

Heritage, Landscape and Design



Lartington
APPROVED
December 2012

CONSERVATION AREA APPRAISAL

Lartington

December 2012



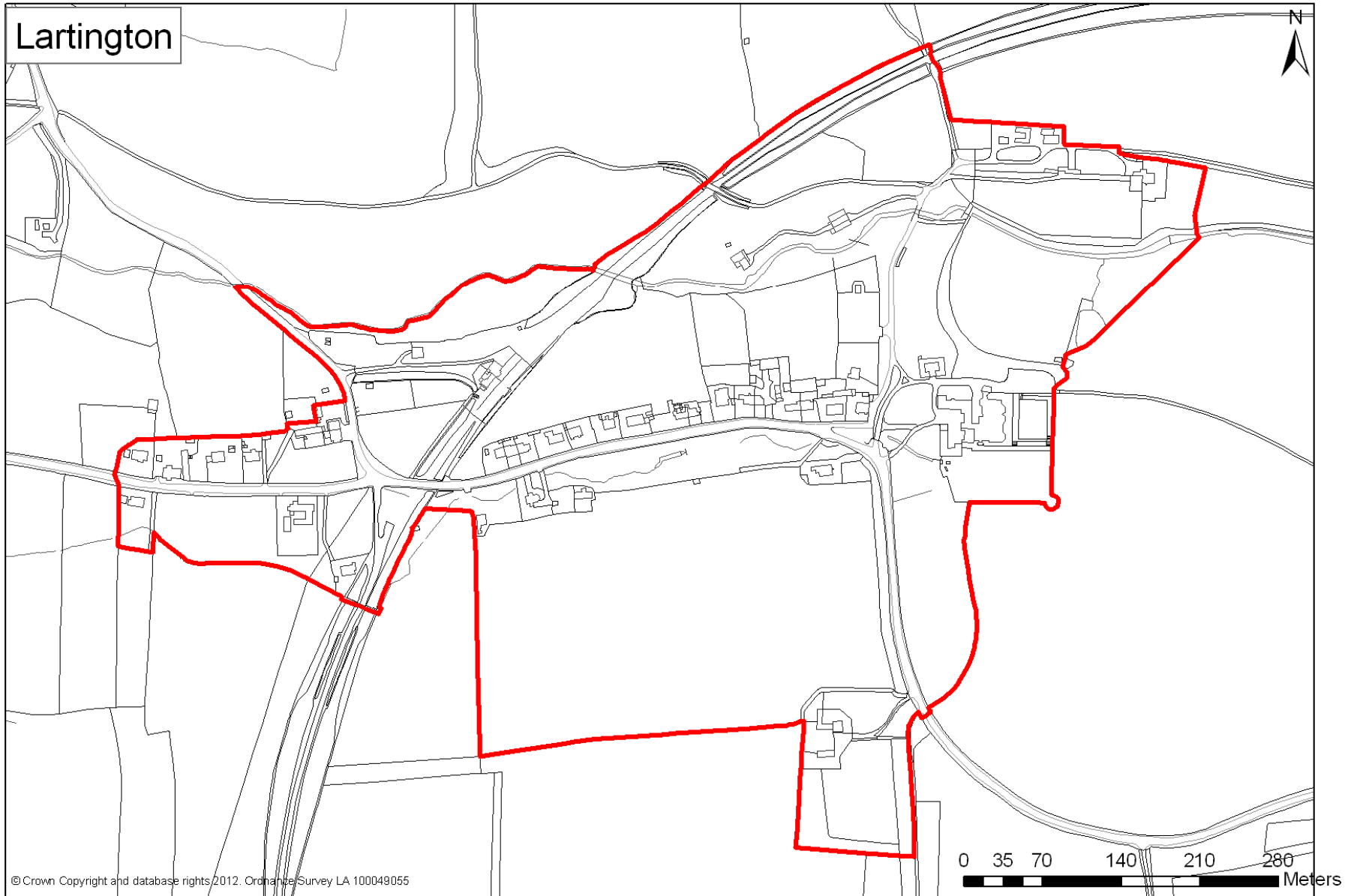
The Grove, Lartington Green Lane

Heritage, Landscape and Design Durham County Council

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Conservation Area Boundary



Summary of Special Significance

It is considered that the special character of Lartington Conservation Area is derived from:

Lartington village has ancient origins and is mentioned in the Domesday Book of 1086. Remains of even older prehistoric occupation can be found across the parish at West Loups and The Rigg, in the form of cup-and-ring carved rocks some 5,000 years old and many of which are now protected as Scheduled Ancient Monuments. The land around the village has been farmed for over 1,000 years, with extensive areas of former arable rig and furrow still to be seen, now preserved under pasture.

Much of the unique character of Lartington today derives from the rebuilding and land improvements of Lartington Hall and estate in the 18th and 19th centuries. At this time, the farming land around the village was enclosed with dry-stone walls and hedges, and a fashionable park with specimen tree plantings such as Cedars of Lebanon and Wellingtonia was created around the Hall and village. The distinctive character of the buildings of the village is to be found in the use of local sandstone and stone slate roofs.

The character of the village, houses and other buildings is often dictated by local materials. Only since the coming of the railways (1863 in Lartington's case) have "foreign" materials such as brick and Welsh slate been widely available and as most of the buildings in the parish date from before this, local materials contribute a significant element to the look and feel of the village.

Until the early 20th century many houses still retained heather or "black" thatch as a roofing material. The use of water tabling and kneeler stones on gable ends and a wide range of estate influenced window styles ranging from Gothick and Georgian Romanesque arches to more common rectangular square headed lintols, all provide the village with something unique. The village also has a unique roofscape as a result of the construction of tall decorative chimneys.

Public Consultation

Public consultation is an integral part of the appraisal process. The second draft document was the basis for consultation with local people and other interested parties, after which it was amended where necessary before being presented to Durham County Council's Cabinet in December 2012. Once approved, the next stage is the preparation of a Management Plan programme for all our conservation areas. Initial management proposals have been included in this document for consideration.

Planning Legislation

A conservation area is defined in the 1967 Civic Amenities Act as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. It is not the purpose of a conservation area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations. Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the conservation area. Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas.

The primary legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation includes certain statutory duties which the Council as Local Planning Authority must uphold. S69(1) of the Act requires Local Planning Authorities to designate any areas which they consider to be of special architectural or historic interest as conservation areas, and under s69(2) to review such designations from time to time. The Council has a further duty under s71(1) to formulate and prepare proposals for the

preservation and enhancement of its conservation areas from time to time.

When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this should not be detrimental to the special interest of the wider conservation area. Specific guidance relating to development within conservation areas can be found within the National Planning Policy Framework.

Conservation Area Character Appraisals

The Conservation Area 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 Lartington'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 Lartington, 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

Lartington is located approximately two and a half miles from the main market town of Barnard Castle. It forms part of a ribbon of dales settlements between Barnard Castle and Middleton in Teesdale.

Lartington sits within a landscape that is transitional in character being both hilly and grassy and having a variety of landforms. The Carboniferous millstone grits and limestones that make up the vale are largely masked by thick layers of glacial and alluvial drift and outcrop only occasionally on steeper valley sides. Soils are a mixture of heavy gleys derived from glacial boulder clays and more fertile brown earths on sands and gravels on the vale floor.

It is within the Joint Character Area the Pennines Fringe, defined by Natural England. Lartington's parkland and hall have a role in defining the historic landscape of the Pennine Fringe Area and more local character areas. This part of Teesdale sits within an Area of High Landscape Value as defined by Durham County Council and the Dales Fringe Character Area. The defining characteristics of this character area in terms of the historic environment are:

Pastoral farming on heavy clay soils in the upland fringes gives way to mixed and arable farming on more fertile brown earths on lower ground. Higher pastures in the upland fringes have regular patterns of parliamentary enclosures bounded by hedges and dry stone walls with scattered farms linked by straight roads. The lower farmland of the vale has a smaller scale pattern of irregular hedged or walled fields with frequent ash and oak trees, and a nucleated settlement

pattern of old villages connected by winding lanes. Buildings are typically of local stone with roofs of stone flag or slate.

