



Gainford
Approved
December 2013

CONSERVATION AREA APPRAISAL

Gainford

December 2013

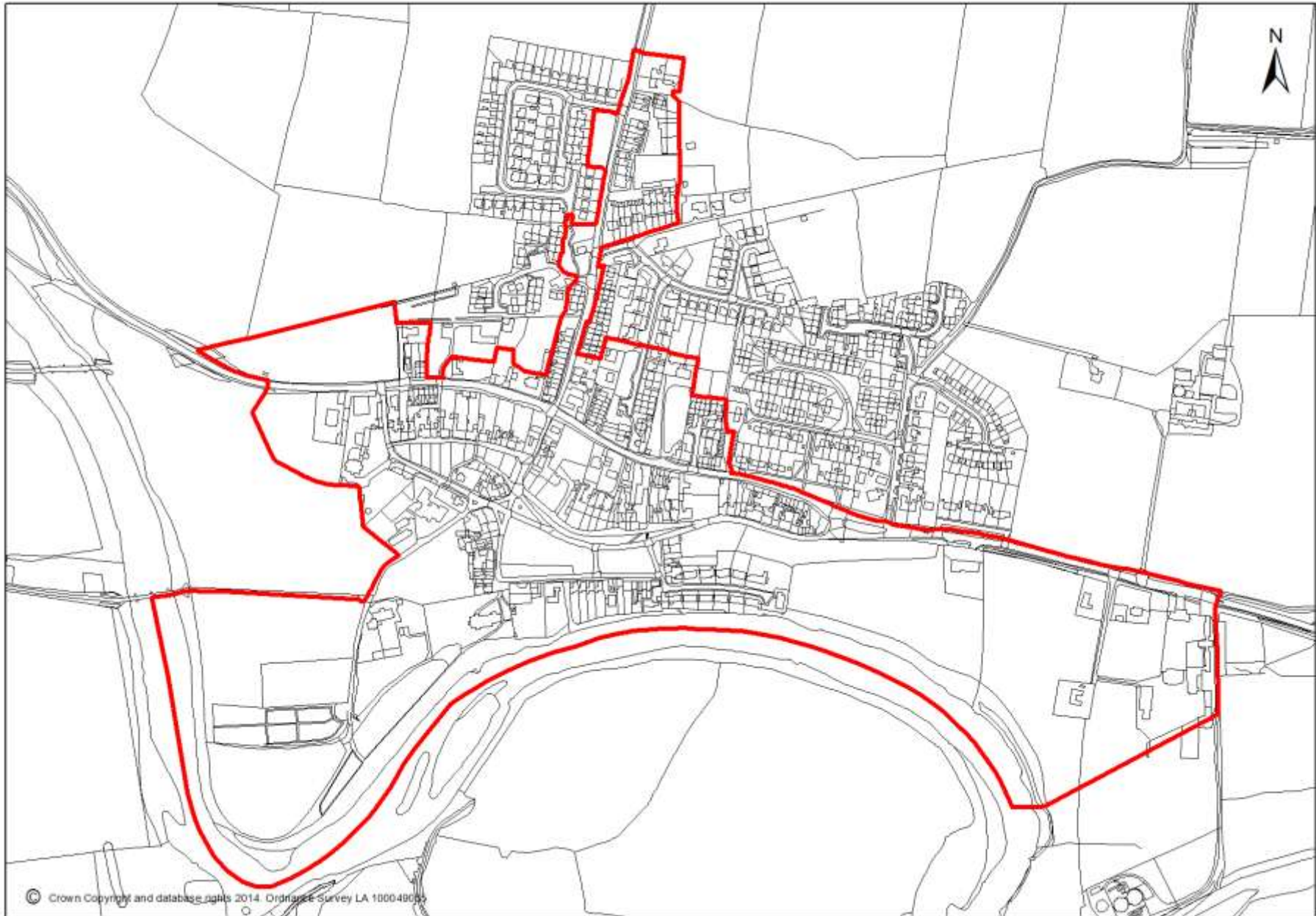


Heritage, Landscape and Design Durham County Council

Designated 5 May 1971
Boundary Amended 18th December 2013

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Conservation Area Boundary



Summary of Special Interest

Gainford is an attractive village on the banks of the River Tees, at the heart of which is a large medieval green. Once known as the 'Queen of Durham villages' the 18th and 19th century architecture surrounding the green is of a style and quality usually associated with much larger towns. The Gainford Conservation Area, designated in 1971, encompasses the entire historic core of the village as well as some of the later development to the north of the main road.

At the centre of the village is the green, which even today remains the physical and cultural focus of the settlement. The buildings on the south side of the green comprise modest two storey 18th and 19th century cottages, while on the north side are grander properties built by Gainford's more prosperous and prestigious residents.



Views across Gainford Green

In the southwest corner stands the 13th century church of St. Mary's which commands views both to and from the green. Its distinct square tower, with 17th century parapet and finials, is also glimpsed from a number of vantage points throughout the village. On the western edge of the village lies Gainford Hall, a large late Elizabethan house set in a walled enclosure. The Gainford Conservation Area encompasses all the properties and space around the green, the hall and some of the later development to the north.



St Mary's Church

The prosperity enjoyed by Gainford during the 18th century has given it a distinct character markedly different from other villages in the area of a similar size. In particular the three streets on the north side of the green, 'High Row', 'High Green' and 'Tees View' feature a fine array of Georgian houses of a number and quality reminiscent of much larger town like Richmond and Barnard Castle. This trend continued through into the 19th century with a number of grand Victorian terrace developments on the north side of the Main Road. However, despite the a wide range of building forms,

size and styles seen in the village there is a unifying character and harmony maintained throughout by the use of local building materials and the reiteration of key features like decorative window and door frames.

The character of those houses around the green is predominantly Georgian with a mixture of more modest rubble-built terraces on the south side and better constructed coursed rubble and ashlar build on the north. The rubble buildings would have originally been roughcast or rendered but recent trends have seen this removed and the stonework exposed. This means that the visual impression of the settlement is very different from the previous century but, with a few exceptions, this deviation from tradition does not detract from the local character, although it does change it. Most of the roofs are covered with red pantiles often finished off with a line of split stone slabs along the eaves. Some of the larger buildings have blue slate roofs, probably brought in by the railway in the 19th century, while the earlier cottages have the steep pitched rooflines associated with heather thatch. This variation in pitch, coupled with the mixture of colours, creates an interesting and varied roofscape which can be appreciated from a number of vantage points around the village.

Window designs vary, with a large number of sliding sash and bay windows as well as a few surviving examples of Yorkshire sash tucked away at the rear of properties. A number of distinct frame designs are repeated across the village, including a pleasing 'pilaster' design found on properties on Tees View. Similarly, there are a range of door and doorways from the elegant columns and pediments of

the Georgian terraces on High Row, to the solidity of the more rustic stone surrounds on Low Green.

Despite the varied nature of styles and forms, the architecture of Gainford is unified by its scale, height, quality and use of local building materials. The warm, honey coloured local sandstone is used throughout in a variety of forms. The primary roofing material is red pantile, often coupled with local stone tiles along the eave line. The colour of these, combined with varying roof heights and pitches, creates pleasing views out across the settlement from a number of vantage points. The cumulative effect of these elements is a varied and distinct village character, with a unique local identity and strong sense of place.

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 Council's Cabinet on 18th 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.

This final draft appraisal incorporates an earlier draft document produced in October 2008 by Archaeo-Environment on behalf of Teesdale District Council.

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 historic areas can be found within the National Planning Policy Framework produced by central government.

Conservation Area Character Appraisals

The Conservation Area Appraisal represents the first phase of a dynamic process aimed at the conservation and enhancement of the conservation area. It is an assessment of those features and qualities that make an individual conservation area special. 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 Gainford's special character, while also providing a consistent and evidential basis on which to determine planning applications affecting the village.

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 Gainford, 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

Gainford is a large village situated on the A67, formerly the Stockton to Barnard Castle turnpike. It lies approximately 11km west of Darlington and 14.5km east of Barnard Castle on rising ground on the north bank of the River Tees. The historic core of the village is clustered around an expansive village green which lies to the south of the modern road, out of sight of passing traffic. As such the heart of the village remains a hidden treasure, retaining an air of peace and calm while being a popular recreational area for local residents.

Recent expansion has largely been constrained to the north side of village, and along the A67. Initially, this comprised a number of two and three storey Victorian terraces built with the coming of the railway in the mid to late 19th century. A second wave of development in the mid 20th century included the construction of the Eden Crest council estate, built on the eastern side of the village (outside the conservation area). More recent development has taken place within the conservation area at Water's End, 'The Paddocks', Davison Court and Queens Court. Much of this new development has been sympathetic or hidden from view except for the wholly inappropriate construction of four detached properties on the south side of the green in the 1960s.

The population of the parish in 2011 was 1133, the population has decreased slightly in recent years despite the substantial number of new houses being built but this is a very slight increase on 2001 figures. The village enjoys good

transport links with both Darlington and Barnard Castle, the nearest rail connection being at Darlington. The A67 is a busy trunk road regularly bringing high volumes of traffic through the village.



Location of Gainford

Setting

Gainford lies within the broad landscape character area of the Tees Lowlands, a low-lying plain framed by the Cleveland Hills to the south-east, the Pennines Fringes to the west and merging into the Durham Magnesian Limestone Plateau to the north. It is situated on the north side of the river Tees, at a point where the river meanders creating a series of stepped terraces and gravel benches, forming natural crossing points in the shallows. On the south side of the river the land rises steeply towards the pasture bluffs of Half Bank and incised escarpment of Black Scar (95m OD). On the north side, where the village is located, the slope is much gentler and the landform more undulating, rising toward the valley ridge at a height of 75m OD.

The landscape surrounding the village is dominated by rough pasture with pockets of broad leaved woodland especially along the river bank. To the north of the village the land opens up into lowland vale, continuing to gently rise towards Headlam and Ingelton. This is mixed agricultural farmland but predominantly arable, with 'sub regular' field systems associated with the enclosure of open town fields in the 16th and 17th centuries. Vestiges of ridge and furrow cultivation are still preserved around the settlement, especially on the higher ground to the north, as well as to the east of Gainford Hall. Today much of the surrounding land is under the ownership of Raby Estates.

Historical Summary

There has been a settlement at Gainford since at least the early medieval period, when the manor lay at the heart of an extensive lordship stretching for 18 miles along the north side of the Tees from Piercebridge to High Shipleigh. The original settlement probably established around a river crossing, the name deriving from the Old English 'gegn' meaning 'ford on a direct route'. There remained a crossing at the village until 1935, when the last of two ferry services finally ceased. Evidence of the path leading to the ferry crossing can still be seen running down to the river on the east side of the vicarage.

The village first appears in the documentary records in the works of the 11th century monk, Simeon of Durham. In his 'History of St. Cuthbert', he makes reference to Eda (or Ida or Edwine), a Northumbrian chieftain and later monk, who was buried at the monastery of 'Gegenforda' in 801. Later he records that Egred, Bishop of Lindisfarne (821-845) chose Gainford as the site of a 'church and vill' to be 'built on the spot which is called Geinforde'. Erected some time between 821 and 845 Egred's church is believed to have been the predecessor of the current church of St Mary's, built in the early 13th century. The largest collection of Anglo-Scandinavian cross fragments in the county has been found in association with the church. This is almost certainly indicative of the status and importance of the former monastery which remained a significant presence until the 10th century, when the lands were mortgaged to the Earls of Northumberland.

Gainford remained under Northumbrian rule until the 'harrying of the North' in 1069 when the land north of the Tees was savagely brought under Norman subjugation.

During the campaign the whole of the countryside from the Tees to the Wear was devastated and much of the population fled to seek refuge in the uplands; the area simply described as 'laid waste' in the 1086 Domesday survey. In 1093 the lordship passed to Guy Baliol, a hugely powerful nobleman who had been a particular favourite of William. Guy shifted the administrative focus of the Gainford lordship to his newly constructed stronghold at Barnard Castle (named after his successor Bernard Baliol), and the settlement subsequently lost much of its status. At the beginning of the 12th century the church and its lands were gifted to St. Mary's Convent in York.

In 1139, the treaty of Durham established the Tees as the boundary between Scotland and England (except for the Bishops lands which became a 'buffer zone'), this effectively made Gainford a border settlement. The present layout of the village probably dates to this period and is a type commonly found across County Durham (such as Staindrop, Headlam and West Auckland) thought to be the product of medieval planning often associated with the Bishop's of Durham. The large green, surrounded by rows of houses and farms, was a defensible area used to keep livestock secure during the numerous skirmishes and raids which prevailed in the volatile Tees valley for nearly 500 years. Today the legacy of Gainford's defensive past is still echoed in the high protective walls which characterise the village, as well as its narrow curving streets and secret alleys, punctuated by sudden unexpected views out across the green to the hills beyond.

Despite the threat of frequent raids, Gainford prospered and in 1375 was described in Bishop Hatfield's survey as 'a thriving hamlet, not molested or perturbed by the King's enemies'. In 1299, the manor had been seized from John Bailol by Bishop Beck who is said to have built or repaired a castle at Gainford, thought to be located within the vicinity of the present Gainford Hall on the western edge of the village. This may have been the fortified medieval manor house of Gainford. If this is the case then the small enclosed area between High Row and Low Road could be evidence of an earlier village nucleus. It looks very much like a smaller green or enclosed market place with later encroachment by the Piggy Lane. Today the area is covered by a series of walled linear gardens plots which are probably medieval in origin. These may date to the 12th century before a settlement shift down to the existing green.

By the end of the 16th century the Gainford manor was divided between a number of influential Teesdale families including the Cradocks, Edens, Raynes, Garths and Birbecks. It was one of these families, the Craddockes, who built Gainford Hall in 1600, the oldest extant building in the village apart from the church. However, this impressive late Elizabethan house was never actually finished; the family having moved out very soon after moving in. By the end of the 18th century the property was in very poor condition, described as 'in a dilapidated state, its ancient gardens destroyed'. Possible garden parterres were identified during a recent archaeological survey of the area surrounding the hall but other than this there is little evidence of an estate landscape.

Soon after the hall was built the manorial rights of the Gainford estate passed to Sir Henry Vane, and through his descendants to Lord Barnard of Raby, the present owners.

