework with stone head and sills to windows. Seven bays, entrance doors on left and right. Multi-paned modern windows at ground floor, sash windows 1/1 to upper floor. Roofs to original dormers previously leaded, slate roof to

main roof.

42. Community Centre, Newcastle Road



Brick and stucco renaissance style community centre built in 1928, two-storey with modern porch to the front. Stucco pilasters, stone pediment and decorative inlaid pediment in front of brick panel. Three sashes to the upper level 9/9

with a central 12/12. Side (north and south) windows have 12/12 pattern. Distinctive neo-renaissance design in good condition.

43. Co-operative Funeral Services, 1 Newcastle Road,

20th century coursed stone with stone linings to windows. 4 No triple windows with stained glass 1/1 sashes. Entrance with stone hood and architrave. Slate roof with water tabling both ends. Adjacent to the south a single storey salon now

used as funeral parlour. Large window with curved corners and decorations in stone. Ashlar walls. Stone cornice and parapet. Flat roof. Together with the Community Centre this building marks the end of the Town Centre and encloses Pelaw Bank.

44. Cestria Primary School



The former Parish School now Cestria Primary School was built in 1909 and is an attractive single storey range of red brick buildings fronting Church Chare with larger buildings beyond.

45. Old Rectory



The Old Rectory is a large stone dwelling with mullioned windows and slated roof with tall chimney stacks. The building is surrounded by a historic red brick boundary wall which positively frames views through the streetscene.