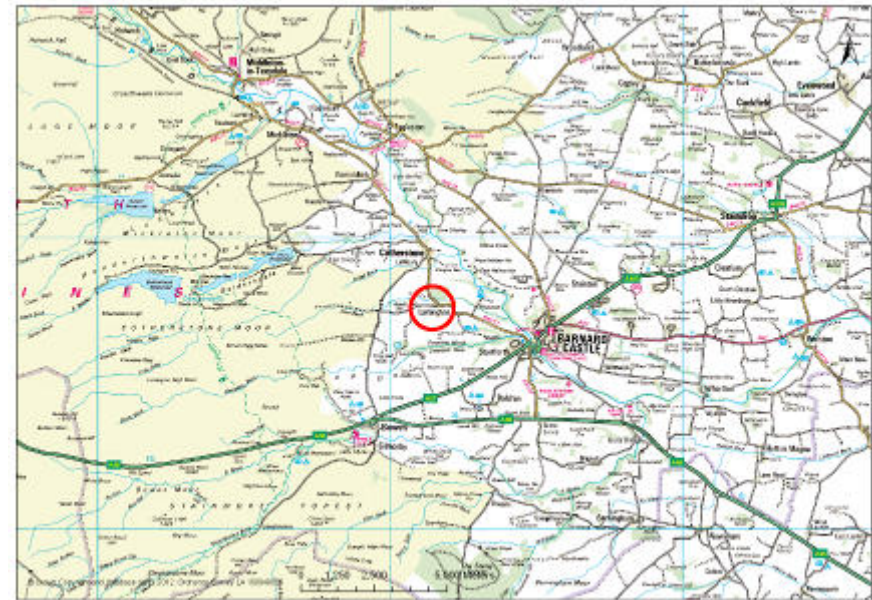
The historic market town of Barnard Castle lies on the Tees in the centre of the vale. Ancient oak and ash woods lie in steep sided denes and riverside bluffs along the Tees and its southern tributaries. Conifer plantations are scattered across the upland fringes. Historic parklands and wooded estates surround a number of country houses including Lartington Hall. The valleys of the Tees and Greta are a long established trans-Pennine communications corridor and carry the A66 and a number of abandoned railway lines.

A generally broad scale landscape with panoramic views from higher ground across the vale though locally more intimate in scale in more wooded areas.

An essentially rural landscape with little urban or industrial development. More specifically Lartington lies within the Gritstone Vale broad character area defined by the County Council. This is a 'gently sloping farmland falling from the fringes of the moorland plateau to the River Tees. A pastoral landscape of improved and semi-improved pastures bounded by old hedges and walls with scattered, locally abundant, hedgerow trees. The River Tees is lined by steep wooded bluffs; its tributaries, including the Deepdale Beck, lie in narrow steep-sided denes containing ancient ash and oak woodlands. The small villages of Boldron, Lartington and Cotherstone lie on the upper slopes of the vale. There are historic parklands at Lartington.

The setting of the village is dominated by wide rolling open fields punctuated with heavy tree belts closer to the buildings

of the village. This openness extends both north and south in to open pasture and agricultural land. The setting to the east is provided by the more formal gardens and parkland of Lartington hall. The preservation of this openness and lack of buildings and structures is essential to the protection of the setting of the village.



Location of Lartington

Historical Summary

This section presents an outline history of Lartington.

People have lived in Teesdale since the end of the last Ice-Age around 8,000 years ago and traces of early occupation can still be found in Lartington parish on the higher un-enclosed ground to the West of the village where at The Rigg and at West Loups there are nationally important groups of late Neolithic and Bronze-Age carved rocks.

Although the area was almost certainly inhabited in Roman times, much of the landscape we see today and indeed the village itself began to form around the 8th or 9th century AD when Anglo-Saxon farming families colonised the area. The earliest origins of the village most likely arise at this time. The place name Lartington is formed is first recorded in 1050 AD as *Lyrtington* which means the ‘village of Lyrtis’ family’. At this early time it is also likely that Cragg, now two farms, also formed a small hamlet probably surviving into the 16th century and at one time owned by Egglestone Abbey.

After the Norman Conquest of 1066 many villages in northern England which had previously consisted of several scattered farmsteads were rebuilt on a planned layout. In Lartington’s case this consisted of two rows of stone and timber houses lying along both sides of a village green with the manor house or hall at the East end, a plan which had probably become fixed 1200 AD. Today this village plan is a little hard to spot, one row of houses is still clear enough along the north side of the road, but the village green lying between Postgate House and Park House on the south side of the road has over the last 20 years become increasingly

overgrown and unmanaged, and the majority of medieval house plots on the south of the green are now just humps and bumps. In 1823 a visitor to the village described it as “*houses on one side having gardens before them inclosed by pales and on the other side a spacious green shaded by lofty trees*” .

The Green is still clearly shown on the Tithes Plan of 1840 with a central beck, pond and 3 small bridges, shortly after this the Green and the field to the south appear to have been re-modelled as part of the landscape park around the Hall with cascades added to the pond and field boundaries removed to create what became known as the Village park. Sadly as the 20th century progressed the pond was drained and the Green has become overgrown with self seeded saplings leaving only a small managed area around the 19th century cross. After over 800 years as a village Green and common land the Green is now largely lost under trees and brambles.

Much of the unique character of Lartington today derives from the changes made in the 18th and 19th century to the medieval village by the Maires and later Witham families of Lartington Hall. Unlike any other Teesdale Village, at Lartington much of the farming land around the village was enclosed as a fashionable park with specimen tree planting such as Cedars of Lebanon and Wellingtonia. The beck through the village was partially re-routed and dammed to create both an ornamental pond and a useful reservoir as central features on the village green. In addition to this, many of the houses were re-built, including the Hall to provide an “estate style”, seen in a number of properties such as the

Tower House (formerly the village school), Hallgarth and Marian Cottages.

The character of a village, houses and other buildings is often dictated by local materials. Only since the coming of the railways (1863 in Lartington's case) have "foreign" materials such as brick and Welsh slate been widely available and as most of the buildings in the parish date from before this, local materials contribute a significant element to the look and feel of village and parish.

The land around the village has been farmed for over a 1000 years for both pasture and arable as times and climate have changed. Today pasture and stock-rearing characterise the farming regimes but clear evidence for crop growing can be seen in the riggs and furrows stretching up to a mile from the village. Much of this is preserved under the grass of the Park, fixed in time from before 1800 and now recognised as some of the best-preserved medieval fields in the County. The stock farming of the last few hundred years has been a key factor in shaping the look of the land. From the remains of the pinfold in the village where stray stock was kept, to the great expanse of land outside the village, the patchwork of farms, dry-stone walls and hedges together with the un-enclosed moor to the west of Battle-Hill all creates the historic setting for the village conservation area.

Today the strong and unique flavour of the parish is to be found in the use of local sandstone and stone slate roofs. Until the early 20th century many houses still retained heather or "black" thatch as a roofing material, most notably at "The Thatch" in the village. Today the only local example of such a roof is at Levy Pool Farm just outside the Parish on

the upper reaches of Deepdale Beck. The use of water tabling and kneeler stones on gable ends and a wide range of estate influenced window styles ranging from Gothick and Georgian Romanesque arches to more common rectangular square headed lintols, all provide village and parish with something unique. In all cases the use of wooden frames for windows provides the "right" complimentary look.

Form and Layout

Lartington Conservation Area is characterised by its linear nature with the main street (B6277) continuing almost uninterrupted in to Lartington Green Lane with sharp bends in to and out of the village at both ends. Accommodating specific feature including the former station house and the aqueduct, the boundary has been widened to accommodate the highly significant but somewhat detached features.

The form and layout has changed little as shown in the first edition OS plan. As discussed elsewhere the now overgrown village green area gives a sense of enclosure and narrowness which was not previously evident.