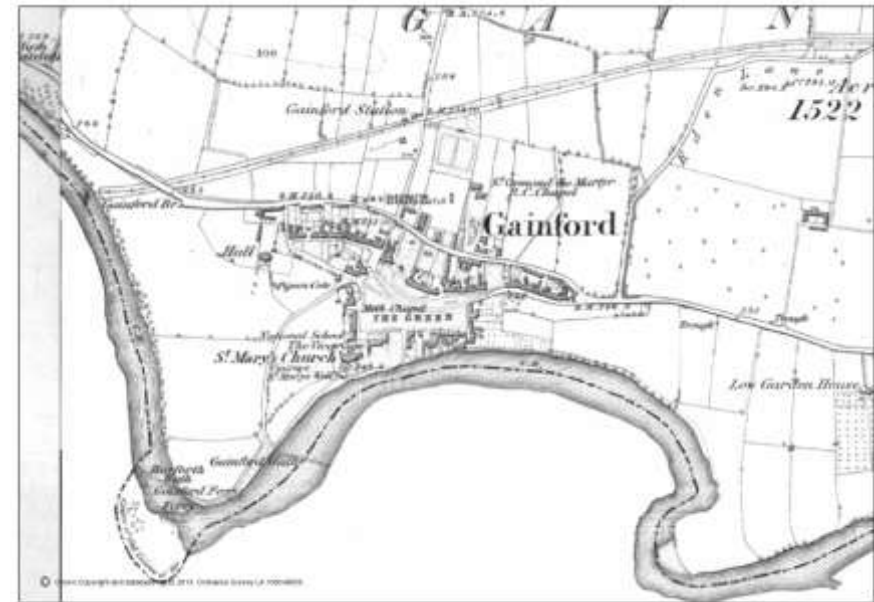
During the 18th century Gainford reached new heights of prosperity and many of the buildings surrounding the green date to this period. On the northern side a number of large houses were built by the village's more prestigious residents, capitalising on the spectacular views out across the surrounding landscape. This increased popularity can be partly attributed to the opening of the Stockton to Barnard Castle turnpike in the mid 18th century. Prior to this the main access route through the village ran along the north side of the green (although diverted at its western end when Gainford Hall was built). In the 1740s the eastern approach into the village from Darlington was widened, and the Lord Nelson pub (originally known as the Bunch of Grapes) was built on what was known as 'The Island'. At the same time the adjacent boundary wall was rebuilt and an existing milestone reset into it. Traffic was subsequently directed along Main Road which saw the beginnings of a gradual settlement shift northwards along the former back lane.

In the early 19th century the popularity of the village was increased by the founding of the Gainford spa, accidentally discovered during an unsuccessful attempt to prospect for coal along the riverbank in 1834. The upwelling of pungent, sulphurous water was greatly valued for its healing and health-promoting properties and saw visitors flocking to the village to 'take the waters' and admire the tranquil scenery. This boosted the economy of the village, although it never achieved the heights of other more popular spa towns like Harrogate. Nevertheless, a number of wealthy visitors settled

in the village building appropriate houses on the elevated north side of the green and lending Gainford the air of a much larger Georgian town, contributing to its reputation as the 'the Queen of Durham villages'.

By 1891 the population of the village had almost doubled from 445 at the beginning of the century to 868. This was due largely to the arrival of the railway and was in stark contrast to other rural settlements like Staindrop and Winston which saw a drop in population over the same period. Gainford differed from these communities in that its population largely comprised of persons of private income, as well as a large number of railway staff and domestic servants serving the larger towns of Barnard Castle and Darlington. In addition, Gainford continued to gain in popularity as a holiday destination, now easily reached by train. The mixed nature of the population had an influence on the way the 19th century village developed. Larger houses continued to be built along High Row and High Green, replacing earlier 18th century cottages, while terraces of varying sizes were constructed along the main road and further north along Station Row and Chapel Terrace.

The 19th century historic maps of the village show this change of focus. The first edition Ordnance Survey (OS) map, published in 1865, shows the historic core of the settlement very much as it appears today. All of the buildings around the green are shown and the Main Road is already firmly established, with new development just beginning on the north side along Chapel Terrace. The Stockton to Darlington railway line, built in 1856 is also shown, running to the north of the village and crossing the river just to the west at Gainford Bridge.



The 1st edition Ordnance Survey map dating to 1859-65.

This prompted further expansion with new terraces along Station Row (now North Terrace), South View, West View and East View. These were all built in the latter half of the century and are shown on the second edition OS map of 1899. Many of these new larger houses were used as boarding houses and apartments for the increasing numbers of visitors from mining towns and industrial cities. Serving the spiritual needs of such a diverse population was a newly constructed catholic church and two non-conformist chapels. In addition the 13th century church underwent extensive modifications. St Mary's still remained the ecclesiastical centre of the Gainford parish, with Barnard Castle only a chapelry despite the disproportionate congregation size, the church was therefore quite wealthy in comparison with its neighbours. One consequence of this was the size of the

vicarage on the south side of the green, built originally in the early 18th century but modified by subsequent vicars culminating in the work of Dr. Edleston in 1864. Edleston was also responsible for the 'restoration' of the church during the same period.



The 2nd edition Ordnance Survey map dating to 1894-99.

St Osmund's Catholic Church, on the north side of the Main Road, was built in 1854. Gothic revival in style, the church is set back from the main road along a tree lined drive with its own gardens and presbytery. When built it was the only Catholic church for miles and served a very large congregation. By the mid 19th century there was also a considerable non-conformist presence in the town, worshipping at two chapels – the Congregationalist and Methodist. Built in 1834, the Methodist Chapel stands on the

west side of the green and by 1851 the Methodists were the second largest congregation in Gainford after the Anglicans. The Congregationalist Chapel is located on the north side of the main road, with an attached school house. Today both the chapel and school have been converted for residential use but the large pointed arched windows of the chapel can still be clearly seen, although partially blocked.

Gainford was largely self-sufficient and had its own gas works built in 1865 just to the south east corner of the green. This supplied the village, albeit erratically, until production ceased in 1947. It was also well provided with shops and local tradesmen including butchers, tailors, carpenters, saddlers, tile makers, masons, blacksmiths, grocers, plumbers, and shoe makers. Some of these traded from purpose built premises and others from the front rooms of domestic houses, the ground floor windows of which became serving hatches. Evidence for both these types of commercial properties can still be seen throughout the village. The main focus of trade was around Piggy Lane and the adjacent High Street, where the butchers and dairy still remain today (the latter now closed). However, shops were scattered elsewhere on High Green, Low Green and the Main Road. The needs of the community were similarly well served by three pubs: the Cross Keys, Lord Nelson and Queens' head (since closed).

There is no defined market place as such but prior to the 18th century local produce was sold around the village cross, originally located in the middle of the green but moved to its present location, opposite Piggy Lane, in 1897. This was done as part of the celebration for Queen Victoria's Diamond Jubilee. A row of trees along the green were planted as part of the same festivities. Historic photographs of the village

taken before this date show clear views across the green from all directions.

There were two schools in the village; the local school at the top of School Lane, built in 1857 and Bowman's Gainford Academy, a private school. By far the largest was the Academy; founded in 1818 it attracted boarders and day pupils from a wide area and occupied a purpose built three-storey building on High Green as well as the adjacent three-storey Georgian house and various cottages along the Main Road and Chapel Terrace. These included the Montalbo Rooms given to the local community in 1956 as the village hall. In its heyday the school dominated the village, its grounds extending north to include those areas now occupied by the Eden Crest Estate. However, despite its size the school could not compete with the County School at Barnard Castle and was forced to close in 1899.

On the east side of the village, dominating the approach from Darlington is the large red brick complex of St Peters School (outside the current conservation area boundary). Opened in 1900, it was originally a Catholic orphanage until it was taken over in 1939 by the Home Office and run as an approved school before closing in 1984. The partial demolition of the west wing has destroyed the former symmetry of the building but it remains an impressive structure although its current dilapidated state creates a very poor impression at such a key access point into the village.

The third edition OS, dated 1926 shows very little variation from the earlier map, with early 20th century development largely restricted to single, in-fill structures.



The 3rd edition Ordnance Survey map dating to 1919 - 26.

More extensive development did not follow until the post war period when the Eden Crest and Eden Park estates were built on the north side of Main Road. These were later followed by developments at Station Court, Balmer Hill, Academy Gardens, Waters End and most notably the development along the south side of the green. More recently a new estate has been constructed opposite Chapel Terrace known as The Paddocks and to the rear of the old Queen's Head pub at Queen's Court and Davidsons Court.

To date there has been very few recorded archaeological discoveries from within the village itself, although there have been a number of finds recorded in the vicinity. Prehistoric

material is sparse but a cup and ring marked stone (HER 1607) dating to the late Neolithic or early Bronze Age was uncovered at Newton House in 1932 and is now in the Bowes Museum. A number of flint tools have also been found in the area and studies elsewhere in the country have shown that prehistoric settlements do tend to favour flat gravel terraces above rivers such as that at Gainford. There is therefore some potential, all be it low, for the survival of prehistoric material under undisturbed areas like the village green and the paddock to the rear of Church Row.

Despite the proximity to the Roman fort at Piercebridge there has also been very little Roman material found although during the restoration of the church a number of Roman architectural fragments were identified built into the medieval fabric. These were probably 'liberated' from the ruins of the fort. Elsewhere, fragments of Roman pottery have been found including and a terracotta mask of Medusa dug up in a Gainford garden (HER ref 3571).

As already discussed, the foundation of the present settlement was probably some time between the 5th and 8th century. Historic sources would indicate that the Anglo-Saxon monastery of Gegenforda was already well established by the mid 9th century when Ecgred built his church. No physical remains of the monastery survive above ground today, but work by Dr David Petts has suggested that the curving line of School Lane may follow the former precinct boundary which would have included the grounds of Edleston House, the village green and the paddock to the west of Church Row. A number of human burials (HER ref 1609) were excavated on the green in the 19th century and might indicate the extent of the former churchyard. Any below

ground work in this area has a high potential of encountering early and later medieval material; the green having remained relatively undisturbed since its layout in the 12th century. The gardens to the rear of those properties around the green should also be considered archaeologically sensitive areas.

To the west of the village, the area around Gainford Hall is similarly significant. Earthworks in the field adjacent to the hall (HER ref 1610) were once thought to be related to a fortified manor associated with Bishop Beck but a recent archaeological survey has shown that they relate to the line of the former village road, diverted when the hall was constructed in 1600. Despite this the area still remains the most probable location for a medieval manor house. As such, all those areas surrounding the hall including the immediate grounds and those properties along High Row (including the gardens), the south side of Low Road and the surrounding fields to the southwest should be considered archaeologically sensitive. Along the river bank there is the potential for the survival of features associated with earlier crossing sites like Barforth wath (HER ref 1599), as well as the two medieval mills (HER ref 1620) and industrial workings like the Gainford forge (HER ref 1613) all known to have existed in the area.

As archaeological material has been found predominantly below ground it tends to have less impact on the character of the present day village. Such research and finds do however contribute towards our understanding of why the village takes the form it does today.

Form and Layout

The Gainford Conservation Area was designated in May 1971 by Durham County Council and includes the historic core of the village and parts of the expansion to the north. In total it covers some 22 hectares and features 34 listed buildings including two grade I listed buildings (the St Mary's Church and Gainford Hall). The area was designated to protect the layout of the village green and the associated medieval street pattern, as well as the approaches into the settlement from the east and west and the area of later Victorian expansion to the north. In addition it provides a degree of protection to the village setting including the land along the riverbank and the allotments and orchards to the southeast.

The area includes all of the green and its surroundings. To the east it includes a substantial area of the river bank, allotments and orchards all overlooked by Tees View, as well as the approach into the village along the A67, a view dominated by The Lord Nelson pub. The southern boundary runs along the river and includes the land purchased by the community in 2000 as part of the Millennium Green Project.

The western boundary is formed by the curving line of School Lane, potentially a very old route dating to the Anglo-Saxon period and includes Edleston House an Edwardian villa, built by Robert Eddleston and his sister Alice..

The boundary then runs north west to include Gainford Hall and the series of cottages along Low Road which may have originally been agricultural in origin associated with the hall estate. In between Low Road and High Row are a row of

linear garden plots, divided by a series of listed walls. Today, these belong to the properties along High Row but from their size and shape would appear to be medieval in origin. A similar series is found in front of those properties on High Green. Both groups are quite distinct to Gainford and not commonly found elsewhere.

The north boundary of the conservation area extends across the A67 to incorporate the mid 19th century expansion of the village. The north western extent picks up the line of the former railway just before it crosses the river at Gainford Bridge. The boundary then traces a line of Victorian development along the Main Road and North Terrace.

Undoubtedly Gainford's most defining characteristic is the expansive village green which covers over 1.12 hectares and was registered as a village green in July 1967.

Looking out over the green are many fine Georgian houses as well as more humble dwellings. Large village greens are not uncommon in Teesdale (Staindrop, Romalldkirk) and are believed to be the product of 12th century planning. Each house surrounding the green had its own plot of land, known as a toft, to the rear unless the local topography prevented it. The green itself remained a communal area with the only buildings originally allowed to encroach upon it being the smithy, ale house, pinfold and sometimes a herd house for the common herder in charge of the animals.

Gainford village green has largely remained free of encroachment probably largely due to the redirection of the main access road in early 19th century which subsequently encouraged expansion to the north outside the immediate

area of the historic core. Based on historic photographs and drawings it appears to have changed very little in the last 200 years except for the introduction of trees and the relocation of the village cross, both undertaken to mark the diamond jubilee of Queen Victoria in 1897.

Modern maps of Gainford confirm that the basic layout of the settlement has also remained relatively unchanged with a large number of the medieval plots still clearly preserved around the green and along the south side of the Main Road. This was formerly the back lane which ran to the rear of each property linking the tofts with each other and providing access out to the surrounding agricultural land to the north. On the south side, a path along the river served a similar function linking together the properties on this side and providing access to the ferry crossing. Today there are two main paths leading from the green to the river, the first runs to the rear of the church, the second to the east of the vicarage (the old ferry lane).

The western side of the village is slightly different in character to the central and eastern area. One of the most striking aspects is the curving road running from the cross roads on the Green down to the river. This road, which remains a popular walk for residents today, may mark one of the boundaries of the former Anglo-Saxon monastery and to the north of this lies what may be an earlier village nucleus clustered around an earlier green or market. In the 17th century this became the focus of Gainford Hall, with a number of buildings on the south side of Low Road associated with this. In late 18th and 19th century the area was gentrified and a row of houses built along High Row

which remain some of the finest examples of Georgian architecture in the county.