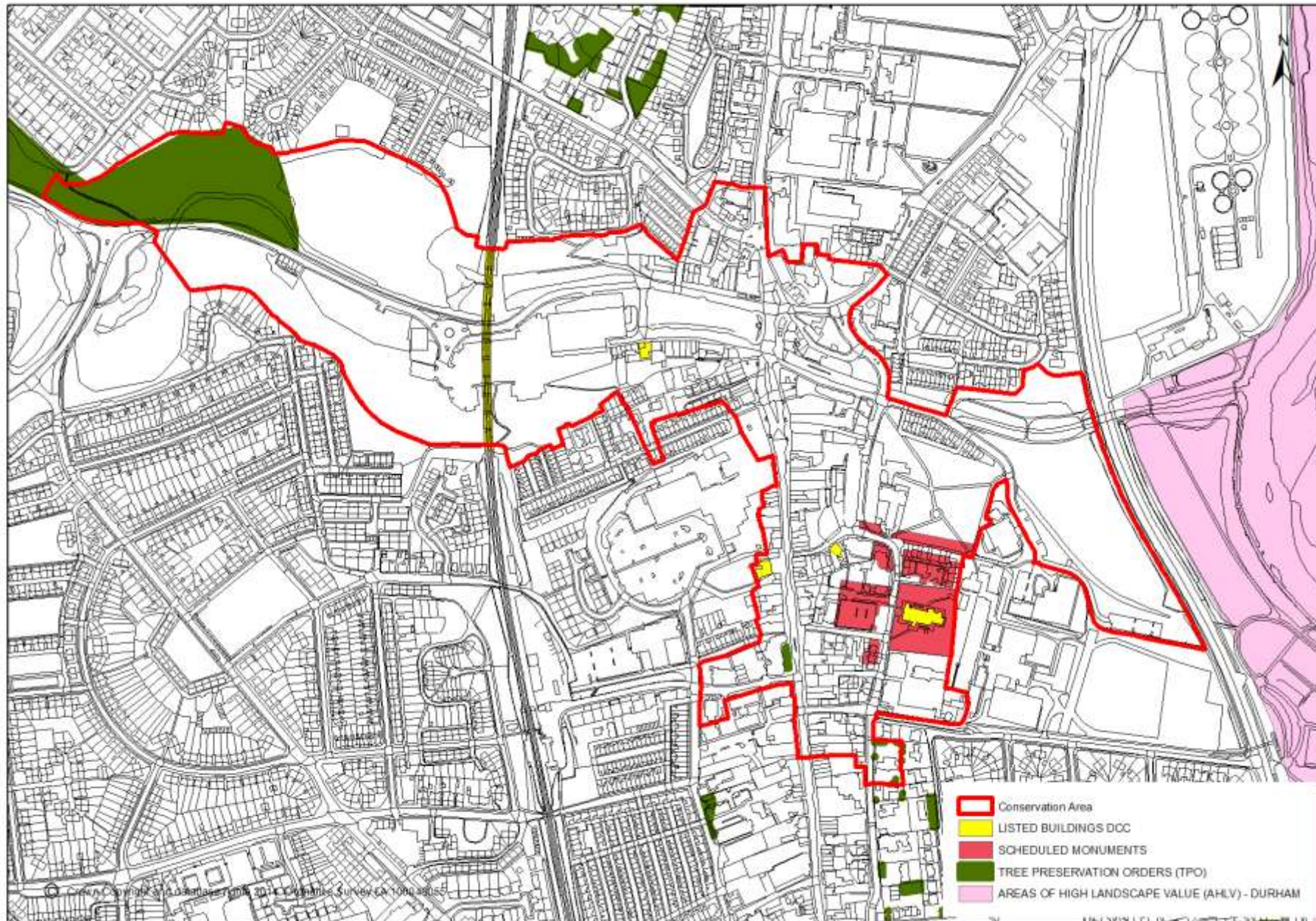
46. Wear View and Lyndale



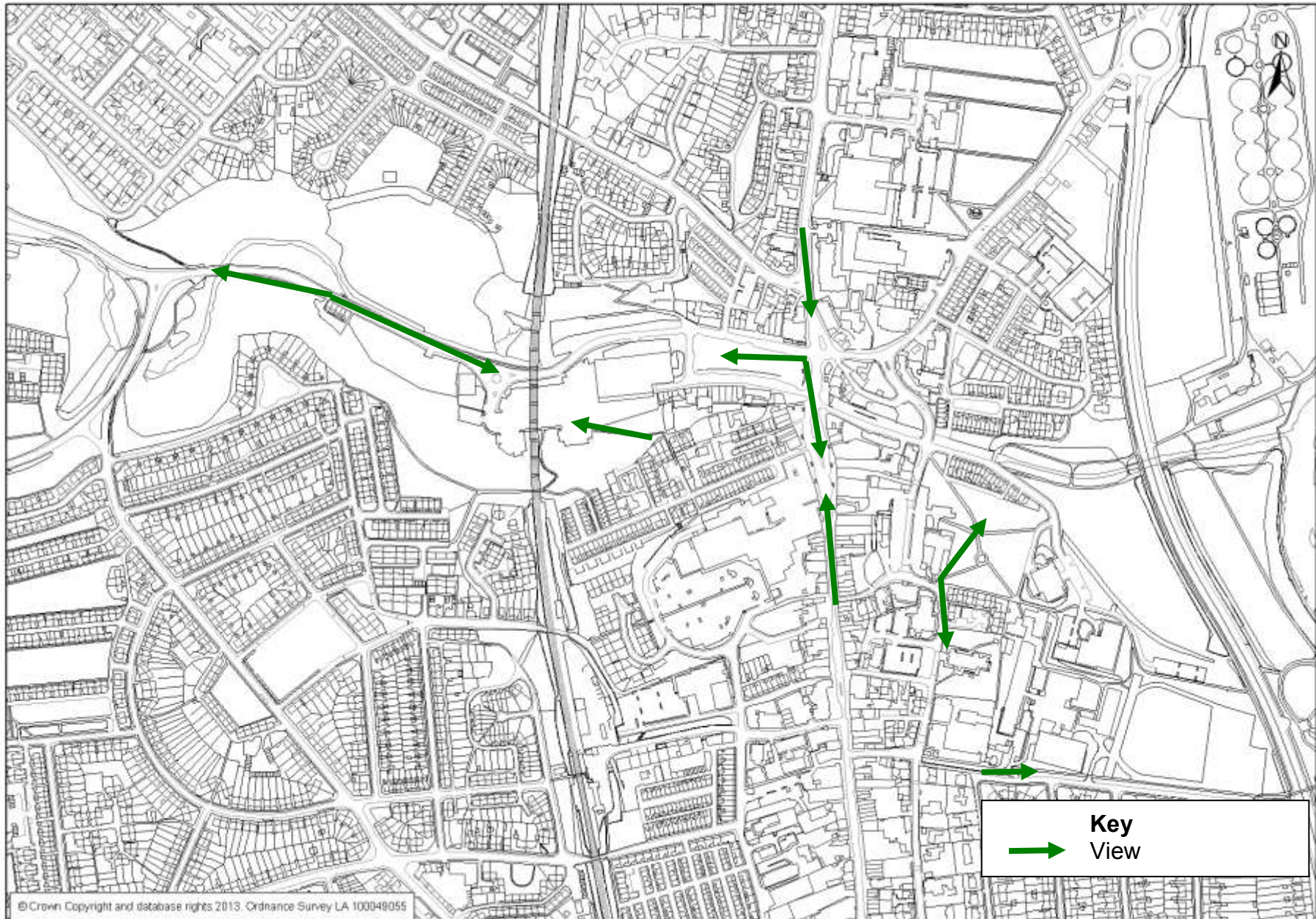
Wear View and Lyndale are a pair of large red brick properties dating from the late 19th century, and forming part of an important group of historic buildings along Church Chare.



Appendix 3: Current Designations



Appendix 4: Key Views



Heritage, Landscape and Design
Durham County Council
County Hall
Durham
County Durham
DH1 5UQ

Tel: 03000 267146

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