1856 first edition Ordnance Survey



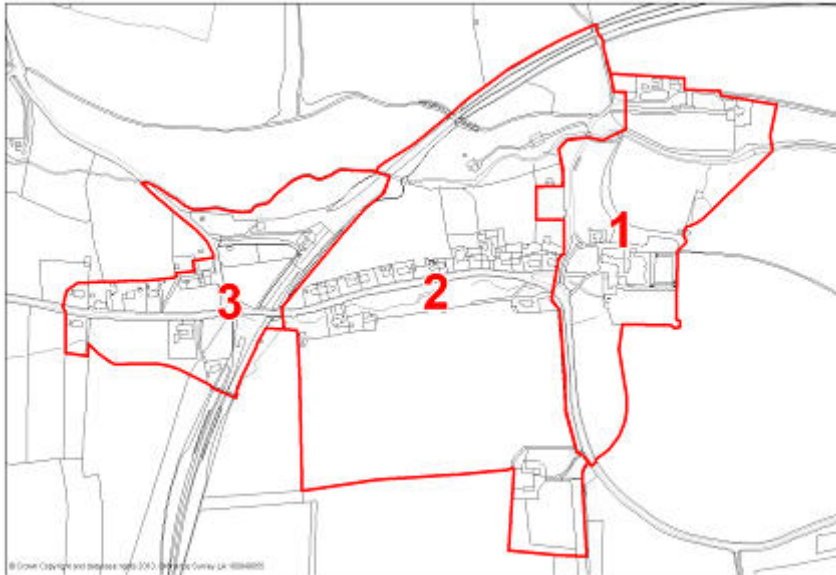
Lartington Green Lane Junction



Linear Plan

Character Areas

Lartington Conservation Area can be broken down into three smaller character areas as below:



Character Area 1: Lartington Hall

As a piece of significant architecture and designed landscape which has evolved over several hundred years, Lartington Hall and its surrounding parkland are perhaps the most architecturally and historically significant elements of Lartington Conservation Area. Comprising a large section of the area to the east of the settlement the parkland forms the first significant views on approach to the village from Barnard Castle. Views of the hall itself which is now unrecognisable

from its more modest beginnings are dictated by tree cover and vary depending on the time of year.

There is some evidence of a settlement at Lartington before the Norman Conquest in 1066, but evidence for a manor house or hall is more fragmentary before 1635. It would seem reasonable to suppose that a manor house would have existed here or nearby as the manor as an administrative unit existed as early as 1208 when Robert de Lasalle lived here with his family and servants. Presumably at that date Robert and his family lived in some sort of superior house within the village. By 1600 it may have been a south facing single storey hall house with central passage and a room on either side.

The period after the Union of the Crowns in 1603, but before the Civil War of 1642-51 brought a small window of opportunity for building investment and this appears to be when Francis Appleby purchased Lartington from the Earl of Devonshire in 1629 who appears to have sold the land in order to pay off his debts. The 1635 date on the central south porch appears to belong therefore to the stewardship of Francis and Margaret Appleby who were from a recently converted Catholic family from Clove Lodge in Romaldkirk. This was to have implications for the architecture and choice of craftsmen and architects over the next three hundred and fifty years who were all closely associated with Catholicism.

The subsequent remodelling of the hall and the copious use of rough cast has left few external hints of the nature or extent of the 17th century building. However it is the south elevation and the cellars combined with an undated plan of the house possibly dating to c.1800 or before with Samuel

Buck's drawing of the house in 1720, which allows us to start to reconstruct what the 17th century house looked like.

The 17th century house appears to have evolved and expanded over a number of phases. It is likely that it was heightened to two to three storeys and a central highly ornamented three storey porch, positioned in front in 1635 (according to the date stone). Once the porch was added, the house would therefore present a facade of status and wealth, but in reality be a modest house. Today the house is three storeys high and the porch appears to have always been three storeys.

The first image of Lartington Hall dates to 1720 by Samuel Buck. This image shows a substantial two to three storeyed house with dormer windows, the three storeyed central projecting tower (the same height as the three storeyed bays on either side of the tower) representing the 17th century build and a two storeyed double gabled wing to the east. The arrangement to the west of the porch is hidden and so it is not clear how many bays there were. The roof appears to have been stone slate, steeply pitched with tall chimneys and kneelers. The roof of the tower appears to be flat and the front of the building has been updated with a flat parapet type arrangement with rainwater goods hidden behind it until they reach the gable end. The central tower appears to have had only one window on its east side (the west side is not shown) and the front or south elevation was made up of ornamental openings. The windows are Georgian suggesting that they have been enlarged with multi pane sashes replacing the earlier smaller square window openings with architraved surrounds.

Around the mid 18th century the house was remodelled with a new extended wing to the east and possibly another to the west (if this was not built already). That to the east had a pair of two storey bay windows to face down the newly remodelled parkland which swept away the old formal garden layout. This was now the principal elevation with a pedimented doorway located on the new central axis of the house and a carriageway to bring visitors through the parkland, with ample opportunity to admire the new symmetrical façade.

A ha-ha was an essential requirement of unimpeded views from the house towards the naturalistic landscape complete with tree circuits, pleasure walks and tree clumps.



Samuel Buck's drawing of Lartington Hall 1720

In 1832 Henry Witham formally inherited Lartington Hall and what was left of his family's estate after settling his gambling debts. He was a renowned geologist and was to make a significant addition to the hall. In 1832 he had the architect Ignatius Bonomi, design him a magnificent museum to house his geological specimens, fine art and 3,000 books. This was attached to the north side of the 18th century part of the east range and overlooked the parkland to the east. It could be seen with its prominent pedimented Venetian window or door from the main carriageway.

When Henry Witham died in 1844, the hall passed through his third son to Thomas Witham, later the Right Reverend Monsignor Witham. Thomas Witham was to change the Hall again this time to reflect it as a place for entertainment. He commissioned a design for improvements to the chapel in 1853 by the Sheffield firm of architects Wightman, Hadfield and Goldie for a new chancel, but this appears not to have been implemented. Instead he perhaps thought his money better spent on creating larger lighter spaces suitable for entertaining and improvements for the servants' quarters. He commissioned the architect Joseph Hansom in 1861 to join the Dining Room and Breakfast Room of the 18th century east range together so that when furniture was removed there would be room for dancing. Doorways were embellished and the room realigned on its new symmetry.

Hansom was also required to design a grand corridor and covered porch, or porte cochere, which would create a new formal entrance based on a procession along a corridor with opportunities to admire the rich carvings by Bulletti and the numerous painting, fine china and statues in their niches

The improvements extended into the gardens. Formal gardens were reintroduced on the east and south sides in 1867. On the east side they were contained within dwarf stone walls with circular bastions in the corners and gravel walks. Iron railings were commissioned from Walker and Emley of Newcastle in 1871. Tall statues for the gateposts were purchased from Robert Borrowdale, a stonemason who left Barnard Castle to set up shop in Darlington in 1863

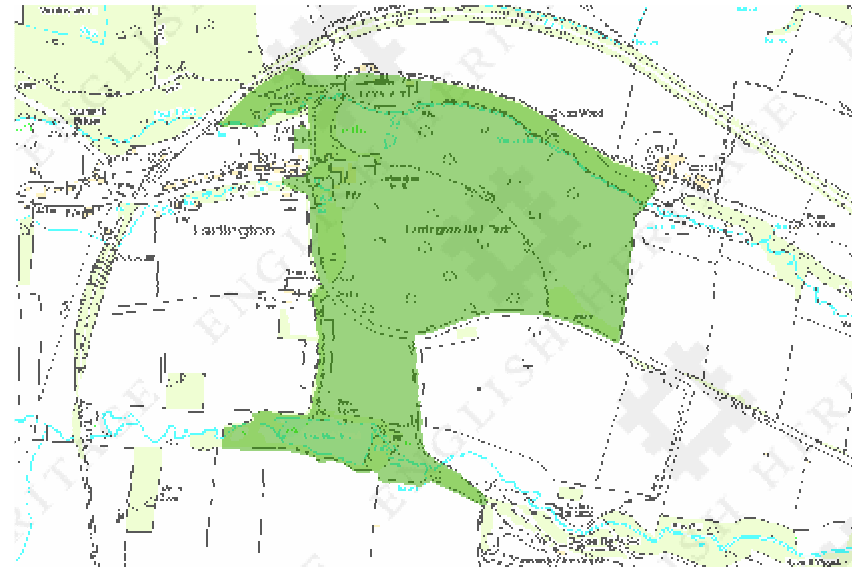
The early to mid twentieth century was not kind to Lartington Hall, as with so many grand country houses, decline set in during the Second World War when part of the hall was used as a hospital. The ballroom mirrors were damaged and stained glass in the chapel broken through horseplay. Local tradition suggests that a tank damaged the park railings by forgetting to raise its gun when travelling along the Lartington Lane. Like so many other large houses, its owner retreated back into habitable rooms, leaving the rest to decay. Following the death of the owner in 1973 the executors of her will found that they could not give the hall away. While the hall lay empty, it was gradually stripped of its assets and the grand corridor roof had collapsed in. By 1979, it was in a sorry state and demolition was discussed; indeed the demolition of the kitchen ranges which now form an inner courtyard may have taken place at this time. The building was eventually bought and saved by an extensive renovation programme. Sold to its current owners in 2011 the building now appears to have a more secure future and is undergoing extensive refurbishment.