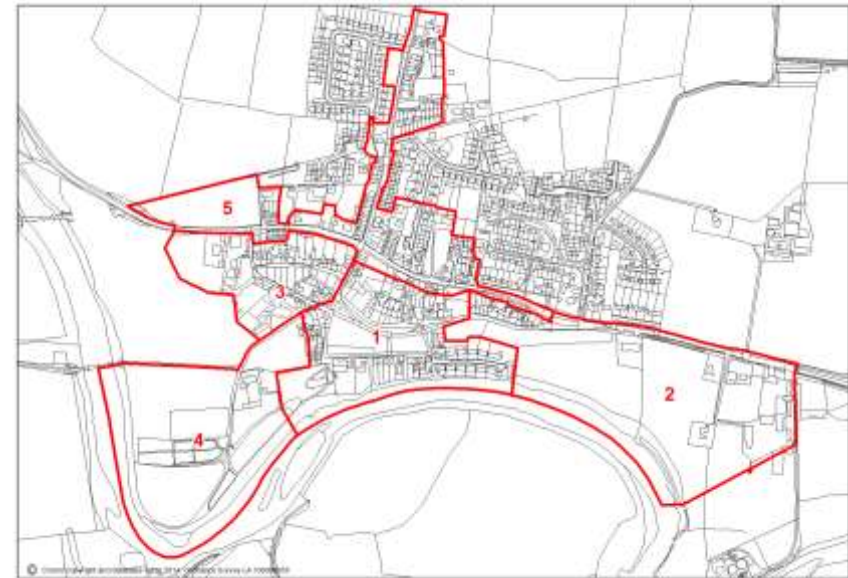
Following the opening of the Stockton to Darlington turnpike and the later railway, the focus of the village shifted and new development spread out to the north, up the hill towards the station and beyond. The majority of the buildings were imposing two storey properties with attics and a three storey Victorian terrace with stone bay windows, chamfered stone door surrounds and decorative dormer windows. At the northern end of the village, outside the conservation area, terraces of large Victorian town houses were built along the crest of the hill. These in many ways mirrored the pattern of Georgian development along High Green and Tees View some 100 years earlier, in that they were located to capitalised on the striking views across the valley.

Character Areas

Although the Gainford Conservation Area is recognisable as a whole, it is possible to identify individual sub areas with distinctive features which contribute towards the character of the whole. The specific character and appearance of these sub areas is influenced by a range of factors not least the historical development of the village but also changes in population; focus and economy; changing styles and fashions; the transition of ownership and tenure and the development of transport links like the river, road and railway. The spaces between the buildings and the green areas are also a prominent feature of the village's character both past and present. The most significant space is the green but the many pathways and tracks running between the buildings, as well as the garden plots and other natural features help define the character areas and often have considerable amenity and wildlife value.

Five character areas have been identified each with a slightly different character and appearance although most are quite similar and share a number of key features.

The location and extent of these areas are shown on the plan opposite. The following section looks at each in turn and provides a brief guide to the specific character of each including its buildings, spaces and details of interest.



Character Area 1: The Village Green

This is the historic core of the village including: the green, Low Green, High Green and the modern development at Waters End. This is a compact area which sits on a relatively flat terrace with land sloping down towards the river to the south (Low Green) and higher land rising up the ridge to the north (High Green); the church stands in the south-west corner. The green has always been the focus of the community and remains an important centre of village life.

The green is an open area of mown grass edged with a number of mature trees, the seasonal changes of which, combined with plantings across the area, create a changing picture throughout the year but particularly in the spring and autumn.

Low Green at the eastern end features large linear ranges with street frontages. Although these were gentrified in the 18th century they probably developed from farmsteads around the green and reflect Gainford's agricultural heritage. It consists of a row of two storey properties of varying heights, largely of coursed rubble build which would have originally been rendered. Red pantile roofs with stone slate at the eaves dominate. Windows are in the main sash units with sandstone sills and lintels. There is an interesting Gothic window design above the door of no. 6. Within living memory, no. 1 Low Green was the village haberdashery and general store although the large canted bay is a late 20th century addition.

On the south side is a row of modest rubble-built cottages of varying heights, most of which were altered in the 19th century (and later). There are passageways between the cottages with doors leading out to the street; a cobbled path runs in front, there are solid stone door surrounds, but most of the windows are later replacements. Attempts have been made to keep these in character but they tend to be too large and can overwhelm the properties. Numbers 19 to 21 are later and better preserved with slate roofs, sash windows (replaced), kneelers and fanlights. No. 19 has a fine hooded and scroll corbelled door and window. The west end is dominated by four modern detached houses typical of the 1960's house design incorporating a mixture of stone facing and pale brick, which is out of context with the rest of the area. Further 20th century development at Water's End which is hidden from view has considerably less impact.

The south west corner provides an impressive vista dominated by the ivy clad façade of the former vicarage, fronted by a low ashlar wall with ball finial gateposts and decorative iron gates. The church is set back from the Green within an expansive graveyard encapsulating much of the charm of local parish churches.

Church Row is a row of simple two-storey rubble-built cottages dating to 1730, the majority of which are pebble-dashed or rendered with replacement windows and doors. Some original features do survive including the solid stone door surround of no. 30. The northern end of the road comprises a collection of larger 18th century houses including: No 36, a two-storey Georgian house with impressive hooded door and double canted bays, the listed Laburnum House and No. 42. In the middle of this group is the Methodist chapel, a plain rendered building with three arched windows and an adjoining school.

The High Green properties are very different in scale and status from those on the low side of the green. Partly influenced by the topography of the village providing fine views out over the landscape, this area features a number of very fine Georgian and Victorian properties. At the eastern end of the row are two large late 19th/ early 20th century buildings (Newton House and Gainford House) set back from the road, and built of red brick with green slate roofs but largely hidden from view by foliage and a large wall.

Further along High Green is a curved terrace of eight buildings of varying heights. The first is the substantial three-storey West House, a 7 bay, grade II listed building which dominates the ridge. To the east are two smaller early 19th

century cottages. The whole group is some distance from the road, with long gardens separated from the street by a stone wall and hedge. The three storey 18th and 19th century buildings continue along the ridge including the former Saint Colette infant school (No's 15-16a), another imposing white-rendered Georgian building. The row terminates with the Academy Theatre, part of the Gainford Village Hall Complex and home of the Gainford Amateur Dramatic Society. Except for No's 10 and 11, these buildings are unified by their height and there is a pleasing contrast between the stonework of the 19th century terraces and the brightness of the 18th century rendered buildings. The windows at first floor level and above are sash, set in a measured array on the Georgian buildings and in paired groups on the Victorian terraces. At ground level there is more variation with a number of later bays. Doors designs vary but roofs are predominantly slate.

Running alongside the Academy is a walled passageway leading to the main road; beyond this another terrace of smaller, two-storey 18th and 19th century houses and cottages. This group includes the post office (the front of which has been modified) and an original shop front at no.20. The row ends with no. 23, a grade II listed ashlar built house with first floor sill band, raised and chamfered quoins and interesting canted bays with square pilaster mouldings.

Character Area 2: The East End

This area includes the eastern approach into the village and the impressive Tees View a row of large mixed 18th and 19th century properties overlooking the orchards, allotments and fields leading down to the rivers edge.

Tees View is a continuation of High Green, this curving terrace features further fine examples of 18th and early 19th century architecture. All the buildings in the row, except the Manor House, are of similar heights with a mixture of grey slate and pantile roofs, a number feature kneelers and stone copings. There is a wide variety of doorways with some of the best examples in the village which include carved block surrounds (no. 9) and architectural designs with columns, pilasters and pediments (no. 8). Most impressive of which is the Tuscan doorway of Manor House, reflecting that of the earlier Mansion House on High Row. The Manor House, a grade II listed building, features a central three-storey high stone built range, with projecting oriel, flanked on each side by a two-storey service wing; the whole group unified by stone sill bands. At the eastern end of the row are a group of smaller, pebble-dashed cottages, which have lost most of their original features, replaced unsympathetically with new uPVC windows and doors. The row ends with the Lord Nelson Public House and opposite this a raised area with mature trees marking the division of the old and new through road.

A high stone wall with stone copings runs along the south side of the road. The wall blocks out the views at ground level with only glimpses of the landscape visible at certain points making the area feel enclosed. Over the wall are orchards and allotments providing an intermediate landscape focus beyond which are the open fields leading down to the river.

Character Area 3: Low Road and High Row

This includes the western approach into the village leading from Main Road along Low Road to the green. Much of the route is enclosed on both sides by high walls with glimpses caught out across the roof tops to the hills beyond. At the centre of the character area is an area of enclosed gardens bounded by walls of varying heights. There is a distinct 'secret' feel about this area.

In Low Road at the top of the lane is Gainford Hall with significant views of the east elevation from the road, looming out from behind the fruit trees of the orchard. The lane then curves left to sweep down to the green. At the head of the bank, is a blue painted 18th century building (formerly the village police station) with later brick extension and a rather out of place plastic neo-classical door. Beyond this the pitched gables of the 19th century Gothic coach house now converted for domestic use. The high wall of the gardens runs along the north side of the lane while to the south are a series of low rubble built structures including the parish almshouses. The cluster of buildings here are quite rustic, possibly developed from agricultural buildings related to the hall. At the end of the row is the village school, built at the end of the 19th century by the Adamson Brothers in the revivalist style with mock blocked pointed arches and quatrefoil motif.

Low Road and Piggy Lane are a cluster of houses bounded by a grassy lane which loops to the rear forming a small island; probably a result of encroachment. This collection of buildings is a mixture of architectural forms, heights and

building materials creating a distinctive group scene. Prominent is No.1 Piggy Lane a much modified 18th century building and Mayfield House, distinct in both colour and its Tudor revivalist features. To the west are two late 18th/early 19th century Georgian town houses (no. 6 and 3) both with double canted bays and carved stone doorways. In the 19th century this area was a centre of commercial activity. The commercial focus continued up to Main Road.

The High Street runs from Piggy Lane up to the Main Road and was formerly lined with shops, evidence of which can still be seen although most of the large shop windows are blocked. The street is narrow and walled on both sides in typical Gainford fashion. However many of the buildings retain original features including, kneelers, cast iron rain goods, small first floor windows set close under the eaves and solid door surrounds. To the rear of the butchers is a collection of 18th century buildings hidden from view and in a state of rather poor repair. Today only Simpson & Sons the butchers survives, the Gainford dairy having closed. It is important not to lose evidence of the shop fronts still preserved in this area, although much has already gone.

High Row is an impressive terrace of 15 buildings which curves along the line of the valley ridge. 11 of the 15 are listed buildings, some are important in their own right but others for their group value. Like Tees View, the buildings are all two storeys high with similar roof heights, although pitches and roofing materials do vary. There is a wealth of architectural features represented including a number of very fine bay windows, elegant sashes, architectural doorways, cast iron rain goods, boot scrapers, door knockers, bell pulls and kneelers. The largest and most distinguished building is

the Mansion House (no. 7) a three storey 18th century building with fine Tuscan doorway, finely proportioned fenestration, pronounced quoins and white rendered façade. On the south side of the road are a series of low walls with pillars, finials and gateposts architecturally important in themselves. The overall result is a refined, measured and genteel streetscape which would not be out of place in a much larger Georgian town.

Character Area 4: School Lane and Riverside School Lane

This gently curving leafy lane runs passed the school on Low Road down to the river bank. It is a popular walk for residents and visitors alike with views out to the west of Gainford Hall and the fields of Raby Estate. Behind the school is a group of WWII Nissen huts which detract from the character of the area. Hidden partially behind trees is Edleston House, a substantial ashlar built Edwardian house with extensive gardens. At the bottom of the lane, to the west is a peaceful walled cemetery with curving stone classical balustrade, set against a backdrop of tall conifers. Unfortunately the balustrade has been badly damaged and poorly restored.

The cemetery and adjoining village football field are both currently outside the conservation area.

Riverside Walk (Millennium Green Area) is an area of riverbank with meadow to the north running between the end of School Lane and the church. The Millennium Green actually extends outside the conservation area to the southwest. There is a tarmaced path running along the river bank (providing disabled access) and a number of well

placed benches with views out over the shifting gravels and babbling waters of the Tees. A path leads past a small spring to the church, to the south of this is a concrete viewing platform constructed originally as a groyne to control river erosion, this has recently been enhanced as part of the Millennium Green development with the addition of a sun dial.

Character Area 5: The Main Road and area to the North

Formerly the village back lane, the main road (A67) did not really develop until the mid 19th century when the railway arrived, shifting the focus of the village to the north.

Where the road passes through the village it is characterised by high, blackened stone walls on the south side which permit no views of the village behind or the surrounding landscape. These are interspersed with rows of 19th century housing and single, more modern developments. To the north of the road are a series of late 18th and 19th century developments ranging from the simple cottages of Chapel Terrace to the lofty Victorian properties along North Terrace. Within this area a series of views of the rear of those properties on High Green and Tees View are afforded. There is a high walled alley that runs down by the Village Hall to the Academy. This is an important pedestrian route connecting the two sides of the village.

The Main Road comprises modest two-storey 19th century stone built terrace houses at the east end with slate roofs, and solid sandstone lintels and door surrounds (including side access doors). All have replacement windows and doors of very different styles which detract from the unity of the

group. Adjacent to these are the high walls of the Manor House stables, converted for domestic use and beyond this the first of a series of high stone walls which run along the road down to Gainford Hall. The line of the wall is only broken here and there by a row of small Victorian terraces, the gable end of the oddly Baroque influenced Village Hall, the warm stone of a modern two storey house (built on the site of the former mechanics institute) and the back of the Cross Keys pub.

At the west end are two rows of very fine two-storey stone cottages. On the south side is a late 19th century group, built by the Adamson Brothers which includes pitched dormer windowed, slate roofs and very distinct staggered voussior arched doorways. Unfortunately these have been somewhat marred by later replacement windows and doors, threatening the unity of the group. On the opposite side are two Edwardian cottages built for Raby Estates. These reflect the design of the Adamson buildings with pitched dormers (although slightly shallower) and large sash windows with decorative corbels on the framing.

In contrast to the austerity of the south side, the north side of the road features a wide range of buildings but with no distinct period identity. At the western end are a number of detached, largely 20th century, developments. The exception being a group of farm buildings with pronounced kneelers and roof copings and solid sandstone window and door surrounds. This group are an important link with the agricultural buildings of Gainford Hall, and their colour and form make them a distinct part of the streetscape. At the eastern end there are a series of older properties including the converted Congregational Chapel and the adjacent

Chapel Terrace. The Catholic Church is set some way back from the road and its surrounding gardens provide attractive greenery, and a distinctive feature along the A67 and important backcloth for the surrounding modern developments of the Paddocks and Queens Court.

Further along the road is the former Queens' Head pub, now converted for domestic use and most of its former identity unfortunately lost. On the other side of Queen's Court (a modern development) is a small terrace including the village fish and chip shop, with some rather out of place advertising across the front. However next to this (no. 17) is a rather well preserved example of a mid 19th century rendered terrace cottage.

Chapel Terrace is a mid 19th century row of two-storey stone built cottages laid out along a grassy path to the west of the Congregational Chapel. Much of the unity of the group has been lost by replacement windows and doors and a mixture of wall treatments including exposed stone, pebble-dashing and white render. The two properties at the end of the row are larger and later than the rest, featuring hooded, canted bay windows with modillion decoration and matching doorways with acanthus corbels. At the southern end of the row is a large house which was formerly a shop, evidence for this is still preserved in the large front window, although much modified.

North Terrace is a row of lofty, three-storey Victorian terraces which includes a range of different bay window designs, doorways and decorative features but each complimentary to the whole and reflecting architectural elements found within the village. The bay windows of the row are particularly

important and feature some impressive examples of both wood and stone canted bays. The larger houses feature pitched dormers with some fine carved detail, and also interesting examples of flat wooden dormers with carved finials.

