

Conservation Area Appraisal



Muggleswick

December 2011

CONSERVATION AREA APPRAISAL

Muggleswick

December 2011

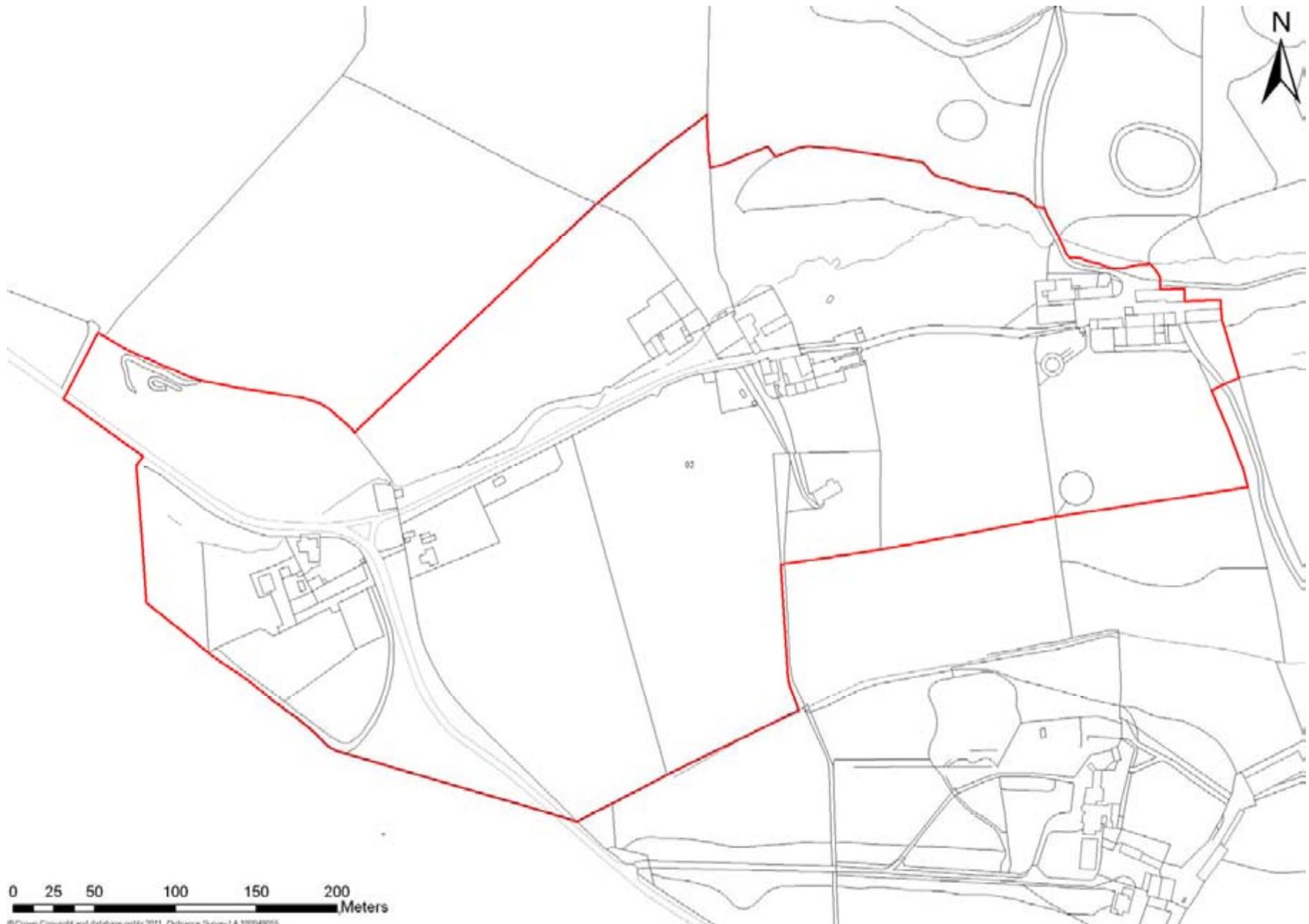


*Heritage, Landscape and Design
Durham County Council*

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<i>Subject</i>	<i>Page</i>
<i>Conservation Area Boundary.....</i>	<i>3</i>
<i>Summary of Special Significance</i>	<i>4</i>
<i>Public Consultation</i>	<i>5</i>
<i>Planning Legislation.....</i>	<i>5</i>
<i>Conservation Area Character Appraisals</i>	<i>6</i>
<i>Location and Setting.....</i>	<i>7</i>
<i>Historical Summary.....</i>	<i>8</i>
<i>Form and Layout.....</i>	<i>9</i>
<i>Architectural Character</i>	<i>11</i>
<i>Important Buildings</i>	<i>11</i>
<i>Building Materials</i>	<i>12</i>
<i>Boundaries and Means of Enclosure.....</i>	<i>14</i>
<i>Open Spaces and Trees.....</i>	<i>15</i>
<i>Views</i>	<i>16</i>
<i>Activity.....</i>	<i>16</i>
<i>Public Realm.....</i>	<i>16</i>
<i>General Condition.....</i>	<i>18</i>
<i>Management Proposals.....</i>	<i>19</i>
<i>Boundary Changes</i>	<i>20</i>
<i>Existing and Proposed Conservation Area Boundaries</i> Error!	Bookmark
defined.	not
<i>Contacts and References</i>	<i>21</i>
<i>Appendix 1 Listed Buildings.....</i>	<i>22</i>
<i>Appendix 2 Notable Unlisted Buildings.....</i>	<i>28</i>
<i>Appendix 3 Origins and History of Muggleswick</i>	<i>34</i>
<i>Appendix 4 Current Designations.....</i>	<i>42</i>
<i>Appendix 5 Key Views.....</i>	<i>43</i>

Conservation Area Boundary



0 25 50 100 150 200 Meters

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Summary of Special Significance

Muggleswick is an isolated settlement of a few scattered buildings on the north-east fringes of the North Pennines Area of Outstanding Natural Beauty (AONB). Habitation here dates back at least to the 13th century, when the Priors of Durham had a Grange here.

Muggleswick has no village street or village green and is a scattering of farmsteads. However, it has provided something of a focus for the local population as it does include the parish church in addition to the ancient Grange.

The buildings are set out along the Muggleswick Burn, a tributary of the Derwent and are accessed via a single dead-end lane.

The setting on the edge of the North Pennines Moors is stunning with fine views to the east over adjacent lowlands.

It is considered that the special character of Muggleswick is derived from:

- The historic association with the Grange, now a Scheduled Monument, with the Priors of Durham.
- The high proportion of Listed Buildings.
- The enclosed and private nature of the village.
- The sparse scattering of buildings along the valley of the Muggleswick Burn without a village centre.
- The unspoilt and isolated setting of the village within the moorland setting.



Priory Farm and Priory Cottage, at the heart of the conservation area.

Public Consultation

Public consultation is an integral part of the appraisal process. The Character Appraisal was subject to a public consultation phase, after which it was discussed by Durham County Council's Cabinet in December 2011. The next stage will be the preparation of a management plan programme for all our conservation areas. Initial management proposals have been included in this document for consideration.

Planning Legislation

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

Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m 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 PPS5 Planning for the Historic Environment and its accompanying practice guide which are published by the Department for Communities and Local Government, at national government level.