Lartington Hall itself contributes as much for its historic connections to the village as it does for its architectural merit. The Parkland surrounding the building plays a more

significant role in the visual appearance, character and setting of the conservation area. The Parkland is a grade II Registered Park and Garden.

The c 42ha site is on rolling land which falls slightly to the north and east, and rises to the south before falling steeply to the valley of the Ray Gill. The setting is rural and agricultural. The northern boundary is formed by a fence dividing the outer precincts of the kitchen garden from fields, and by a stone wall which runs along the north edge of Grotto Wood. The eastern boundary is walled, and the southern boundary along Lartington Lane (the B6277) has a wall surmounted by cast-iron railings which creates a strong parkland feel. A narrow stretch of parkland south of the road is fenced. A disused railway cutting and fencing forms the north-western boundary.

The current day principal entrance is from the village where there are two sets of gate piers at the east end of the main street. From these drives lead east to a porte-cochère on the north side of the Hall and north over the Scur Beck to the kitchen garden. The C18 estate map shows an avenue approach from the village to the entrance, and there are some mature trees, including specimens of Wellingtonia, on the south side of the village main street. There is another gated entrance from Lartington Lane on the south side of the site, from which a drive runs north-west to a set of gate piers (mid-late C19, listed grade II) c 40m north-east of the Hall surmounted by statues of Demeter on one side and the Muse of Literature on the other. This entrance leads to the porte-cochère.



Registered Parkland (National Heritage List)

Character Area 2: Village Green

Although little evidence remains today, the settlement of Lartington has evolved around a village green layout. Following the Norman Conquest in 1066 many villages in England were re-planned and laid out anew on more formal layouts of rows of long thin burgage plots with their narrow ends and houses facing onto a village green. Depending on the size of the village the shape could vary between broad and rectangular (such as Romalldkirk) or long and thin as was the case at Lartington.

The earliest accurate plan of Lartington village is the Tithe Plan of 1840 (below). The purpose of the tithe plan was to assign value to all productive land, pasture, arable and woodland to calculate what financial value was to be paid to the church each year. The plan clearly shows a central beck, pond and 3 small bridges.



Extract of tithe plan of 1840. West Yorkshire Archive Service

Today the village plan is hard to spot, one row of houses is still clear enough to the north, however, over the last 30 years the Green has become increasingly overgrown and unmanaged although some clearance has been undertaken recently around the cross in the centre of the village. The majority of the medieval house plots on the south of the green are now just humps. There is little if any evidence to visitors of the historic use and function of this area, including the presence of former ponds and cascades which formed part of the designed landscape of the village and hall. The historic pattern of the village has been altered beyond recognition as a result of this change. The considered improvement of this area, balancing all views warrants further exploration.



Pond circa 1900

Within this central character area are the majority of buildings within the conservation area, the styles are many and varied and reflect the “estate style” construction of the village to befit the increasing importance of Lartington Hall. A number of buildings were built or modified for specific uses or people related to the estate.

The Nook is a cottage dating from 1830 with a dressed sandstone front and coursed rubble returns a stone-tiled roof; stone chimney stacks built in the Tudor style.



The Nook

School Cottage and Tower House are created from the former village schoolroom and master's house, the buildings are mid C19 with C20 alterations possibly incorporating an earlier structure. They are constructed with squared sandstone rubble; stone-flagged roofs and stone chimney stacks. Tower House as the name suggests has a highly significant tower which makes a significant contribution to the village as does the clock included in the tower, this feature should be retained.



Tower House

The Thatch and Smithy Cottage are the third significant building grouping in the character area. Smithy Cottage shown on O.S. Map as the Post Office. The house is early C18 altered in the late C19. The cottage is C19. The Thatch was a former village pub which closed in the 19th c and was the last house in the village with heather thatch which was removed c. 1930. The Smithy is a good example of a modest building converted appropriately to residential use.



The Thatch and Smithy Cottage



Modest cottages



Former chapel

There are a number of other buildings of note which whilst not listed make a contribution to the somewhat varied and eclectic mix of style, these include properties converted to residential use.

Character Area 3: Western and Station Area

The western end of the village displays a significant change in character with a more open nature with less overshadowing from the large trees and dense vegetation which dominate the Village Green Area. This is the only area of the village which is characterised by large open spaces enclosed by stone boundary walls. Within this area the buildings have a tendency to site on larger plots. Within this area remains strong evidence of the railway past with the station house now converted to residential accommodation and the deep sides of the former railway cutting still evident along with the rail bridge. There is also another concentration of listed buildings in this area and the converted former Catholic Church (Postgate House).

To the very edge of the boundary in this area lies Lartington aqueduct which is now somewhat overgrown and shows signs of some physical deterioration. The Aqueduct dates from 1858 and was designed by Thomas Bouch for the North Eastern Railway Company. It is constructed of cast iron and rock-faced stone with ashlar dressings. It has stone abutments with a moulded ashlar band and parapets with ashlar copings. The central bridge section consists of a U-shaped cast iron trough which carries the stream over the disused railway line. This is a rare example of a cast iron aqueduct which still plays its role in the water supply to the village ponds and the hall reservoir.



Aqueduct abutment Aqueduct trough

To the west of The Grove lie a set of outbuildings which are grade II listed, they are listed for their group value and also social value. At the time of listing it was noted that the first-floor room of the right section was used as a Methodist Chapel during C19 and early C20 and retains a panelled wood ceiling. These buildings lend this area a strong agricultural character



Outbuildings west of The Grove

The Beeches and The Grove form a pair of listed properties on Lartington Green Lane both of which display pleasing proportions and details.



The Beeches



The Grove

The Woodlands is again grade II listed and is the former railway station comprising station master's house, waiting room, ticket office and wall enclosing toilets, it is now a private house. It is dated 1859 on the porch doorway for the

South Durham and Lancashire Union Railway Company. It is again in the Tudor style. The building group also includes other structures associated with the use, this gives the wider group great significance.



The Woodlands

Perhaps most visually prominent in this area is the Flatts a large detached building at the bend of the road with an interesting history and clear evidence of incremental alterations.

Architectural Character

Today the strong and unique flavour of the Village is to be found in the use of local sandstone and stone slate roofs, although Welsh slate is now far more common. Until the early 20th century many houses still retained heather or “black” thatch as a roofing material, most notably at “The Thatch” in the village. Today the only local example of such a roof is at Levy Pool Farm just outside the Parish of Lartington on the upper reaches of Deepdale Beck. The use of water tabling and kneeler stones on gable ends and a wide range of estate influenced window styles ranging from Gothick and Georgian Romanesque arches to more common rectangular square headed lintols, all provide the village with something unique. In all cases the use of wooden frames for windows provides the “right” complimentary look to our historic buildings.

While many houses pre-date the coming of the railway, there are several later 19th century houses such as Yew Trees (built for the butler at Lartington Hall) and The Woodlands (the former railway station), both of which are good quality well designed buildings using appropriate materials.

A few 20th century buildings nestle into the village, and while some use non-local materials and styles, sit well within the age-old village layout. Good examples of such buildings can be found at Postgate House (the former Catholic Chapel), Wesley House (former Methodist Chapel).

Useful guidance on materials, design and building can be found in the “North Pennines Design Guide” This is however general to a wide area and the particular unique character of

Lartington with its individual estate style, should still influence any future development.



Various window styles

Doors range from simple solid boarded doors, to four panel timber doors and more recently panelled doors with glazed upper panels.

Important Buildings

Five 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
<i>Outbuilding, 20 Metres West Of The Grove</i>	<i>II</i>
<i>The Grove</i>	<i>II</i>
<i>Garden Wall And Gate Piers, South Of The</i>	<i>II</i>
<i>The Beeches</i>	<i>II</i>
<i>The Woodlands</i>	<i>II</i>
<i>Tower House</i>	<i>II</i>
<i>The Nook</i>	<i>II</i>
<i>The Thatch And Smithy Cottage</i>	<i>II</i>
<i>Park House</i>	<i>II</i>
<i>Gate Piers, End Piers, Gate And Linking Walls At Entrance To Lartington Squash Club</i>	<i>II</i>
<i>Chapel 90 Metres North Of Yew Trees</i>	<i>II</i>
<i>Hansom House Lartington Hall Monk's Flat Witham Court</i>	<i>II*</i>
<i>Garden Wall, With Statues And 2 Sets Of Gate Piers, Adjoining To East Of Lartington Hall</i>	<i>II</i>
<i>Six Flights Of Garden Steps With Statues, To The East And South Of Lartington Hall</i>	<i>II</i>
<i>Lartington Aqueduct Green Lane</i>	<i>II</i>

Building Materials

The palette of building materials is primarily limited to sandstone, stone slab roofs with later Welsh slate, timber for windows and doors and cast iron rainwater goods. Modern materials, mainly Upvc, are being introduced to the detriment of the historic character. Masonry includes ashlar walls in grander buildings, but is more commonly roughly coursed sandstone or more neatly coursed sandstone blocks. There is no local tradition of building in brick and the rendering or painting of buildings is not common.