Davisons Court and Queens Court and the Paddocks are modern housing developments comprising a range of two-storey stone built properties with red pantile roofs.

Properties are generally in keeping with the character of the village and well designed although the uniformity and large white garages of the Paddocks is a little jarring, but set away from the main road.

Architectural Character

Traditional window types include the multi-pane single or double-hung sash (used until about 1860) and later two or four pane sliding sashes. There are also some examples of Oxford glazing and sashes with glazing bars in the upper sash only, often late 19th to early 20th century in date.

Historic photographs dating to the late 19th century show some houses with smaller casements or Yorkshire sliding sashes, particularly around the Green. Most of these have now gone although some are preserved to the rear of buildings both on the green and along the Main Road. Gainford has an assortment of later variations including distinctive Gothic designs (Mayfield, no. 3 Tees View, no. 6 Low Green) which became popular in the later 18th century following Walpole's construction of Strawberry Hill (1776). There are also a number of tripartite windows (no. 19 Low

Green, no 2 Tees View, no. 23 High Green) with a large central sash and smaller side flanking windows these largely date from the late 18th century.²¹ They include a very distinct group of 'pilaster' windows concentrated on Tees View (no's. 2, 8 and 9); these have a central window framed by two relief columns.

An approximate chronology of Gainford window types begins with the early 17th century stone mullion and transom windows of Gainford Hall, then the Yorkshire sliding sash common in the 18th and early 19th century but now all but disappeared from the village. By the mid 18th century 16 pane sash windows were a characteristic feature of Georgian architecture initially set flush to the outer wall and with thick glazing bars, bow windows had also come into fashion by the end of the century. By the 19th century advances in design and regulations meant that the windows were set in a deeper reveal with thinner glazing bars and larger (and fewer) panes. In the latter part of the 18th and early 19th century variations on the standard sash appear including the Gothic pointed arched windows and the tripartite sash. A variation of the latter featuring a set of pilaster columns seems distinct to Gainford.



Stone mullions



Yorkshire Sliding Sash



Fewer panes



Gothic variation



12 pane sashes



Bow window



Pilaster window

Throughout the village there are a wide range of doorway styles, from the unadorned, sober and solid looking doors of Low Green to the neo-classical porticos and columns of High Row. The earliest example can be found re-set in the east return wall of West House, High Green (no. 10), this blocked stone doorway featuring the initials 'HE' and the date 1696. In general, the more 'primitive' door surrounds are largely characteristic of the early to mid 18th century houses but not only restricted to the more humble dwellings. By the late 18th century designs were becoming more elaborate with a variety of hooded doorways featuring columns, carved consoles, pediments and fanlights. Fine examples can be found on High Row (no's 11, 14 and 8), Tees View (no. 8) and Low Green (no. 19). This form continues into the early 19th century for example the Tuscan doorway of the Manor House and the neo-classical doorway of the White House on High Row. As the century progressed doorways became slightly more reserved with the preference being for stone rather than wood surrounds. In the large houses on the green and Main Road there are some exceptional examples of Victorian doorways, many of which are associated with Adamson. In addition to doors and doorways there are a variety of well preserved associated goods including boot scrapers, door knockers, bells and letter boxes.

As with windows there is an established chronology of doors, beginning with the late 17th century stone door surround on High Green, then the heavy stone surrounds commonly found on Low Green but also elsewhere. In the early to mid 18th century the style becomes more 'architectural' in design with strong neo-classical influences. This continues through to the late 18th and early 19th century as well as the Gothic influences also seen in window designs. The designs of the

latter half of the 19th century are slightly more reserved but still featuring pediments and fanlights.





Nearly all 18th century buildings have moulded kneelers and gable copings. Barge boards are a decorative feature of some 19th century buildings, often topped with finials, and at this time dormer windows also came into vogue. Chimneys are often replaced in the lifetime of a house (the coal reacting with the sandstone) and so are generally built of brick regardless of the age of the building. Cast iron rainwater goods do survive in reasonable numbers including some decorative hoppers (no. 6 Low Green, no's. 13, 10, 9 High Row, no's. 8/9 and 15/ 16 High Green).

Other features of note include original cast and wrought iron railings along High Green and High Row, the latter also featuring a number of 18th century stone gateposts with ball finials. To the north of the Main Road there are also some

excellently well preserved Victorian garden fittings including gardens walls with original gates and gateposts.



Boot scraper



Kneeler



Door bell



Ball finial gatepost

Other elements of the streetscape contribute to Gainford's built environment such as the numerous boundary and gardens walls and street furniture like benches, litter bins, railings, traffic signs, telegraph poles and public sculpture; all of which contribute to the village's unique local character.

Early Buildings

Gainford Hall was built in 1603, although never fully completed, it is an impressive late Elizabethan, double-pile house, nearly square in plan with a full height porch on both the north and south sides; the latter featuring a carved but worn tablet and the initials 'IC MC RC' and date 1600. The building is tall and compact with gables on both ranges, each coped with finials, and a number of fine mullion-and transom-windows.



Gainford Hall

St Mary's Church dates from the early 13th century with a later 15th century vestry. It is constructed of local sandstone with a graduated green slate roof and a square tower to the west, topped in the 18th century with a parapet and finials. The windows largely date to the 19th century 'restoration' but the church still retains a number of original internal and external features.

There is surprisingly little evidence for any other pre-18th century buildings, although more detailed building recording may reveal earlier fabric hidden behind later facades. However, many of the settlements earlier buildings were probably replaced as the village became more popular.

The 18th Century

The architectural style of the majority of buildings in Gainford is Georgian. The 18th century saw a significant amount of rebuilding of earlier buildings made possible by increasing wealth and a growing population and made desirable by the wealthier classes keen to display their good fortune. The 18th century also saw the peak of the Grand Tour, the conclusion of a wealthy young man's education including visits to many of the classical sites of Europe. For those who could not afford the cost or time for travel this was the age of the pattern books, collections of popular designs covering everything from finials to furnishing. These borrowed and adapted Classical designs joined with the great rebuilding to create an architectural character which was to dominate many of our historic town centres. Typical of Georgian architecture of this period was a strong sense of proportion, symmetry and harmony influenced by the classical forms of antiquity. Typically they feature: beautifully proportioned, uncluttered facades (often rendered); ornate pedimented doorways; regular and symmetrical fenestration; hidden roofs behind street fronted parapets, and painted cast ironwork (verdigris was popular).

The desire for symmetry and order was a key factor of the style but this can be easily lost through modern window and door replacements which may not reflect the rigour of the original design. However, Georgian styles remain popular today as their clean lines and restrained designed schemes are light and remarkably 'modern' in feel.

There are a wide range of Georgian houses in Gainford but these largely fall into two main categories – the medium sized 'town' house and the smaller house or cottage.

Medium Houses

These were generally of squared sandstone or coursed rubble build, with dressed sandstone lintels, sills and jambs, often with dressed stone or ashlar quoins. The local sandstone was easily worked and provided for precise mouldings and smooth wall surfaces characteristic of the style.

Medium size houses were still commonly two or two plus attic space, although three storeys were becoming increasingly popular. Windows were large, sometimes surrounded with an architrave, and placed symmetrically across the front elevation, often with an arched stair light to the rear, and doorways with a pediment, architrave and fan light, occupied a central position. Buildings were usually rendered to create a smooth surface and disguise rubble coursing where it was used. A number of the medium sized houses were modified from earlier cottages and while considerable effort was made in changing their appearance from the street front, less effort was put into the rear elevation and so it is here that earlier evidence of fabric and form can be found.



36 Low Green with later bays



13 & 14 High Row

Smaller Houses

Many of the 18th century houses built around the green would have been on a much smaller scale with only one or two storeys, a more solid, simple stone door and window surrounds. They were often built in terraces with a dividing door between properties providing access to the back lane behind. A number of these buildings still survive along Low Green and Chapel Terrace, although the majority have been considerably modified.

The windows in these smaller buildings are often traditional multi-pane sash windows, although many have had their windows replaced with later two or four pane sashes. The pitch of the roof of some would indicate that they were originally heather thatch. This type of building was not only restricted to the low side of the green but was found across the village and some still survive at the eastern end of High Row and Tees View. However, the majority were replaced in the 19th century as more wealthy residents continued to relocate to the village. Most recently some buildings were lost when the new houses were built on the south side of the green in the 1960s. Historic photographs show a jumble of cottages, passages and yards in this area, although these were reputedly in a very poor state prior to demolition.



Church Row, a terrace of 18th century cottages

The 19th Century

The 19th century saw the introduction of a range of new building materials and with these a greater standardisation in construction and design. The opening of the Darlington to Barnard Castle line saw an influx of people into the village and the subsequent expansion of the settlement to the north around the new station. Much of this development was carried out by a local firm of architects, Robert and Swainston Adamson. They had their company headquarters at Stob Hill where they not only provided building labour, but stone from their leased quarries. They built developments along West View, East View, South View and North Terrace, as well as the schoolhouse and the row of terraces on the south side of the western approach. Their work is characterised by a quality of design and material which has made a significant contribution to Gainford's architectural character.

The Victorian period also saw a rise in civic architecture for example the Montalbo Rooms and the Mechanics Institute

(now demolished) as well as the new Catholic church and the two new chapels. Both domestic and civic architecture were also changing. Early 19th century styles were quite similar in form to their 18th century predecessors, and many of the larger houses constructed on the north side of the green are indistinguishable from their earlier neighbours (e.g. No 23 High Green). However, towards the middle of the century, the 'foreign' classical styles fell out of favour and were instead replaced by what was seen as the purer architectural tradition of the Christian Gothic.

In its earliest forms this was manifest in whimsy of the Picturesque or Gothic styles but by the mid 19th century the movement was associated with a purity of design and function which was to have profound influence on the subsequent development of architectural styles well into the 20th century. Coupled with this were advances in engineering and construction materials including the refinement of cast iron techniques, steel and glass manufacture.

In general there was a move away from the plain symmetrical facades of the Georgian period with their concentration on the horizontal and more emphasis on the vertical with lofty terraces featuring pointed arched windows, barge boards, dormers, and tall pitched gables. The Adamson developments feature many of the elements which define the style. Within a single row of houses there may be a range of window and door designs but all are unified in the overall design of the terrace. Symmetry was still an important element, although less rigid than in the Georgian period.

The Gainford Bays

A distinctive, and common, feature of the 19th century was the bay window found on both houses and shops, and designed primarily to let more light into a building.

Closely allied with the bow window, the bay first appeared in the most important houses of the 17th century but did not filter down the social scale until the late 18th and early 19th century. Bow windows were much more common in the later 18th century and seen on a number of shop frontages, but these have all but disappeared from the village. However, Gainford does boast an extensive array of very fine bay windows. In the latter half of the 19th century, after the repeal of duties on glass and the tax on windows, the previously expensive bay became a much sought after addition to a buildings façade. The fashion started, as always with the wealthier properties where a bay window became a symbol of status. They were also used as a modest way of bringing an 18th century house up to date. However, their popularity spread and by the beginning of the 20th century they can be found throughout the village, continuing through into the most recent housing developments.



8 High Row, mid to late 19th century flanking, square, canted bays, quite simple in design with large rectangular panes and thin, roll moulding on the framing and canopy.



10 High Row, early 20th century canted bay windows with modillion decoration similar to no. 10 but much simpler framing including curving arched upper panes echoing art deco.



9 High Row, early 20th century canted bay windows with modillion decoration scrolls and interesting 'chink' decoration between sashes. An 'updated' Georgian design.



11 High Green late 19th, early 20th century splayed, canted bay with large panes with very simple framing and hood.

The 20th Century

The 20th century's contribution to the character of Gainford has been largely limited to the north side of the A67, although with some notable development within the historic core. Single house developments have largely been sympathetic or hidden from view including 9 Low Road, a large 1930s brick built house and the pink-harled house tucked away to the rear of Piggy Lane (No. 3). To the east of the green is Waters End a 1970's bungalow development but again largely hidden from the green and set so low that it does not interfere with any key views of the village. The main exception is the four large 1960's houses on the south side of Low Green where there was no attempt to integrate with the historic character of the village.

Outside the conservation area there has been extensive development on the north-eastern side of the village. This includes the Eden Crest Estate a collection of buildings in marked contrast to the historic character of the village. Ironically there was obviously an attempt to integrate the design of these buildings into the village by the inclusion of features like kneelers and drip moulds over the windows, the rather yellow pebble-dashing which contributes much to their state was also probably intended to reflect the rendered and rough-cast buildings around the green.

The estate comprises detached and semi-detached houses with largely open gardens, pebble-dashed exteriors and concrete roof tiles. Later development at Station Court, Balmer Hill and Academy Gardens saw a range of modern, largely brick built housing. More recent development within the conservation area has been better integrated

incorporating traditional building material and features, although certain prescriptive 'heritage features' like exterior shutters and barge boards do not genuinely reflect the distinct architectural character of the village.

Important Buildings

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

Building	Grade
CHURCH OF ST MARY, LOW GREEN	I
GAINFORD HALL, LOW ROAD	I
10 AND 11, HIGH GREEN	II
10, HIGH ROW	II
15, 16 AND 16A, HIGH GREEN	II
2, HIGH ROW	II
23, HIGH GREEN	II
27 AND 28, LOW GREEN	II
3, HIGH ROW	II
3, TEES VIEW	II
4, HIGH ROW	II
4, TEES VIEW	II
5, HIGH ROW	II
6, HIGH ROW	II
6, TEES VIEW	II
8 AND 9, HIGH GREEN	II
ACADEMY HALL, 17, HIGH GREEN	II
AIRY CROFT, 15, HIGH ROW	II
CLEVELAND COTTAGE, 8, HIGH ROW	II
COLUMN, 35 METRES EAST OF EDLESTON HOUSE, SCHOOL LANE	II

DURHAM HOUSE, 14, HIGH ROW	II
GARDEN WALL, 20 METRES SOUTH WEST OF GAINFORD HALL, LOW ROAD	II
GARDEN WALL, 20 METRES SOUTH-EAST OF GAINFORD HALL, LOW ROAD	II
GARDEN WALLS AND PIERS TO NOS.8 TO 15, HIGH ROW	II
GARDEN WALLS AND PIERS TO NUMBERS 2 TO 7, HIGH ROW	II
GAZEBO, 30 METRES SOUTH-EAST OF NO. 7 GAINFORD HOUSE, HIGH GREEN	II
HEADSTONE TO THOMAS WILLIAMSON, 5 METRES SOUTH OF CHURCH OF ST. MARY, LOW GREEN	II
LABARNUM COTTAGE and 40, LOW GREEN	II
MAYFIELD HOUSE, 4, LOW ROAD	II
THE MANOR HOUSE, 5, TEES VIEW	II
THE MANSION HOUSE, 7, HIGH ROW	II
TOMB TO SIR WILLIAM PUDSEY, 1 METRE SOUTH OF THE CHURCH OF ST. MARY, LOW GREEN	II
VILLAGE CROSS, HIGH GREEN	II
WHITE HOUSE, 9, HIGH ROW	II
DOVECOTE, 45 METRES SOUTH OF GAINFORD HALL, LOW ROAD	II*

Particular buildings and features are more prominent because of their location within the street plan or local topography. As a result of their prominent position they have the capacity to make a greater impact on the character of the area than they would otherwise have in a less prominent position. This can impact in a positive or a negative way and therefore their condition can be considered to be a higher priority than more secluded buildings.

One of the most prominent buildings is Gainford Hall. This is the first building seen on the approach into the village from the west and its late Elizabethan architecture is particularly distinctive. On the other side of the village, St Peter's School commands a similar position although currently outside the conservation area boundary. Further along the Main road, marking the access down to the green is the Lord Nelson pub.



Lord Nelson Public House



St Peter's School

Within the historic core the most prominent building is the 13th century church of St Mary's. However, despite its size and importance the church can only be viewed properly from the green, although glimpses are caught from elsewhere in the village.

The building sits very low and unobtrusively in the landscape possibly a legacy of the village's former frontier position. Adjacent to the church, the greatly extended vicarage can be seen from a number of vantage points across the green and is a key building in defining the visual character of the place.

There are so many impressive and distinctive buildings on the north side of the green that it is difficult to extract any for particular attention. The West House, a substantial three-storey rendered structure does draw particular attention. Located on High Green (no. 8-9), this fine Georgian building

(with later 19th century alterations) is very distinctive. Further along High Green No's 15-16a, built in 1712, are of a comparable quality and style and clearly seen from across the green. On the west side of the village the Mansion House stands out as the only three-storey building on the row. There are a number of fine 19th century houses as well, including the Manor House on Tees View (no. 5) with its projecting oriel window and fine Tuscan door case, and the Academy (no. 17) with its prominent corner position and its high ground floor windows.



Nos 8 & 9 High Green



Nos 15 to 16a High Green

Other buildings prominent because of their location include the Cross Keys at the eastern end of High Row and No 1 Piggy Lane, a much altered 18th century building overlooking an important junction. There are also a number of prominent 'public' buildings including the Montalbo Rooms (now the village hall), Catholic Church and former Congregational Chapel on the Main Road, and the Methodist Chapel and school on the green. On the north side of the village, the Station House (currently outside the conservation area) marks the division, along the old railway line, between the 19th century houses of North Terrace and the modern development of Balmer Hill; it is also an important reminder of a key phase in Gainford's history.



No 1 Piggy Lane

Other buildings are of note because of specific features, form or fabric these would include: Mayfield House because of its distinct pink render and 19th century 'Tudor' windows; No. 3 Tees View for its pointed mock Gothic windows and unusual door; The old stable range on the south side of the Main Road for its dovecote and arched door; No. 6 Low Green for its door and window surrounds and central 'Gothic' window; various shop fronts (the corner shop, Nos. 14 and 20 High Green), and Nos. 8 and 9 High Row for their distinctive doorways and windows. However, the number of buildings with noteworthy features are far too numerous to mention individually but instead it is the overall quality of design throughout the village rather than specific buildings, which makes Gainford so special and gives it its unique historic character.



Mayfield House

In contrast there are a small number of buildings which are prominent because of their poor design most notably the 1960s development on the south side of the green. Elsewhere new development is either localised (Eden Crest, Balmer Hill) or is hidden from view (no. 2 Piggy Lane) or built of local materials which help to blend it in with the existing streetscape. Not all new buildings detract from the village's character; the design and use of colour of the new surgery built on the Main Road make this a pleasing and striking addition to Gainford's streetscape at a prominent location.



20th century housing, south side of the green



Doctors Surgery

Building Materials

The underlying geology of the Gainford area comprises the sandstones, mudstones and shales of the Millstone Grit series which have been quarried locally for generations to provide good quality local building stone. This yellow-brown gritstone is very versatile and used in a number of forms from ashlar to more basic rubble and cobble constructions. It is very strong and durable and less susceptible to weathering than some of the softer sandstones, but still fine grained enough to be dressed and carved and is used in the village for lintels, sills and quoin stones. It can also be split to form roofing slates.

Many of the older houses around the green are rubble and cobble built. Their construction would have been previously hidden under render, and white, pink or yellow washed. This material was not just limited to lower status buildings, a large number of the later 18th and 19th century houses on the north side of the green were similarly constructed in this way. The windows and doors of these houses were finished in higher quality stone, often with ashlar quoins. Today the render on many of these buildings has been removed to expose the underlying stonework. Some of the higher status buildings such as the Old Manor and Mansion House were built of well-squared blocks of ashlar at the front and rubble built around the back, away from public view.



The uncut ends of the lintels were intended to be hidden by render, now removed

The primary roofing material used was terracotta pantiles with sandstone flags to the lower courses above the eaves, a possible relic from the days when thatch was popular and flags were used as a damp proof course between the heather and stone of the walls. The tiles were almost certainly produced locally; the village tile maker is recorded as living in a cottage on Tees View in the early 20th century. In the late 19th century the railways brought other alternatives into the village including the blue grey of Welsh, or greenish-grey of Cumbrian slate, and more recently concrete tiles.

Boundaries and Means of Enclosure

Gainford is a village of walls; there are high walls in almost all areas but particularly along the line of the main road. Traditionally these are constructed of local sandstone with rounded copings, featuring a range of doorways from the solid rustic doorway into the gardens off Low Road to the double cart gates along the A67. There is evidence that a number have been extended and the height raised on a several occasions.



Open Spaces and Trees

Open spaces and woodland within and surrounding the conservation area make a substantial contribution to defining its historic and visual character. Large expanses of agricultural land, mostly pasture fields, interface with the rear of properties to the south, east and west of the village.

The central village green within the village was formally designated in 1967. The village green has provided a key historic open space at the heart of the village since medieval times. There are several mature trees situated on the village green which contribute to its character. Properties around the green front directly on to it with no garden/amenity space in front.

Views

Gainford lies within the broad landscape character area of the Tees Lowlands, a low-lying plain framed by the Cleveland Hills to the south-east, the Pennines Fringes to the west and merging into the Durham Magnesian Limestone Plateau to the north.

It is situated on the north side of the river Tees, at a point where the river meanders creating a series of stepped terraces and gravel benches, forming natural crossing points in the shallows. On the south side of the river the land rises steeply towards the pasture bluffs of Half Bank and incised escarpment of Black Scar

While on the north side, where the village is located, the slope is much gentler and the landform more undulating, rising toward the valley ridge at a height of 75m.

The topography of the area has clearly influenced the layout of the village with High Row, High Green and Tees View closely following the contour of the ridge. This elevation commands stunning views out across the surrounding countryside and towards the hills beyond; views capitalised upon when more prosperous houses were located on this side of the settlement in the 18th century.



Views out across the valley

The green itself is located on a flat plateau which slopes gently down to the river bank. Consequently, the properties along the south side of the village, the low side, have less of a view.

Key views from and around Gainford are a varied mix of sweeping panoramas and snatched glimpses out over rooftops and walls. Different views reflect different aspects of the village's history including 'hidden' frontier settlement, agricultural centre within its landscape, genteel tourist resort and spa and pivotal transport hub.

The approach into the village from the east is dominated by St Peter's School. The red brick of the building stands in dramatic contrast to the rest of the village. To the east of the school there are clear views southwest towards the river and north across the fields of Park Farm. Further along, the approach down into the historic core is not immediately obvious, although the Lord Nelson public house does occupy a prominent position, but for the majority of people passing

through Gainford the main view of the village is of the dark stained high walls along the A67 and the more modern development to the north. The western approach is more distinctive with panoramic views out across the undulating farmland to the north, and glimpses of the old railway viaduct between trees to the south. The lesser used approach from the north, via Ingleton provides elevated views out across the whole village, towards the river as well as of the surrounding farm and woodland.



View from the north

Moving down to the village green there are dramatic views from the east across the high boundary wall or from the more elevated height of Tees View. The view is framed by orchards and allotments in the foreground with the valley and hills beyond. Continuing southwest the view opens out across the village green. The line of the trees naturally leading the eye along the north side of the green and up towards the curving line of the houses along High Green and back along Tees View.

Across the green is the first view of the church, not visible from the A67, and the vicarage and the rows of cottages along Low Green. This view is slightly marred by the row of newer houses on Low Green.

There are views across the green from all directions although perhaps the most significant are those from the church, High Green, and Piggy Lane. Prior to the planting of the jubilee trees in the late 19th century there were clear views across the green both to and from High View; today this is only possible in winter. New trees have been recently planted around the outside of the green, including the area in front of the church. These need to be monitored to ensue that they do not obscure the existing vistas in the same way.



View from Piggy Lane

The approach down to the green from the west does not afford the same broad views out across the landscape. This may be reflecting the earlier, or the more piecemeal development of this side of the settlement. Views here are inward along the line of the village, or glimpsed over the top

of rooftops. There are also occasions where high boundary or garden walls suddenly stop and open out to provide views across the river and landscape. An example of this is at the junction of High Green and Low Road where there is an imposing view of Gainford Hall and a sweeping vista out to the south over the gardens and dovecote towards Barforth on the opposite bank of the Tees (which also features a dovecote). Along the riverbank to the south there are further views of Barforth and out across the Tees.

The new development to the north of the main road affords fewer key views. The most dramatic are from the Victorian terraces along South View, these look out over the village, the river and the upland beyond. They can also clearly be seen from a number of vantage points within the village, stretching along the line of the ridge in a similar fashion to Tees View.

Activity

Although now predominantly a commuter village, Gainford retains a sense of vitality as a result of the use of community buildings within the area and the people associated with such uses. Activity is also associated with the public houses and minor retailing within the village. The greatest contributing factor to activity in the wider village is the volume of traffic using the A67.

Public Realm

Across the village blue vitrified bricks are used for kerbing; this is a pleasant detail which helps to unify the varied floor surfaces. Floor surfaces include flags, concrete pavers, tarmac and in some areas cobbles (Low Green).

Signage

Gainford is relatively free of signage other than standard road and directional signs. The only other signs of note are those associated with the public houses and modest retailing. Traditional road signs stand at both ends of the village. Other road signs throughout the village are all modern in appearance.

Street furniture and overhead cables

Scattered around the green are benches of varying types, most of these are in keeping with the character of the area but there are some concrete and wood structures which should be replaced. There are two benches of particular interest, one commemorating the Queen's Coronation in 1953, the other the 1951 Exhibition. Overhead cables should be placed underground wherever technically possible.



Common bench



Commemorative bench

General Condition

The condition of the conservation area is generally sound with some isolated exceptions of a few properties that have been underused or poorly maintained. Action should be taken to promote their repair and re-use. Some poor and inappropriate repairs will accelerate the decline of historic fabric, particularly the use of inappropriate materials and repair techniques. Overall the conservation area is on a sound footing for enhancement and generally shows signs of care from those concerned.

Future Challenges

Loss of historic features

There has been significant loss of historic features in Gainford despite a number of buildings being listed. Listing has concentrated on those impressive properties to the north of the green but much is in danger of being lost on Low Green and elsewhere.

Many of the historic buildings have been modernised and some key features have been lost, in particular evidence of shops, workshops and other commercial establishments including the Queen's Head pub and shops along the High Street and Piggy Lane.

A number of properties have lost their traditional window styles, although the village has fared better than elsewhere. The majority of replacement windows are along Low Green and the Main Road but notable examples can also be found elsewhere including Tees View. Some windows have been replaced with more thought for pragmatism than aesthetics. In many cases owners have tried to select 'traditional' windows but the styles chosen are out of character with the building or area. In some cases there has been an attempt to 'restore' a traditional façade with styles fitting the period but not necessarily the style or status of the individual building.

Doorways have fared better, although in many cases the doors themselves have been replaced with poor quality modern substitutes. Traditional Georgian buildings would have had solid, or four-panelled, painted doors with handles in the centre set at waist height.

By the 19th century door design was more varied with a mixture of styles and influences. However, any replacement still needs to be in keeping with the style and materials used in the rest of the property; a columned Georgian door would not suit a Gothic revival influenced house.

The demand for better insulated houses means that window and door replacement is a continued threat to the historic character of our villages. In both cases advice should be sought in advance on appropriate designs and materials, and cost effective solutions discussed. Repair is almost always more economical than replacement.

In addition to the more obvious windows and doors, the village is at risk of losing the smaller fixture and fittings which give character to the area. These might include door knockers, bells, handles, boot scrapers, fanlights, name plates, date carvings and insurance plates. Gainford has a plethora of such objects in a range of interesting and beautiful designs. These are largely focused again along the north side of the green but examples can be found everywhere. Some of the 19th century buildings also feature decorative architectural fittings, like the wooden dormers and wonderful, but delicate finials. These elements are at considerable risk from change but need to be preserved where present and restored or replaced where damaged.

Loss of group unity

Many of Gainford's buildings are part of a terrace group which would have featured the same windows, doors, fixtures and fittings. Within these groups, particularly in the 19th

century, there were variations but the groups were still usually unified by key features like sill bands, window heights and wall treatments. The replacement of original windows and doors, and changes to wall coverings can have a devastating effect on this uniformity. A classic example being Chapel Terrace where the face of the group has radically changed from earlier historic photographs and is now a piecemeal collection of rendered, pebble-dashed and exposed stone cottages, each with different windows and doors. There are elements of this happening elsewhere in the village along the Main Road and at the eastern end of Tees View.

Change of use

As the demands on the village have changed some buildings have been converted from commercial or public use to domestic dwellings. Where this is done well evidence of the original function of the building is retained as in the case of the Coach House (Low Road) and the Congregational Chapel. However there are many cases where the identity of a building has been lost as the result of conversion like the Queen's Head and the shop at the corner of Chapel Terrace. Future conversions should seek to retain and emphasise features related to the original function of a building otherwise the structure loses its identity and our understanding of the historic development of the village is lost.

Inadequate listing coverage

The village has a large number of listed buildings but these are largely localised along High Row, High Green and Tees View. The purpose of this is to preserve the character and

integrity of the building groups in these key areas but it does mean that there is not adequate protection of some of the other 18th century buildings on Low Green, as a consequence the historic character of the village could potentially become skewed, with many of the buildings on the south side of the green already losing their windows and doors. A review of individual listed buildings with particular reference to Low Green should be considered, although it is noted that English Heritage will now only normally consider listing requests for buildings under threat of demolition. Buildings of particular significance include The Lord Nelson Public House, The Cross Keys (inc. buildings to rear), the Methodist Chapel, No. 6 Low Green, the farm group on the Main Road and the former Manor House stables. In addition, West View (outside the conservation area) might be considered as being of exceptional quality and preservation and an example of the work of the Adamson brothers within their own home village.