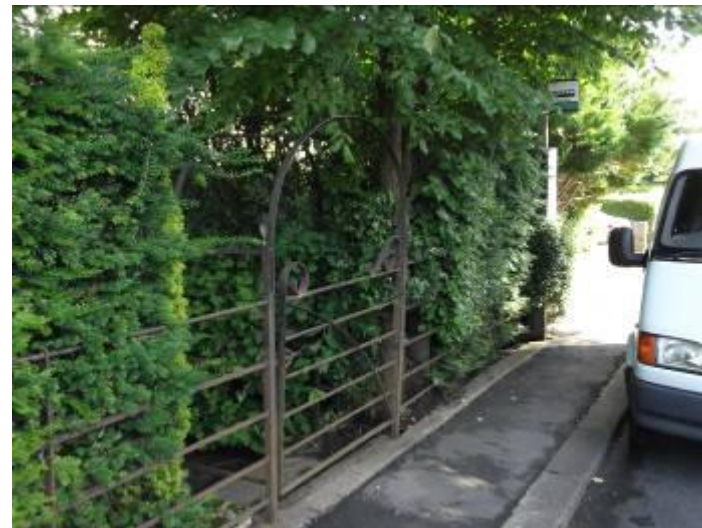
Timber, usually painted white is the traditional material for the manufacture of windows and doors. Many historic windows survive in older properties, but many others have been replaced in recent years with plastic alternatives. The use of Upvc is not considered appropriate in historic buildings because it has an inferior aesthetic quality to timber and is an unsustainable material.



Traditional stone and roof materials

Boundaries and Means of Enclosure

Boundaries and means of enclosure derive from the estate history of the village predominantly. Estate fencing has been used throughout and many good examples remain fronting the highway, some with hedges behind to afford a degree of privacy. Whilst being a significant part of the character, the estate fencing, which in places is in an extremely poor state also detracts significantly from the appearance of the conservation area as a result of damage and a lack of maintenance.



Estate fencing

To larger grander properties a range of stone walls with decorated gate piers and timber and metal gates are evident these provide some reference to the social standing of the properties over time.



Stone boundary wall, gates and piers

Uncharacteristic timber fences have become evident in lesser numbers; however, any increase in this form of enclosure will threaten the character of the area.



Timber boundary fencing

Open Spaces and Trees

Open spaces play a significant part in the character of the village to differing degrees in certain parts of the village.



View over open space to The Flats



Open views over Lartington Hall Parkland

This degree of openness must be maintained in order to preserve the remaining character derived from this element. With the exception of these open spaces the village has a very enclosed feel at street level given the tight relationship of buildings and the almost overbearing impact of the vegetation to the previous village green area, this further enhances the importance of the remaining open spaces.



Trees lining the approach to Lartington

Open spaces, woodland and trees including the specimen trees around Lartington Hall both within and surrounding the conservation area make a substantial contribution to its historic and visual character. The contribution the previous village green area could make in some restored form requires far more detailed consideration by all interested parties.

Views

Appendix 4 identifies a range of views both within and out of the conservation area, views play a limited part in the character or appearance of the area given the tree cover within the village; primarily to the previous Green area. Views out of the area are curtailed by tree cover and the gently rising land at reasonably close proximity to the boundary of the area. Views in to the conservation area are also controlled to some degree by tree cover and the sweeping nature of all points of access. Views through the village are guided by the mature vegetation to the south and the almost continuous building frontages to the north.



View approaching from Lartington Green Lane



View guided by vegetation and boundary enclosures

Activity

The village is now predominantly a dormitory settlement with little activity other than that associated with normal day to day life.

The village does not have a community building, communal meeting space or any play area for young children. There are no shops in Lartington. The nearest village shop is at Cotherstone. Barnard Castle, two and a half miles away, provides the majority of basic needs typical of a market town. The village possesses a telephone box and a post box, which is particularly well used by several home workers. The education of children in the village at primary level is usually provided at Cotherstone but also Startforth schools. At secondary age, pupils travel to Teesdale School.

Public Realm

Roads, pavements and other surfaces

Roads and pavements, as they are, throughout the conservation area are surfaced in tarmac and edged in a mix of concrete and stone kerbs. There are small areas of alternative surfaces within private gardens which make a mixed contribution to the area.

Small areas of traditional materials remain around the bridge and north of the hall, these were originally constructed c. 1863 to connect the railway to the hall. Such areas may form the basis for future environmental improvement schemes.



Traditional surface materials

Signage

Lartington is relatively free of signage other than standard road and directional signs. Highway standard village name signs stand at both ends of the village and do little to improve the appearance of the entrances to the conservation areas. Other road signs throughout the village are all modern in appearance. Small areas of signage clutter exist as a result of the failure to remove redundant signage.



Visual clutter

Street furniture and overhead cables

There is a limited amount of street furniture in the village, the greatest concentration being a number of structures clustered on a central bus stop area. Other street furniture includes a red post box, waste bins, telephone kiosk and parish notice board. Seating has no co-ordinated style or design. Street lighting is provided via suburban style lamp posts which are not appropriate to the character of the village. There are overhead cables throughout the village but these are limited in comparison to other settlements.



Street furniture

General Condition

The condition of the conservation area is generally sound with some isolated exceptions where a limited number of properties 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

Individually smaller scale interventions such as unsympathetic door and window alterations are, cumulatively, having a serious impact on the visual quality of the conservation area. Although the recent trend for the use of uPVC and double glazing has accelerated the decline in traditional design proportions and finesse, earlier replacements have often been equally damaging.

The introduction of sustainable technologies also poses a threat to the character of the area unless handled sensitively.

Management Proposals

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

- Protect the open nature and appearance of the identified open spaces within the village.
- Protect views out of, into and across the conservation area.
- Protect traditional boundary treatments throughout the conservation area and encourage the future containment and definition of space through the use of

estate fencing and 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.
- Consider the introduction of interpretation panels to describe the history of the village, its history and surrounding landscape.
- Explore the opportunities to reinstate elements of the traditional village green in discussions with all relevant parties.
- Ensure appropriate design of signage, lights and street furniture to reflect and enhance village historic character, whilst contributing to road safety improvements.

Approved Boundary Changes

The boundary of the conservation area was amended in December 2012 to conform, where relevant, to current property boundaries and landscape features. Following consultation and suggestions from the Parish Council, three amendments were made. The first area south of the main

street was included to protect the historic and archaeological setting and the extended area of the 19th century parkland which is such a significant part of the development of the village.

The second section included the railway embankment and bridge abutments of 1863 which form a natural backdrop and boundary to the north, this will also take in the previous estate saw mill and carpenters shop and areas of the 18th century Sparrow landscape map shown as part of the revamped pleasure grounds.

The final addition to the east of the estate tidied up a few built features such as a pond and a cascade which have setting value and are structurally related to the water course and supply from the aqueduct and village pond.

The addition of other areas of the designated park and garden surrounding the hall were also considered, however, these areas are more appropriately protected by the use of other planning policies and no further amendments were made.

Conservation Area Boundary Contacts and References

Bibliography

National Heritage List produced by English Heritage

Lartington Parish Plan. Lartington Parish Council, 2005

Statement of Significance for Lartington Hall, For Kevin Doonan Architects on behalf of Shona Harper and John Wilkes by Archaeo-Environment Ltd. August 2011

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Appendix 1: Listed Buildings

Fifteen 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.