Threats to the streetscape

Retaining historic features keeps the streets individuality and helps create a sense of place (English Heritage 'Streets for All') Changes to street furniture, overhead cabling and road signs all have the potential to adversely affect Gainford's streetscape, especially around the village green.

Recent changes have included the addition of a line of black bollards along High Green. These are quite dominant and modelled on Victorian lamp-post bases, none of which are found in the village. They have had a considerable visual impact on the area although the brick bases they stand in do use the blue/black vitrified brick found in the existing verges.

Other areas of concern would be the overhead telephone cables which create a messy tangle across the skyline. Although arguably laying underground cables would potentially cause more archaeological damage. The wooden telephone poles (with interesting finial tops) previously used in the village have been replaced with ugly steel post which are very distracting and detract from the view. The location of road signs and litter bins could also be rationalised, and the condition of the existing guard rails reviewed, some of which are in poor condition including the line of concrete bollards running down from Tees View which are rather unfitting.

Gainford is a village of walls but these can be oppressive and overwhelm the other aspects of the village if they are not maintained. In particular some of the walls along the A67 have blackened crumbling stonework which detracts from the appearance of the village. It is important to ensure that these are well maintained, and that the paths which break up the line and provide glimpses over the landscape are not threatened.

New development and loss of village form

Gainford's historic layout is currently very well preserved, largely because any new development has been restricted to the north side of the village. However any new development could potentially adversely affect the form and character of the village. For example the loss of green space within the village including the gardens on the West side, paddock behind Church Row and the area of orchards and allotments opposite Tees View. The approaches into the village from the east and west are also sensitive and changes could alter the setting of the historic core. For example any development

associated with the St Peter's School site should be carefully considered in respect to potential impact upon this historic core.

There are other areas in the village that may attract development interest in the future, including the riverbank just to the West of the conservation area; land around Gainford Hall, and the huts on School Lane. In addition, there may also be pressure for more openings in the walls running along the south side of the A67 to allow more development along the Main Road.

Management Proposals

The following management proposals have been identified to ensure that the future change 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:

Gainford is a relatively well preserved village which has to some degree successfully absorbed new development throughout the area. It is important to preserve and enhance its special character and appearance and ensure that any future developments are sympathetic and sustainable.

- Protect the open nature and appearance of the identified green spaces within the village, primarily the village green.
- Protect views out of, into and across the conservation area.
- Protect stone boundary walls throughout the conservation area and encourage the future containment and definition of space through the construction of stone walls rather than alternative materials.
- Monitor erosion of traditional details, and consider whether an article 4(2) direction removing householder permitted development rights is needed to preserve the character and appearance of the area.
- Promote the undergrounding of overhead cables if technically possible, and seek to introduce appropriately styled street lighting columns and lantern heads.

2013 Boundary Changes

The boundary of the conservation area was amended on 18th December 2013 to include additional buildings and land and to conform, where relevant, to current property boundaries and landscape features as follows:

Extension to the riverside area to the west of School Lane

The previous western boundary of the conservation area runs along School Lane and excluded the area of the playing fields, cemetery and meadow to the west. This is an important area in terms of: the village setting; community use (football field, cemetery and Millennium Green); ecology; views and vistas (along the river, across to Barforth and towards Gainford Hall), and historic land use (preserved ridge and furrow and location of the Barforth Wath). In recent years there has already been pressure to develop the meadow adjacent to the river. To afford the area some protection the conservation area boundary was therefore extended to join with that of the Millennium Green.

Following the public consultation the decision was made to further extend the western boundary towards the centre of the river including an area of high amenity value. This enlargement contains an open space which is significant to the setting of the village and has well used recreational facilities.

Extension to the northern boundary

The previous designated boundary to the north terminated at the end of North Terrace but this excluded some of the finest Victorian developments in the village, as well as the station building. South, West and East View are all the work of the Adamson brothers and feature some of the best examples of their work. West View retains many original features including windows, doors and garden features like gates and walls.

South View is the 19th century equivalent of Tees View with a collection of very fine three storey villas looking out over the valley. It is thanks to their present owners that the buildings in this area retain so much of their original fittings and features but there is already restoration work being undertaken along South View and changes could detract from the overall value and significance of this important group unless they are offered some protection. The conservation area boundary was therefore extended to include this important group and the station building, which is of key importance to the development of the village.

Following the public consultation period further amendments were also made to include the former station platform in its entirety and to include an area of open space opposite West View which forms part of the setting of this important terrace.

Extension to the east to incorporate St. Peters School

The previous designated boundary to the east incorporated the new doctors surgery and then ran south down to the river. On 18th December 2013 the boundary was extended to include the St Peter's School site which stands in a prominent position leading into the village, providing uninterrupted views across fields to the river. The most significant parts of the site are built in a grand late Victorian early Edwardian style aimed at promoting the social and philanthropic aims of the time. Although not reminiscent of the local architectural styles, materials or the character of the centre of the village it represents a style and scale of architecture from the time which is increasingly rare and which occupies a prominent site on the approach to Gainford.

Given the unknown future of the site the designated conservation area was extended to offer guidance and protection in the light of potential future development and to safeguard the most significant elements of the buildings as well as the wider village setting. There is no intention to seek the retention of those parts of the building which detract from the area or are beyond constructive use. Including the site within the conservation area allows the local planning authority to give more weight to considerations around the scale, design, layout and materials of any future development in order to protect the character and appearance of this important gateway site to the village. Inclusion within the conservation area boundary also gives the local planning authority opportunities to prevent further deterioration of the condition of the buildings prior to redevelopment through increased statutory powers, ideally this would be achieved by

working in partnership with the site owners to improve the appearance of site.

The inclusion of the buildings and land gave rise to significant comment and opposition as part of the public consultation process. Opinions have been expressed that the inclusion of the site could stifle potential redevelopment but it is acknowledged that as part of the planning process demolition could be justified by the developer if the proposal conforms with the National Planning Policy Framework and relevant local planning policies. Conservation area status is not used as a way of preventing development, which is a common misconception, it is a tool used to manage change in historic areas in a positive and proactive way.

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National Heritage List produced by English Heritage

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Ordnance Survey LA 100049055

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Appendix 1: Listed Buildings

35 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/>

Ref	Building	Grade
1	CHURCH OF ST MARY, LOW GREEN	I
2	GAINFORD HALL, LOW ROAD	I
3	10 AND 11, HIGH GREEN	II
4	10, HIGH ROW	II
5	15, 16 AND 16A, HIGH GREEN	II
6	2, HIGH ROW	II
7	23, HIGH GREEN	II
8	27 AND 28, LOW GREEN	II
9	3, HIGH ROW	II
10	3, TEES VIEW	II
11	4, HIGH ROW	II
12	4, TEES VIEW	II
13	5, HIGH ROW	II
14	6, HIGH ROW	II
15	6, TEES VIEW	II
16	8 AND 9, HIGH GREEN	II
17	ACADEMY HALL, 17, HIGH GREEN	II

18	AIRY CROFT, 15, HIGH ROW	II
19	CLEVELAND COTTAGE, 8, HIGH ROW	II
20	COLUMN, 35 METRES EAST OF EDLESTON HOUSE, SCHOOL LANE	II
21	DURHAM HOUSE, 14, HIGH ROW	II
22	GARDEN WALL, 20 METRES SOUTH WEST OF GAINFORD HALL, LOW ROAD	II
23	GARDEN WALL, 20 METRES SOUTH-EAST OF GAINFORD HALL, LOW ROAD	II
24	GARDEN WALLS AND PIERS TO NOS. 8 TO 15, HIGH ROW	II
25	GARDEN WALLS AND PIERS TO NUMBERS 2 TO 7, HIGH ROW	II
26	GAZEBO, 30 METRES SOUTH-EAST OF NO. 7 GAINFORD HOUSE, HIGH GREEN	II
27	HEADSTONE TO THOMAS WILLIAMSON, 5 METRES SOUTH OF CHURCH OF ST. MARY, LOW GREEN	II
28	LABARNUM COTTAGE and 40, LOW GREEN	II
29	MAYFIELD HOUSE, 4, LOW ROAD	II
30	THE MANOR HOUSE, 5, TEES VIEW	II
31	THE MANSION HOUSE, 7, HIGH ROW	II
32	TOMB TO SIR WILLIAM PUDSEY, 1 METRE SOUTH OF THE CHURCH OF ST. MARY, LOW GREEN	II
33	VILLAGE CROSS, HIGH GREEN	II
34	WHITE HOUSE, 9, HIGH ROW	II
35	DOVECOTE, 45 METRES SOUTH OF GAINFORD HALL, LOW ROAD	II*

1.

CHURCH OF ST MARY, LOW GREEN

List Entry Number: 1121114

Grade: I

Parish church. Early C13 with C15 north vestry and later west stair turret; organ chamber and north porch added during restoration by J.A. Cory in 1864. Dressed sandstone with graduated green slate roofs. West tower with stair turret; aisled nave with aisles engaging tower, north and south porches; chancel with north vestry and attached organ chamber to west. Mainly C19 Perpendicular-style fenestration. 3-stage tower; belfry has corbelled parapet with 4 corner pinnacles of 1786. Full-height stair turret has spiral stone stair within. 4-bay nave has tall aisles with C19 2- and 3-light windows and an original 2-light window with Perpendicular tracery on south aisle to west of porch. Porch has restored outer arch and contains 2 medieval stone benches and oak door under pointed roll-moulded arch of 2 orders; door has pair of possibly C13 iron C-hinges with elongated straps. Upper aisle windows have ogee heads of C18 appearance. East return of south aisle has lancet with vesica above. North wall has similar upper aisle windows. North porch has built-in grave slabs and similar medieval door and hinges. Narrower 2-bay chancel, heightened in 1864, has continuous chamfered sill band; south wall has 2 lancets and C19 priest's door; east end has 3 stepped lancets under individual hoodmoulds and restored vesica above. Single-storey north vestry has lancet in north wall and -diagonal buttress to north-east. 2-storey gabled organ chamber has truncated end chimney. Interior: nave has wide double-chamfered pointed arches under hoodmoulds on cylindrical piers with circular moulded bases and capitals, the

south-western with nailhead; octagonal north-western capital. Semicircular- east and west responds, the former with early stiff-leaf ornament. Tower on rectangular piers has similar transverse arch. Similar pointed chancel arch, on semi-octagonal mid-wall corbels with nailhead, has been raised about one metre. C19 nave roof. Chancel: east end has 3 lancets with splayed roll-moulded rear-arches separated by detached shafts; continuous roll-moulded band corresponds to external sill band; remnant of piscina behind wainscoting in south wall; Minton encaustic- tiled floor; C19 arch-braced roof. Fittings: C13 circular font with Jacobean-style wood cover. 3 medieval brasses in chancel. Elaborate wall monument, in western bay of south aisle, to John Middleton died 1709: tablet in segmental pedimented aedicule with Corinthian columns, cartouche above and draped apron below, with skull and flanking putti. Two C10-II cross shafts attached to internal west wall. (Proceedings of the Society of Antiquaries of Newcastle-upon-Tyne, 3rd series, Vol II, 1907) Article Reference - Date: 1907 - Journal Title: Proceedings of the Society of Antiquaries of Newcastle Upon Tyne - Volume: 2

2.

GAINFORD HALL, LOW ROAD

List Entry Number: 1323010

Grade: I

Manor house, c.1603 for John Cradock, Vicar of Gainford, restored in late C19. Sandstone rubble with alternating flush quoins; pantiled roof with up to 5 courses of sandstone flags at eaves; restored ashlar stacks. Tall, nearly square plan with central gabled projections (those to front and rear full-height porches, those to returns stair towers). Internal split-level double-pile plan with 4-storey rear and 2-storey plus

basement front. Double-chamfered stone- mullioned windows, some transomed, of varying widths. 3-bay front. 3-storey porch: 8 steps to round-headed doorway-in elaborate doorcase with fluted pilasters, entablature with initials I.C., and shaped pediment with shield, strapwork and finials; 5-light windows with 2-light returns to first and second floors. Gable has moulded coping and finials. Walls flanking porch: basement has four 2-light windows; ground floor has 6-light hall window to left and 3-light window to right; first floor has two 3-light windows. Roof: 3 steeply-pitched ridges, parallel to front, have slightly-projecting eaves. Central ridge has groups of 4-3-4- conjoined and corniced stacks. Left return has 3 gables; 4-storey left bay, 3-storey stair tower and right bay; basement doorway with chamfered jambs and basket-arched lintel; similar 3- and 4-light windows. Gables have moulded coping and finials. Right return similar; stair tower has blocked opening with Tudor-arched head. Rear has 4-storey porch with C20 part-glazed door in chamfered surround under restored Tudor-arched head; 4 light window above; worn tablet in Ionic aedicule has shield and initials IC MC RC and date 1600(?); two 4 light windows above, upper window under hoodmould. Gable has moulded coping and finials. Flanking walls have similar windows. Interior: stone-flagged passage leads from rear service range, via flight of stone steps, into hall. Hall has early C17 oak panelling, several 8-panel doors, segmental-arched fireplace and plaster frieze. Dining room has similar panelling and moulded ceiling cornice. Great Chamber above hall, now subdivided, has Tudor-arched fireplace. Closed-well west staircase of stone. East staircase never completed. First floor apartment open to roof trusses possibly intended as a gallery. Attached outbuildings to rear not of special interest. Gainford Hall is highly sophisticated in plan and elevation and has been

tentatively attributed to Robert Smythson. G.A. Fothergill, "Gainford Hall", The Antiquary, May 1910

3.

10 AND 11, HIGH GREEN

List Entry Number: 1121109

Grade: II

Two houses. Early C19, No. 10 with late C19 and C20 alterations. Roughcast and painted masonry; continuous Welsh slate roof; brick and stone stacks. 2-storeys, each house 3 bays. No. 10 has late C20 glazed door under recessed porch, and canted bay window to right; No. 11 has central part-glazed 6-panel door in raised surround with pedimented head; and flanking canted bay windows. First floor has six 12-pane sashes in raised surrounds. Low-pitched roof has rendered stone ridge stack and rebuilt brick ridge stack to right. Included for group value.

4.

10, HIGH ROW

List Entry Number: 1159599

Grade: II

House. Late C18 with C19 addition to right. Dressed sandstone; graduated green slate roof with ashlar stacks. 2 storeys, 3 bays with 2-storey, one-bay addition to right. Unified front has low plinth and raised and chamfered quoins. Two early C20 canted bay windows to left; elliptical carriage arch, with raised and chamfered voussoirs and jambs and early C20 ornamental wrought- iron gates to right; entrance through carriage arch has 6-panel door in Tuscan doorcase. First floor has four 12-pane sashes in raised surrounds and continuous lintel band. Flat-coped parapet above. Moderately-pitched roofs; 3-bay left section of roof has coped

gables and two stepped and corniced gable stacks. Outbuildings attached to rear not of special interest.

5.

15, 16 AND 16A, HIGH GREEN

List Entry Number: 1159552

Grade: II

Substantial house, formerly St. Colette's Infant School, now three dwellings. Early C18 with alterations. Roughcast and painted masonry; Welsh slate roof; rendered brick stacks. 3 storeys. No. 15 of two bays with Nos. 16 and 16A, of three bays, to right. Low plinth; raised and chamfered quoins to left. No. 15 has part-glazed 4-panel-door and 2-pane overhead under possibly re-set lintel with initials IS and date 1712; early C20 canted bay and late C20 garage door to left. Nos. 16 and 16A have 6-panel door and 3-pane overhead in raised and moulded surround in second bay from right; flanking 16-pane sashes, bowed on plan, in raised and moulded surrounds. First and second floors have windows in raised surrounds: No. 15 has 4-pane sashes, with intermediate glazing bars removed; No. 16 and 16A have renewed 4-pane sashes. Low-pitched roof has left gable and central ridge stacks.

6.

2, HIGH ROW

List Entry Number: 1121110

Grade: II

House, dated 1759 on door lintel, with late C20 alterations. Hammer-dressed sandstone; renewed pantiled roof with brick stacks. 2-storey, 3-bay front has central C20 door in flat surround with lintel inscribed RG 1759; late C20 bow window in enlarged opening and blocked doorway to left; C20 4-pane

sash with raised sill and tooled lintel to right. First floor has blank central bay and flanking 4-pane sashes. Steeply-pitched roof has coped right gable with shaped kneeler; left end chimney of old brick, right end chimney rebuilt. Included for group value.

7.

23, HIGH GREEN

List Entry Number: 1323005

Grade: II

House, early C19 with later C19 additions. Sandstone ashlar; green slate roof with ashlar stacks. 2-storey, 4-bay front has low plinth, first floor sill band and raised and chamfered quoins. Two 4-pane sashes in raised surrounds to left; two early C20 square bay windows to right. First floor: three 4-pane sashes in raised surrounds to left; early C20 tripartite window in raised surround to right. Rear of right return has 6-panel door and 2-pane overhead in raised surround. Moderately-pitched roof, above eaves cornice, has coped gables; two corniced gable stacks and off-centre corniced ridge stack. 2-storey 2-bay wing attached to right rear. Single-storey outbuildings attached to left rear not of special interest.

8.

27 AND 28, LOW GREEN

List Entry Number: 1159617

Grade: II

Former vicarage now 2 dwellings. Early C18 with alterations and additions in 1864. Coursed sandstone rubble, dressed sandstone right return and rear; main block has Welsh slate roof, wing attached to left has sandstone flag roof; brick and stone stacks. 3-storey, 5-bay main block, the right bay, return

and rear rebuilt in 1864. Roughly-dressed quoins to left, tooled and margined quoins to right. Central renewed 6-panel door in chamfered rusticated surround; flanking 4-pane sashes have raised surrounds and projecting sills. Identical sashes to first floor and small 4-pane sashes to second floor in similar surrounds. Low-pitched roof has coped gables with shaped kneelers; two stepped and corniced stone gable stacks and similar ridge stack. 2-storey, 3-bay wing attached to left has C20 addition masking ground floor; first floor has 4-pane sashes in raised surrounds. Low-pitched roof, hipped to left, has brick ridge stack. Right return has similar fenestration and door lintel dated 1864. 2-storey, 3-bay rear has central French window and flanking tripartite windows; central pair of 16-pane sashes flanked by single 16-pane sashes to first floor.

9.

3, HIGH ROW

List Entry Number: 1159575

Grade: II

House. Mid C18 with late C19 alterations. Roughcast masonry; renewed pantiled roof; brick stack. 2-storey, 3-bay front has central C20 part-glazed door, 4-pane sash with raised sill to left and late C19 canted bay window, with 4-pane centre and 2-pane sides, to right. First floor has blank central bay and flanking 4-pane sashes with raised sills. Steeply-pitched roof has coped left gable with shaped kneeler; right end chimney of hand-made, narrow brick. Included for group value.

10.

3, TEES VIEW

List Entry Number: 1121075

Grade: II

House. Late C18 with later alterations and additions to rear. Partly-roughcast dressed sandstone; pantiled roof with double course of sandstone flags at eaves; rebuilt brick stack. 2-storey, 2-bay front has C20 door and 3-pane overlight with Gothick glazing bars in tooled surround; sash window to left in flat surround with raised sill has 6-pane lower sash and upper sash with intersecting tracery; identical window above with blank bay to right. Steeply-pitched roof has coped gables with shaped kneelers; left gable stack.

11.

4, HIGH ROW

List Entry Number: 1323006

Grade: II

House. Late C18 - early C19. Sandstone rubble with roughly-dressed quoins, roughcast front; roof of large Welsh slates with rendered brick stacks. 2-storey, 2-bay front has low plinth; door and window openings have architraves. 6-panel door and overlight with radial glazing bars to right, 12-pane sash with raised sill to left. First floor has two 12-pane sashes with raised sills. Moderately-pitched roof has coped gables with shaped kneelers and two gable stacks.

12.

4, TEES VIEW

List Entry Number: 1323030

Grade: II

House, originally service wing attached to left of No. 5 Tees View (The Manor House). Early C19 with late C20

alterations. Dressed sandstone; graduated green slate roof; stone stack. 2-storey, 4-bay front has low plinth and ground-and first-floor sill bands. Door and window openings have raised surrounds. Part-glazed 6-panel door-in right bay; two tripartite windows, with 6-pane central and 3-pane side sashes, to left; blocked doorway in left bay has inserted 9-pane sash. First floor has similar windows. Moderately-pitched roof has central stepped and corniced ridge stack. Included for group value.

13.

5, HIGH ROW

List Entry Number: 1159580

Grade: II

House. Late C18 with late C19 alterations. Roughcast and-painted masonry; pantiled roof with double course of sandstone flags at eaves; rendered brick stack. 2-storey, 2-bay front has C20 6-panel door, with margined 3-pane overlight, in tooled surround to right; 4-pane sash with raised sill to left. First floor has two similar 4-pane sashes. Steeply-pitched roof has left end stack. Included-for group value.

14.

6, HIGH ROW

List Entry Number: 1121111

Grade: II

House. Late C18 with late C19 alterations. Roughcast masonry; pantiled roof with rendered brick stack. 2-storey, 2-bay front has late C20 door in raised and tooled surround to left; 4-pane sash with projecting sill, and intermediate glazing bars removed, to right. First floor has single late C19 4-pane sash with raised sill. Moderately-pitched roof has slightly-

swept eaves and coped left gable with shaped kneeler; tall right end stack. Included for group value.

15.

6, TEES VIEW

List Entry Number: 1323031

Grade: II

House, originally service wing attached to right of No. 5 Tees View (The Manor House). Early C19 with late C20 alterations Dressed sandstone; graduated green slate roof with stone stack. 2-storey, 4-bay front has low plinth and ground-and first-floor sill bands. Door and window openings have raised surrounds. Part-glazed, 6-panel door in right bay; two tripartite windows, with 6-pane central and 3-pane side sashes, to left; blocked doorway in left bay has inserted 9-pane sash. First floor has identical fenestration with 9-pane sash above door. Moderately-pitched roof has central, stepped and corniced ridge stack. Included for group value.

16.

8 AND 9, HIGH GREEN

List Entry Number: 1121108

Grade: II

Substantial house now 2 dwellings. Dated 1696 on doorway in right return, with mid C19 alterations. Roughcast and painted masonry, graduated green slate roof with roughcast brick and stone stacks. 3-storey, 7-bay front with raised and chamfered quoins. No. 8 5 bays, No. 9 2 bays. Ground floor: No. 8 has 6-panel door and radial fanlight in round-arched surround flanked by mid C19 canted bay windows; No. 9 has late C20 glazed door and similar bay window to left. First floor 12-pane sash windows, those of No. 8 renewed, in raised surrounds. Second floor windows have double-

chamfered surrounds, originally with central mullion, and now with square 4-pane sashes. Low-pitched roof has coped gables with shaped kneelers. Corniced stone left gable and ridge stacks, rebuilt right gable stack of brick. Right return has possibly repositioned, blocked doorway with elaborate shouldered and eared bolection-moulded surround; raised tablet above doorway inscribed 16 HE 96 (Henry Eden). Interior of No. 8: ground floor cross-passage has blocked doorway in bolection- moulded surround; several 2-panel doors, some in architraves; 4-flight dogleg staircase with moulded closed string, grip handrail and some original barley- sugar balusters. Attached outbuildings to rear not of special interest.

17.

ACADEMY HALL, 17, HIGH GREEN

List Entry Number: 1160172

Grade: II

School, now theatre with flats above. Mid-late c19 with alterations. Coursed squared sandstone with alternating quoins and window dressings. Blue slate roof. 2h storeys, 4 bays, the outer bays canted back to give a half-octagonal front. Sash windows in stop-chamfered surrounds, 12-pane on ground floor, 9- pane on first floor and 6-pane on top floor. Low-pitched roof, hipped in front, with set-back side chimneys. Entrance on right return, which has similar openings. Gainford Academy flourished from 1818 to 1899, and the present building may contain 1819 material. Stan Laurel the film comedian was a pupil here towards the end of this period. School was later converted to a theatre with flats above. Largely unoccupied at time of resurvey. Included for historical interest.

18.

AIRY CROFT, 15, HIGH ROW

List Entry Number: 1159607

Grade: II

House. Late C18. Roughcast and painted masonry; roof of sandstone flags; ashlar stacks. 2-storey, 3-bay front has low plinth and raised and chamfered quoins to left. Ground floor has continuous sill band; central doorcase with fluted frieze and angle paterae has part-glazed C20 door in shouldered architrave; flanking renewed 2-pane sashes in raised surrounds. First floor has similar sashes, the central window in eared architrave, the flanking windows in raised surrounds. Moderately-pitched roof has slightly-projecting eaves, coped gables with shaped kneelers and two corniced gable stacks. Attached outbuildings to left rear not of special interest.

19.

CLEVELAND COTTAGE, 8, HIGH ROW

List Entry Number: 1310959

Grade: II

House. Late C18 - early C19 with late C19 alterations. Roughcast masonry with ashlar dressings; graduated green slate roof-with brick stacks. 2-storey, 3-bay front has low plinth and raised and chamfered quoins. Mid C19, central 6-panel door and radial fanlight in archivolt under corniced hood on consoles. Flanking canted bays have 4-pane centre and 2-pane sides. First floor has renewed 12-pane sashes: central window has eared architrave with projecting sill; flanking windows have raised surrounds. Moderately-pitched roof has coped gables with shaped kneelers; two gable stacks, right stack heightened in C20. Rear has staircase window with 16-pane sash and radial head. 2-storey, one-bay addition to right not of special interest.

20.

COLUMN, 35 METRES EAST OF EDLESTON HOUSE, SCHOOL LANE

List Entry Number: 1159714

Grade: II

Commemorative column, c.1750. Erected by Sir Hugh Smithson at Stanwick Park, North Yorkshire, to commemorate the Peace of Aachen of 1748 and re-erected by Robert Edleston in 1923 in the grounds of Edleston House, Gainford. Sandstone ashlar. Tall, Roman Doric column on square-plan pedestal with moulded plinth and cornice. Column supports square-plan plinth and-stepped base (which formerly supported a statue, now destroyed).

21.

DURHAM HOUSE, 14, HIGH ROW

List Entry Number: 1121113

Grade: II

House. Late C18. Roughcast and painted masonry; graduated green slate roof; ashlar stacks. 2-storey, 3-bay front has low plinth and raised and chamfered quoins to right. Ground floor has continuous sill band; central doorcase, with fluted frieze and angle paterae, has C20 door in shouldered architrave; flanking renewed 2-pane sashes in raised surrounds. First floor has renewed 2-pane sashes: central window in eared architrave; flanking windows in raised surrounds. Moderately-pitched roof has coped gables with shaped kneelers and two corniced gable stacks. Rear has 12-pane staircase window with intersecting- tracery head.

22.

GARDEN WALL, 20 METRES SOUTH WEST OF GAINFORD HALL, LOW ROAD

List Entry Number: 1262592

Grade: II

Wall. Probably C17. Sandstone rubble with massive, flat coping. Wall about 0.7 metre in thickness and 1.5 to 2.0 metres high runs west for about 80 metres then north-west for about 50 metres. Included for group value.

23.

GARDEN WALL, 20 METRES SOUTH-EAST OF GAINFORD HALL, LOW ROAD

List Entry Number: 1159709

Grade: II

Wall. Probably C17, Sandstone rubble with massive, flat coping. Wall about 0.7 metre in thickness and 1.5 to 2.0 metres high runs east for 20 metres then south for about 40 metres, then south-east for about 20 metres. Opening at northern end. C19 loose-box attached to wall at northern end not of special interest. Included for group value.

24.

GARDEN WALLS AND PIERS TO NOS.8 TO 15, HIGH ROW

List Entry Number: 1323008

Grade: II

Walled gardens. Probably early C19. Sandstone rubble. Triangular area of sloping land between High Row and Low Road bounded by 1.5 to 2.0 metre high wall with flat coping. Area subdivided by north-south walls into seven walled gardens; divisions correspond to Nos. 8 to 15 High Row. Several of gardens to east have terrace to north with mainly

rebuilt, low retaining walls. Three square-plan piers with rounded caps and ball finials opposite Nos. 8 and 9 High Row. Included for group value.

25.

GARDEN WALLS AND PIERS TO NUMBERS 2 TO 7, HIGH ROW

List Entry Number: 1251781

Grade: II

Walled gardens. Early C19, with some late C19 alteration. Sandstone rubble. a roughly rectangular area of sloping land between High Row and Low Road bounded by 1.5 metre to 2.0 metre high wall with founded rubble coping to the west and south, and flat coping to the east and north. Area subdivided by north-south walls into 3 walled gardens. The north wall of the western garden has been altered by the insertion of railings. The north wall of the eastern garden has an iron gate with spear head -railings, and the south wall has a C20 gate.

26.

GAZEBO, 30 METRES SOUTH-EAST OF NO. 7 GAINFORD HOUSE, HIGH GREEN

List Entry Number: 1310971

Grade: II

Gazebo, adjoining No. 8 but pertaining to No. 7. Mid-late C18. Roughcast masonry, graduated green slate roof with brick stack. Palladian 3-bay pavilion with 2-storey pedimented centre and single-storey flanking wings. Openings in raised surrounds. Centre has round-arched door and flanking casements; Diocletian window above. Left wing has 12-pane sash. Right wing has C20 door. Wings- have lean-to roofs. Centre has rebuilt lateral stack.

27.