Ref	Building	Grade
1	<i>Outbuilding, 20 Metres West Of The Grove</i>	II
2	<i>The Grove</i>	II
3	<i>Garden Wall And Gate Piers, South Of The</i>	II
4	<i>The Beeches</i>	II
5	<i>The Woodlands</i>	II
6	<i>Tower House</i>	II
7	<i>The Nook</i>	II
8	<i>The Thatch And Smithy Cottage</i>	II
9	<i>Park House</i>	II
10	<i>Gate Piers, End Piers, Gate And Linking Walls At Entrance To Lartington Squash Club</i>	II
11	<i>Chapel 90 Metres North Of Yew Trees</i>	II
12	<i>Hansom House Lartington Hall Monk's Flat Witham Court</i>	II*
13	<i>Garden Wall, With Statues And 2 Sets Of Gate Piers, Adjoining To East Of Lartington Hall</i>	II
14	<i>Six Flights Of Garden Steps With Statues, To The East And South Of Lartington Hall</i>	II
15	<i>Lartington Aqueduct Green Lane</i>	II

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

www.english-heritage.org.uk/list

1

OUTBUILDING, 20 METRES WEST OF THE GROVE

List Entry Number: 1121028

Grade: II

Former farm buildings, now storage. Early-mid C19 of 2 builds. Left section coursed sandstone rubble; stone-flagged roof and brick chimney stacks. Right section squared sandstone Fu6bii; Welsh slate roof. 2 storeys, 4 and 2 bays. Flush, alternating quoins at ends and junction. Left section: segmental archways in bays 2 and 3; replaced boarded doors, in bays 1 and 4, in flush surrounds with top blocks; boarded opening and three 4-pane sashes above. Right section: boarded door in chamfered surround; external stone stairway to right leads to replaced door. Continuous roof with coped gables, shaped kneelers and a coping above junction. Left end and ridge stacks. Interior: first-floor room of right section was used as a Methodist Chapel during C19 and early C20 and retains a panelled wood ceiling. Included for group value and social interest.

2

THE GROVE

List Entry Number: 1121027

Grade: II

House. Circa 1840 possibly incorporating C18 house. Squared sandstone rubble; main block has graduated green slate roof, left section has Welsh slate roof; stone chimney stacks. 2 storeys and basement, 5 bays, symmetrical. Raised quoins, low plinth, basement and sill bands. 4 steps to central replaced door in C20 glazed, gabled porch. Small basement windows are blocked to left and iron-barred to right. 4 -pane sashes (some with intermediate glazing bars removed, some replaced) in projecting surrounds. Coved eaves. Low-pitched,

slightly-swept hipped roof. Stepped and corniced lateral stacks. 2-storey section on left return, possibly part of an earlier house, has altered openings and a monopitch roof. Rear of main block has scattered 12-pane sashes. Interior: dogleg staircase, of 2 flights plus landing rail, has knopped turned balusters and ramped handrail.

3

GARDEN WALL AND GATE PIERS, SOUTH OF THE GROVE, LARTINGTON GREEN LANE

List Entry Number: 1310511

Grade: II

Garden wall and gate piers. Mid C19. Dressed sandstone. L-plan wall attached to left return of house. 2.5-metre high, flat-coped west wall runs south for 18.0 metres. Lower flat-coped south wall in 2 sections runs east for 30.0 metres: pair of rusticated gate piers, with corniced caps and pyramidal finials, to west of centre; longer section, to east of piers, has a series of curved steps down at either end reducing height of centre to 0.75 metre. Chamfered quoins at east end. Rubble east return wall is not of special interest. Included for group value.

4

THE BEECHES

List Entry Number: 1160595

Grade: II

House. Circa 1840. Squared sandstone rubble; roof of large purple slates; stone chimney stacks. 2 storeys, 3 bays, symmetrical. 2 steps to central replaced partly-glazed door with patterned overlight under flush lintel. 12-pane sashes with flush lintels and projecting sills. Roof with coped gables. End stacks with top bands.

5

THE WOODLANDS

List Entry Number: 1121026

Grade: II

Former railway station comprising station master's house, waiting room, ticket office and wall enclosing toilets; now a private house. Dated 1859 on porch doorway for the South Durham and Lancashire Union Railway Company. Dressed and ashlar sandstone, weather-boarded waiting room; Welsh slate roofs with bands of fish-scale tiles; stone chimney stacks. Linked linear plan: L-plan house with parallel rear wing; station buildings attached to left return of house. Tudor style. 2-storey house; 2 bays, the left projecting and cross-gabled; porch in re-entrant angle. Raised quoins and chamfered plinth. Porch: replaced door in pointed, chamfered surround with keystone dated 1859; 2-light window with shouldered heads to front. Main block has ovolo-moulded windows in raised surrounds with alternating jambs: cross window, with 2-light half-dormer above, to right; 5-light transomed bay window, with 2 light window above, to left. Steeply-pitched roofs have overhanging verges and eaves with bargeboards and exposed rafters. Conjoined and corniced ridge stacks with ornamental stone chimney pots. One-storey, 4-bay waiting room, attached to left of house, has 3-light windows above weatherboarded dado. Hipped roof with overhanging, bracketed eaves. One-storey, one-bay, pavilion-like ticket office, attached to left of waiting room, has pair of cross windows in projecting gabled bay. Steeply-pitched hipped roof with flat top. Corniced stack rises from rear wall. Short L-plan section of wall enclosing former toilets, attached to left, has chamfered coping. Right return of house-stepped external chimney; return bay of rear wing has two 3-light windows and a low-pitched hipped roof.

6

TOWER HOUSE

List Entry Number: 1160545

Grade: II

Former village schoolroom and master's house, now a dwelling. Mid C19 with C20 alterations possibly incorporating an earlier structure. Squared sandstone rubble; stone-flagged roofs and stone chimney stacks. One-storey, 4-bay former school room to left. Replaced door to left. 2 pointed-arched windows under hoodmoulds with replaced casements in bays 2 and 3. Partly-blocked former doorway to right, under square hoodmould, has identical inserted window. Roof has coped left gable with shaped kneelers. Rendered ridge stack. Former Master's house to right: 2 storeys, 3 bays with taller clock tower on right return. Main block has alternating quoins and first-floorband. Replaced door to left. Replaced casements in altered openings. Roof with coped gables and shaped kneelers. Truncated left end stack. Square plan tower: band at eaves level of house; leaded gabled roof with overhanging eaves and verge and small stack to left; square louvred lantern with pyramidal roof and weather cock. Right return of tower: 12-pane ground-floor sash in projecting surround; 2 round windows with radial glazing and a large circular clock face above band; verge of tower roof has pierced, wavy bargeboards. A prominent feature in the village.

7

THE NOOK

List Entry Number: 1323044

Grade: II

Cottage. Circa 1830. Dressed sandstone front and coursed rubble returns; stone-tiled roof; stone chimney stacks. Tudor

style. One storey, 3 bays with low plinth and small flush quoins. Small central latticed casement flanked by 2-light latticed casements, in double-chamfered surrounds with centre mullion, under hoodmoulds. Hipped roof has overhanging eaves on square stone brackets. Central pair of ridge stacks, set diagonally, with offset top bands. Flat-roofed stone porch, to rear of right return, has replaced door in chamfered surround. Later rear additions not of special interest.

8

THE THATCH AND SMITHY COTTAGE

List Entry Number: 1160536

Grade: II

Smithy Cottage shown on O.S. map as the Post Office. House and attached cottage. Early C18 house altered in late C19; C19 cottage. Coursed sandstone rubble; house has graduated green slate roof and stone stacks; cottage has stone-flagged roof and brick stack. The Thatch occupies 3 left bays; Smithy Cottage occupies right bay of house and cottage to right. 2-storey, 4-bay house with alternating quoins. Partly-glazed 4-panel door, in flush surround, in bay 2. Similar door at junction to right. Openings, altered in late C19, have replaced 4-pane sashes. Blocked first-floor window between bays 3 and 4. Raised eaves. Steeply-pitched roof with slightly-swept eaves. Rebuilt end and ridge stacks with top bands. Lower 2-storey, one-bay cottage has replaced 4-pane sashes, low-pitched roof and right end stack. 2 linked outshuts, on rear of house, have replaced windows and low-pitched pent roofs.

9

PARK HOUSE

List Entry Number: 1323045

Grade: II

House with flanking wings. Mid C19. House dressed tooled sandstone front, rubble returns and rear; wings squared sandstone; roofs of large purple slates; stone chimney stacks. 2-storey, symmetrical 3-bay house with flush quoins. Central 6-panel door and overlight. 4-pane sashes, with intermediate glazing bars removed, have flush lintels and projecting sills. Roof with coped gables. Corniced end stacks. One-storey, 2-bay set-back wing to left: replaced 4-panel door with alternating, tooled-and-margined jambs and lintel; 12-pane sash to left. 2-storey, one-bay set-back wing to right: small 4-pane sash set high; bellcote on apex of right gable. Rear of right wing with re-set section of stone bolection moulding used as window lintel. This building should not be confused with Park Farmhouse, 230 metres to south.

10

GATE PIERS, END PIERS, GATE AND LINKING WALLS AT ENTRANCE TO LARTINGTON SQUASH CLUB

List Entry Number: 1121024

Grade: II

Gate and end piers, linking walls and gate. Mid C19, possibly by J.A. Hansom who worked at Lartington Hall c.1867. Sandstone ashlar; cast-iron gate and railings. Tall banded gate and end piers with alternating blocks of ashlar and vermiculated rustication. Top blocks defined by projecting bands. End piers with low pyramidal caps. Gate piers with crowning cornices and identical caps. Low serpentine linking walls, with chamfered coping stones, have short railings with

stylised fleur-de-lys heads. Single-leaf gate has heavy scrollwork and ramped end sections with urn finials. Name:

11

MAUSOLEUM/MORTUARY CHAPEL 90 METRES NORTH OF YEW TREES

List Entry Number: 1121025

Grade: II

Small mausoleum/mortuary chapel. Dated 1877 on keystone. Built for Monsignor Thomas Witham of Lartington Hall. Rock-faced masonry with leaded roofs. Square, single-cell plan. Stepped clasping buttresses. Pair of 3-panel doors in splayed round-arched doorway with roll-moulded hoodmould and projecting keystone inscribed: TW 1877. Doorway-flanked by stepped pilasters partly cut away to accommodate red sandstone colonnettes. Pilasters crowned by statuettes of St. Peter (to left) and St. Paul (to right). Raised cross above keystone. Wood eaves cornice. Low-pitched hipped roof surmounted by glazed, square-plan lantern with leaded pyramidal roof. Slightly-projecting rear bay has 3 stepped round-headed lancets. Caen-stone-lined interior has carvings by Messrs. Priestman and Sons of Darlington. Of interest as a mortuary chapel in a private Catholic cemetery.

12

HANSOM HOUSE LARTINGTON HALL MONK'S FLAT WITHAM COURT

List Entry Number: 1310603

Grade: II*

Large county house and former servants' wing, the latter now 3 dwellings: Monk's Flat, Witham Court and Hansom House. Dated 1635 on porch doorway; late C18 chapel and west wing; early C19 east wing with c.1836 ballroom addition

possibly by Ignatius Bonomi; porte-cochère, vestibule, corridor and servants' wing added 1861-5 by Joseph Hansom. Pebble-dashed masonry, graduated green slate roofs and stone chimney stacks. Servants' wing: squared masonry; stone-flagged roofs and stone chimney stacks. Reversed U-plan: centre block; chapel, wing and rear servants' wing to west; early C19 east wing with ballroom and 1861-5 additions to north. South front: 3-storey, 5-bay centre with projecting 3-storey porch: doorway with 3-centred head and re-cut 1635 date on lintel; blocked 2-light chamfered-mullioned window and 4-pane sash in architrave above. 4-pine sashes in flanking bays. 3-light Geometrical-tracery window in projecting chapel. 4-bay wing to east, with replaced 4-pane sashes, breaks forward. Eaves cornice. Low-pitched roof is hipped over wings and porch. Stepped and corniced ridge stacks with ornamental chimney pots. 2-storey, 9-bay east front has 3-bay centre and canted end bays. Plinth, replaced 4-pane sashes, eaves cornice and low-pitched roof. Ballroom addition: canted east bay with elaborate, pedimented tripartite window; taller main block behind with clerestory and low-pitched hipped roof; set-back north bay with Venetian window. North front: 2-bay porte-cochère has round archways, end piers with vermiculated rustication, entablature with 1863 datestone and round-arched, pedimented return bays. Square vestibule behind has canted corners, small glazed lantern and low-pitched pyramidal roof. 2-storey west front of 2 builds: 3-bay north section has 12-pane sashes; 2 gabled porches at junction; 4-bay chapel has pointed windows with impost blocks; horse-mounting block to south end. Low-pitched hipped roof. Servants' wing has sashes, steeply-pitched roofs, tall stacks and 1861 datestone in south gable of Hansom House. Interior: former chapel, now squash court, has Gothic

plasterwork, quadripartite rib-vaulted ceiling and north gallery. Colonnaded ballroom has canted corners, 4 segmental-arched recesses, Composite capitals, enriched entablature carried across the recesses, clerestory and coffered ceiling. Cinquecento-style additions by Hansom: vestibule with canted corners, niches, enriched round archways and painted coffered ceiling cove; linking 6-bay corridor to ballroom (south section has 3 circular skylights on pendentives; north section has late C20 suspended ceiling); spacious staircase hall has open-well cantilevered stone stair with wreathed and ramped handrail and cast-iron balusters, skylight with C19 heraldic stained glass, Venetian stair window with stained glass of Pre-Raphaelite female figure holding lyre. Lartington Hall was the home of the geologist Henry Witham (1779-1844).

13

GARDEN WALL, WITH STATUES AND 2 SETS OF GATE PIERS, ADJOINING TO EAST OF LARTINGTON HALL

List Entry Number: 1323083

Grade: II

Garden wall, surmounted by statues and ornaments, and 2 sets of gate-piers. Circa 1867, probably designed by J.A. Hansom who is said to have laid out the gardens; Muse of Literature statue signed by R. Borrowdale of Barnard Castle. Wall: exterior face of rock-faced stone; garden face of red brick bordered by buff brick with stone bands and coping. Cast cement and carved stone statues and ornaments. Stone gate-piers and wall buttresses. Wall, attached to porte-cochère of hall, runs east for about 55 metres; gate piers at centre and at right-angles to east end (park entrance). Wall, 1.0 metre tall at west and 2.5 metres tall to east, is ramped down at east end. Exterior face has chamfered plinth and

sloped coping. Buttressed garden face. Surmounting every rusticated buttress is either a crater-shaped urn, an orb finial or a statue. From west to east the statues represent: a young, robed man with foot resting on a beehive, holding a bowl; Muse of painting, palette in hand, with the other hand holding a laurel wreath resting on a herm; small boy with 2 fish; Venus; lady with pitcher in hand and platter of fruit on her head; young boy with bird. Tall rusticated gate-piers with corniced caps. Central set surmounted by life-sized statues of Hercules and Bacchus; park entrance set with statues of Demeter and the Muse of Literature. Included for group value.

14

SIX FLIGHTS OF GARDEN STEPS WITH STATUES, TO THE EAST AND SOUTH OF LARTINGTON HALL

List Entry Number: 1160433

Grade: II

6 flights of steps, including one double flight, with statues. Circa 1867, probably by J.A. Hansom who is said to have laid out the garden. Stone steps with cast cement statues. Flights in garden to south and east of hall, described in an anti-clockwise direction. 1.0-metre high statues are historical costume- and-genre pieces, possibly literary or theatrical in inspiration; they are described from top left to bottom right of each flight. Flight 1 (2.0 metres south of central gate-piers of north garden wall): Lady with cross and dagger; lady in medieval dress with clasped hands; man in medieval costume with cloak, carrying hat; lady in Greek dress with bouquet. Flight 2 (40 metres south of flight 1): lady in Egyptian headdress; painter in medieval costume; lady in classical dress holding palm branch; pedlar in medieval costume with tray of goods; lady with umbrella carrying small

dog. Flight 3 (60 metres south-west of flight 2): a drunken fish porter; man in classical attire with urn and spear. Flight 4 (35 metres east of flight 3): bewhiskered man with monocle wearing frock coat; lady as 'Flora'. Flight 5 (30 metres east of flight 4): young lady in ballgown with tiara and fan. Flight 6 (a double flight, 60 metres north of flight 5): Red Indian (Queequeg) Knight in armour; ugly old man in breeches wielding club; doleful 'medieval' sculptor with mallet and unfinished sculpture; 'classical' lady with book. 6 other statues have been removed. Steps and statues included for group value.

15

LARTINGTON AQUEDUCT GREEN LANE

List Entry Number: 1096894

Grade: II

Aqueduct. 1858. Designed by Thomas Bouch for the North Eastern Railway Company. Cast iron and rock-faced stone with ashlar dressings. Stone abutments with a moulded ashlar band and parapets with ashlar coping. The central bridge section consists of a U-shaped cast iron trough which carries the stream over the disused railway line. This is a rare example of a cast iron aqueduct.