HEADSTONE TO THOMAS WILLIAMSON, 5 METRES SOUTH OF CHURCH OF ST. MARY, LOW GREEN

List Entry Number: 1323009

Grade: II

Headstone. 1777 to Thomas Williamson. Sandstone slab with shaped segmental head containing relief of angel head and wings. Inscribed: In Remembrance of THOMAS WILLIAMSON late of Summerhouse, who departed this life, Sept. the 9th 1777. Aged 65. My Sledge and Hammer lie declin'd, My Bellows have quite lost their wind,, My Fires extinct my forge decay'd, My Vice is in the dust all laid, My Coal is spent my Irons gone, My nails are drove my Work is done, My fire dryd Corps lie(sic)here at rest, My Soul Smoke like Soars to be blest

28.

LABARNUM COTTAGE and 40, LOW GREEN

List Entry Number: 1121115

Grade: II

Originally two houses converted in late C20 into one dwelling. Late C18-early C19. Roughcast and painted masonry; renewed pantiled roof; rebuilt brick stacks. 2-storey, 5-bay front has 4-panel door and patterned 4-pane overlight in raised and moulded surround in second bay from left; identical door and surround in fourth bay from left; 12-pane sashes in raised surrounds with projecting sills. Low-pitched roof has slightly-projecting eaves and coped gables with shaped kneelers; left gable and ridge stacks, roughcast right gable stack. 2-storey, 2-bay addition to rear has similar fenestration.

29.

MAYFIELD HOUSE, 4, LOW ROAD

List Entry Number: 1310915

Grade: II

House. Mid-late C18. Roughcast and painted masonry; pantiled roof with double course of sandstone flags at eaves; brick stack. 2 storeys, 2 bays. c19 4-panel door and 4-pane overlight in raised surround with Tudor-arched head; 16-pane sash in similar surround to right. First floor has two similar windows. Steeply-pitched roof has slightly-swept eaves and small, right gable stack. Building attached to right largely rebuilt in late C20 and not of special interest.

30.

THE MANOR HOUSE, 5, TEES VIEW

List Entry Number: 1121076

Grade: II

Large house. Early C19 with late C19 alterations. Dressed sandstone; graduated green slate roof; stone stacks. 3-storey, 3-bay front has low plinth, tooled quoins and ground- and first-floor sill bands. Window openings have raised surrounds. Part-glazed 4-panel door and radial fanlight in open-pedimented Tuscan doorcase in left bay; two 2-pane sashes with panelled apron to right. First floor has 2-pane sash to left and large late C19 canted oriel, to right. Second floor has three 4-pane sashes. Low-pitched hipped roof, above continuous eaves cornice, has two corniced-lateral stacks to returns.

31.

THE MANSION HOUSE, 7, HIGH ROW

List Entry Number: 1323007

Grade: II

Substantial house. Late C18 main block with early C19 addition to right and later wing attached to rear. Main block and addition: roughcast masonry with painted ashlar dressings; graduated green slate roofs with brick stacks. Rear wing: dressed sandstone; pantiled roof with double course of sandstone flags at eaves; ashlar stacks. 3-storey, 3-bay main block has low plinth, ground floor sill band, raised and chamfered quoins and sashes in raised surrounds. Part-glazed 4-panel door, with radial fanlight and archivolt, in pedimented Tuscan doorcase with fluted frieze and angle paterae; two 12-pane sashes to left. 12-pane sashes to first floor and 9-pane sashes to second floor. Low-pitched roof has coped gables with shaped kneelers; two rebuilt end chimneys. Low 2-storey, 2-bay addition has boarded door in raised surround and blocked carriage arch to left. Carriage arch has raised surround with keystone and impost blocks, inserted latticed casement and blocked window above. Moderately-pitched roof has coped right gable. Rear of house has two round-arched staircase windows. 2-storey, 3-bay rear wing has 9-pane sashes in raised surrounds. Steeply-pitched hipped roof with 2 stepped and corniced ridge stacks.

32.

TOMB TO SIR WILLIAM PUDSEY, 1 METRE SOUTH OF THE CHURCH OF ST. MARY, LOW GREEN

List Entry Number: 1159659

Grade: II

Chest tomb. Circa 1500, to Sir William Pudsey and his wife Elizabeth. Weather-worn grey limestone slab on low sides. South and east sides have raised central shields. Single slab has chamfered upper arris with raised inscription in Gothic lettering: HIC IACEUT DNS WILLMS PUDCEY MILES ET ELIZABETH UXOR EIUS QUORU' AIARU PROPICIETUR DEUS AMEN. Later inscription cut into slab: WILLIAM CRADOCK ESQR DIED THE 6TH OF JULY 1736 AGED (illegible).

33.

VILLAGE CROSS, HIGH GREEN

List Entry Number: 1159562

Grade: II

Village cross. Probably medieval base supports cross of 1897. Cross by Isaac Charge and Son of Gainford. Base, upon late C19 double stepped plinth, is badly-worn block about 1.5 metres square. Cross has slightly-battered shaft and Saxon-type head. Inscription on west face of shaft: IN THANKFUL COMMEMORATION OF THE SIXTIETH ANNIVERSARY OF THE ACCESSION OF QUEEN VICTORIA ON JUNE 20TH 1897. THIS CROSS WAS RE-ERECTED AND TREES PLANTED ON THE GREEN BY THE INHABITANTS OF GAINFORD.

34.

WHITE HOUSE, 9, HIGH ROW

List Entry Number: 1121112

Grade: II

House. Two late C18 - early C19 houses converted into single dwelling. Roughcast and painted masonry; left section has Welsh slate roof, right section has roof-of sandstone flags; rendered brick stacks. 2 storeys; one-bay left section and slightly-recessed 2-bay right section. Ground floor has central, open-pedimented Doric doorcase with 6-panel door and radial fanlight; flanking early C20 canted bay windows. First floor windows in raised surrounds: 16-pane sash, bowed on plan, to left; two 2-light windows with 6-pane sashes and Y-tracery heads to right. Moderately-pitched roofs; coped left gable with shaped kneeler; two gable stacks and one central ridge stack. Rear has staircase window with radial head under brick arch. Wing attached to rear of left return not of special interest.

35.

DOVECOTE, 45 METRES SOUTH OF GAINFORD HALL, LOW ROAD

List Entry Number: 1121116

Grade: II*

Dovecote. C17 or earlier. Sandstone rubble exterior with roughly-dressed sandstone interior. Circular plan, about 4 metres in diameter. Tapering, slightly-convex elevation, about 6 metres high, has 3 stages defined by projecting stone bands. Small doorway at ground level has chamfered lintel and alternating jambs. Interior has nesting boxes and alighting ledges. Domed roof of rubble with irregular, central oculus.

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 proposed conservation area. There is a presumption against demolition of any of these structures unless material planning considerations suggest otherwise. The omission of any particular building should not be taken to imply that it is of no interest.

Ref	Building
1	Lord Nelson Public House
2	St Peter's School

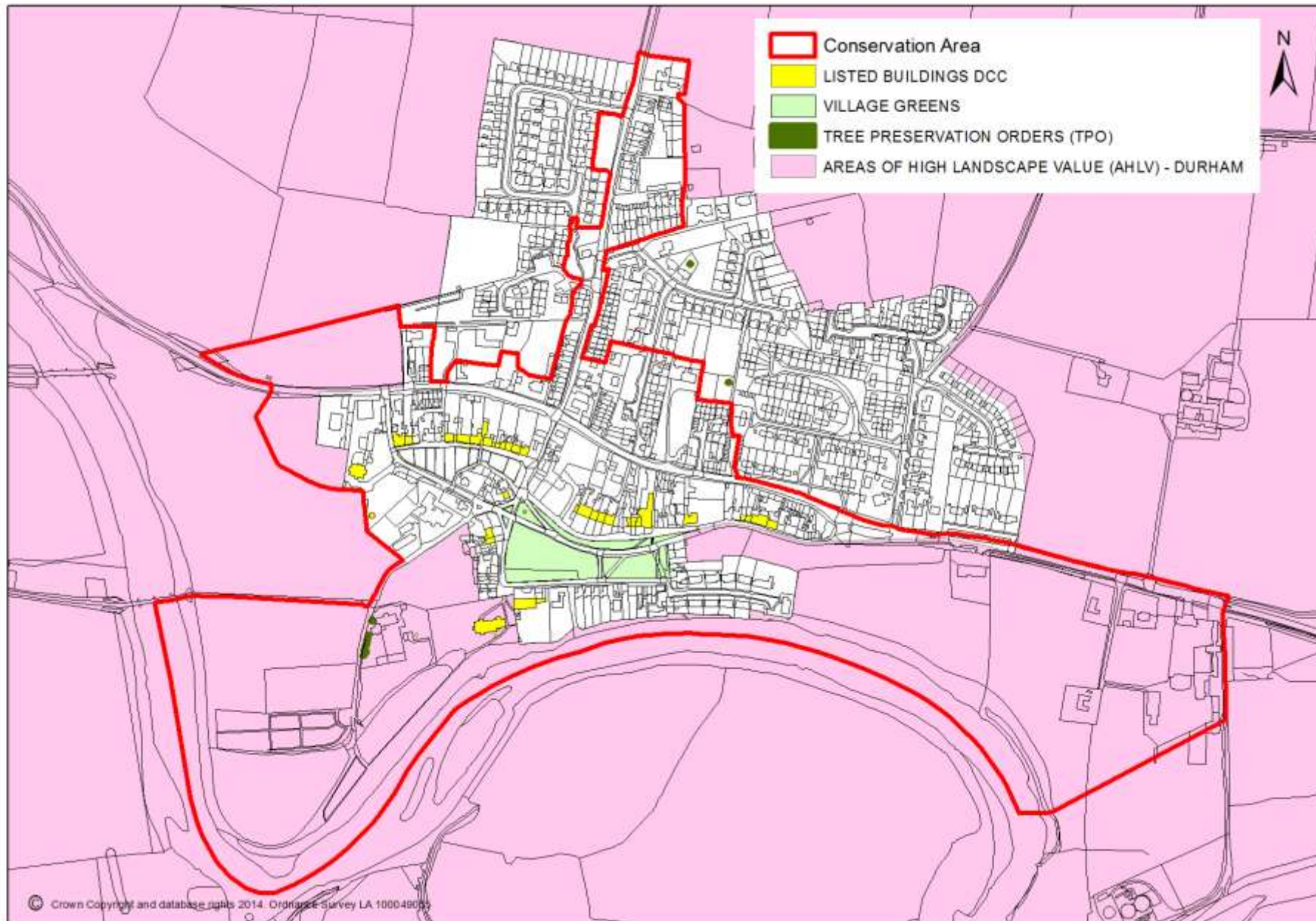


The Lord Nelson public house (originally known as the Bunch of Grapes) was built on what was known as The Island.

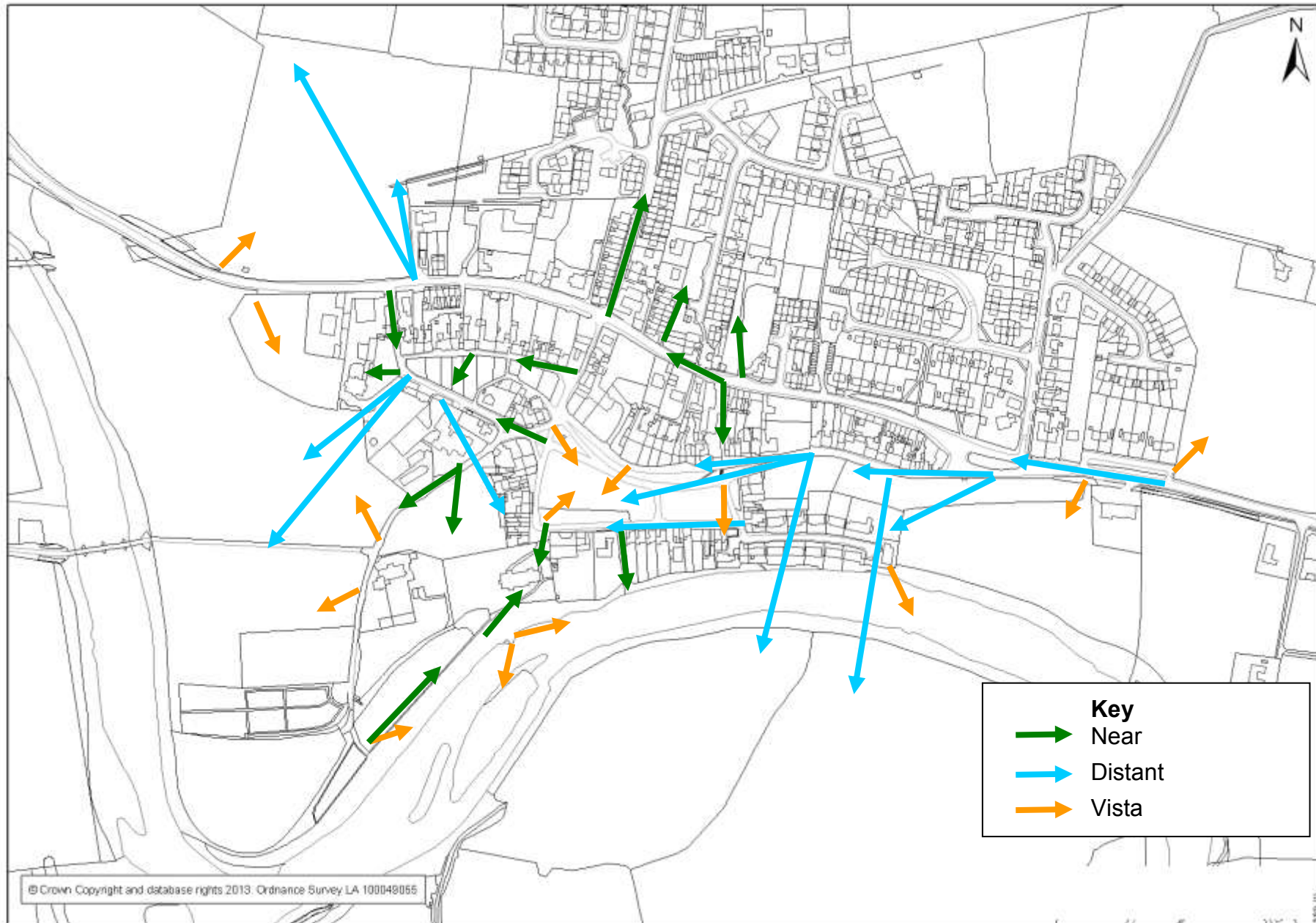


On the east side of the village, dominating the approach from Darlington is the large red brick complex of St Peters School (currently outside the conservation area). Opened in 1900, it was originally a Catholic orphanage until it was taken over in 1939 by the Home Office and run as an approved school before closing in 1984. The partial demolition of the west wing has destroyed the former symmetry of the building but it remains an impressive architectural statement despite its dilapidated state.

Appendix 3: Current Designations



Appendix 4: Key Views



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

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