Appendix 2: Notable Unlisted Buildings

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area. There is a presumption against demolition of any of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Ref	Building
1	<i>Postgate House</i>
2	<i>Wesley House</i>
3	<i>The Flatts</i>

Postgate House



The former Catholic Church now converted to residential use, one of a number of former community buildings which are a strong part of the village character.

Wesley House



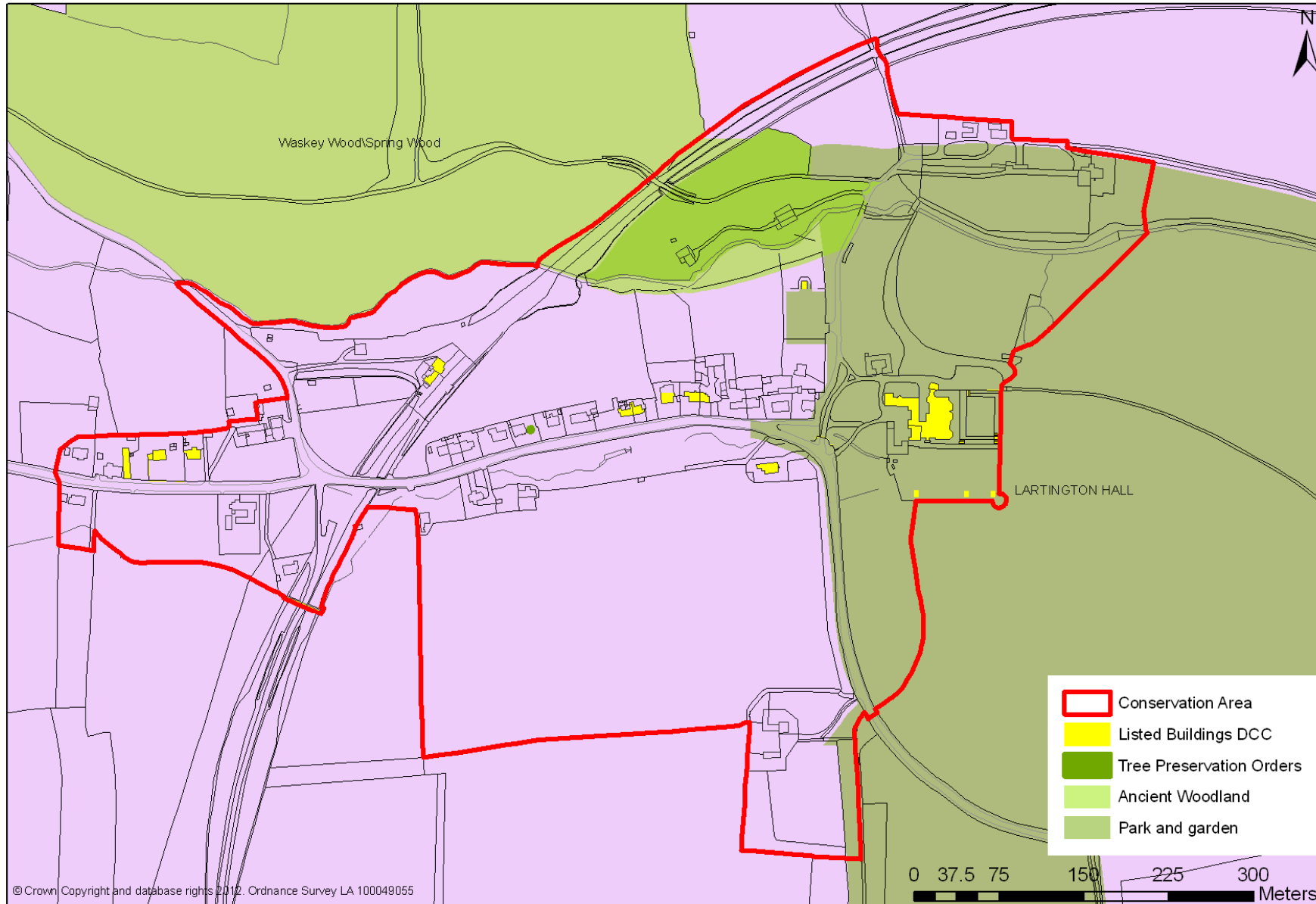
Former Methodist chapel now converted sensitively to residential use in a prominent open location to the centre of the village.

The Flatts

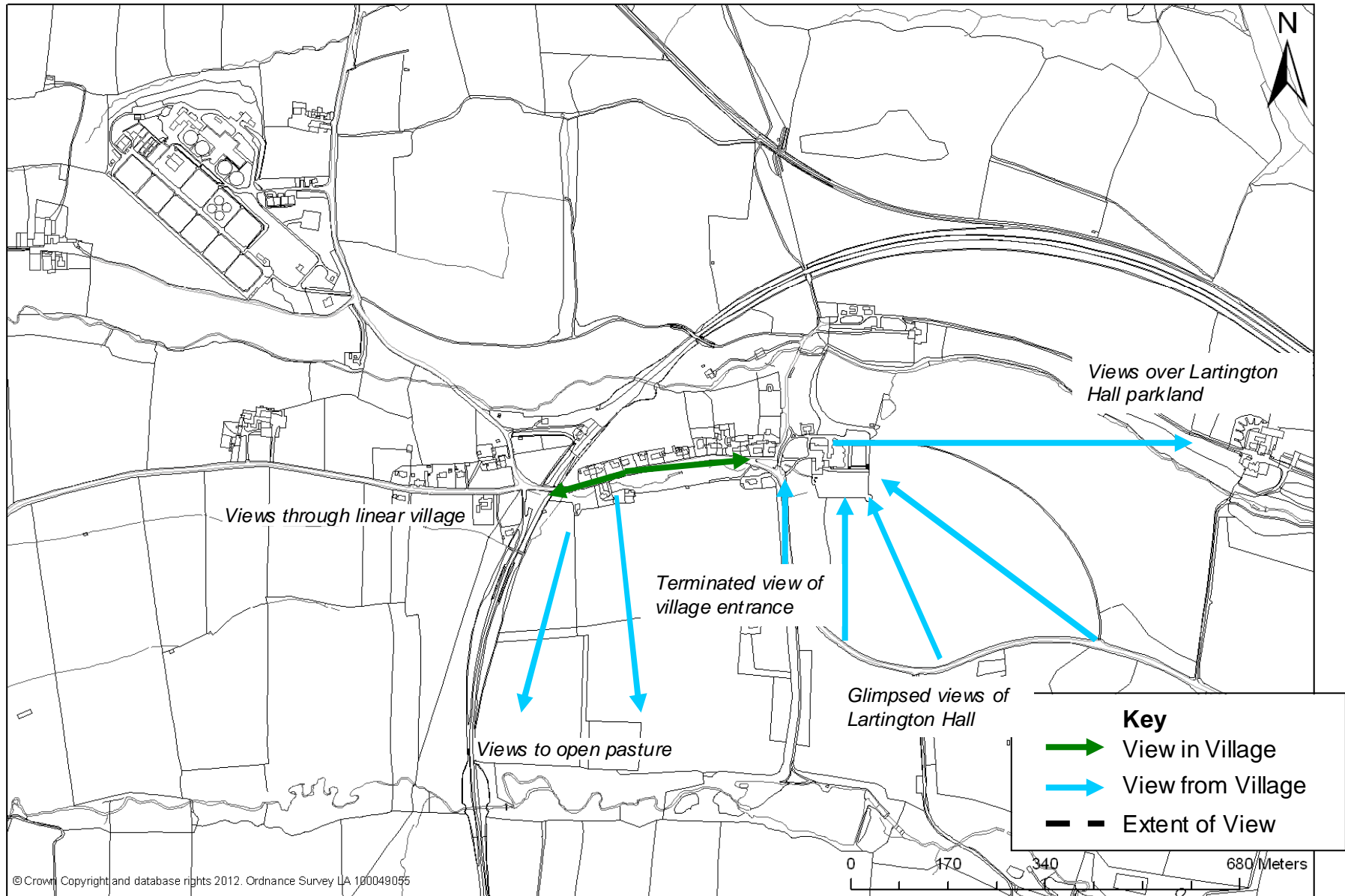


A prominent stone built detached property in a highly visible location, now in shared ownership, significant because of its location and interesting history.

Appendix 3: Current Designations



Appendix 4: Key Views



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