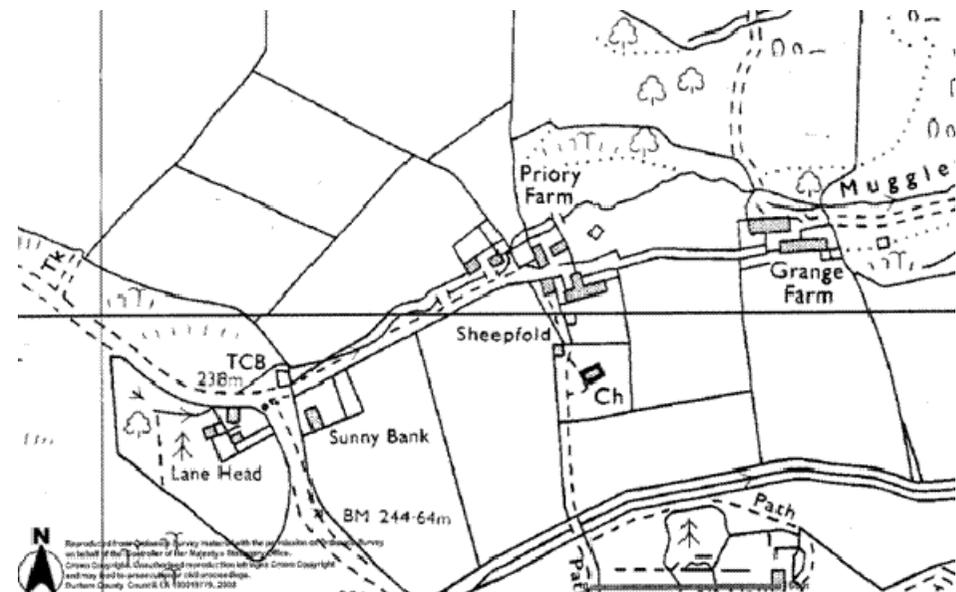
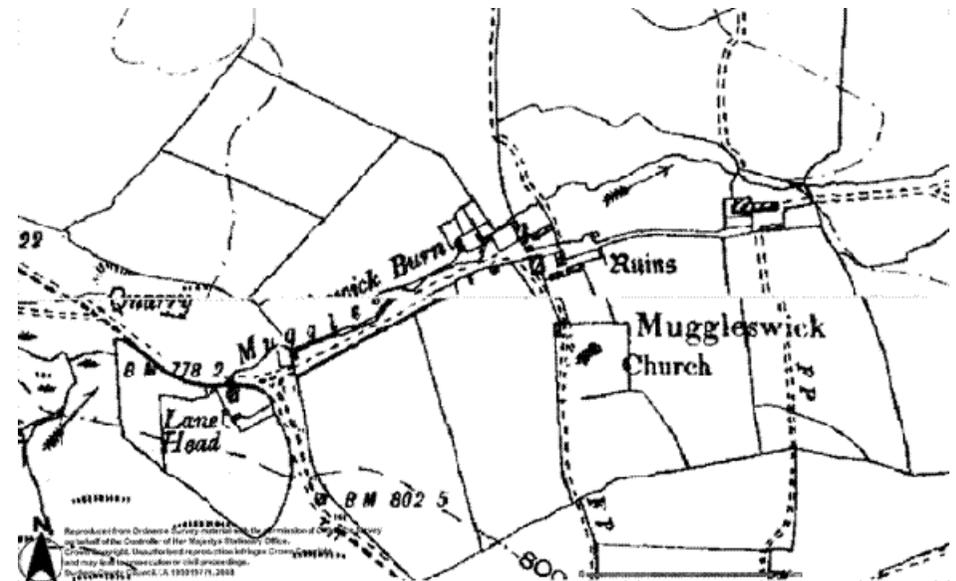
Conservation Area Character Appraisals

This appraisal has been produced by Durham County Council with assistance from the North Pennines Area of Outstanding Natural Beauty Partnership and representatives of the Muggleswick community.

The Conservation Area Character Appraisal represents the first phase of a dynamic process aimed at the conservation and enhancement of the conservation area. It is an assessment of those features and qualities that make an individual conservation area special. These can include individual buildings, groups of buildings, other structures, architectural details and materials, open spaces, landscaping, street furniture, and the relationships between all of these. This appraisal will help to raise awareness and appreciation of Muggleswick's special character, while also providing a sound basis for the planning of future developments.

This appraisal discusses a large number of structures and features within Muggleswick, but no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space should certainly not be taken to imply that it is of no interest. It also seeks to identify any factors which detract from the conservation area's special qualities and to which special attention should be paid in a future Management Plan.

Right: Ordnance Survey maps from the 1890s (top) and c1990 show little development during the 20th century



Location and Setting

Muggleswick is an isolated group of buildings located within the open moorland of Muggleswick Common. The buildings are set out along the Muggleswick Burn on a tributary of the Derwent.

Muggleswick is accessed via a network of minor roads leading to the A68 at Carterway Heads, 1.5 miles or Castleside, 3 miles.

Muggleswick lies within the North Pennines Area of Outstanding Natural Beauty (AONB) which is a distinctive landscape of high moorland and broad upland dales. In terms of landscape quality, the AONB's are recognised as equal to our National parks and are given the same level of protection.



Map showing the general location of Muggleswick (the green road to the right is the A68). Source: Durham County Council GIS

The County Durham Landscape Character Assessment places Muggleswick in the North Pennines character area. This is generally an upland landscape of high moorland ridges and enclosed dales. Land use is largely pastoral. Buildings have a strong vernacular character built of local stone with roofs of stone or flag.

The local solid geology consists of alternating bands of sandstone and shale of the Stainmore Group, formed some 320 million years ago during the Upper Carboniferous. A substantial fault, known to geologists as the Muggleswick Fault, has displaced the strata along a line stretching north-westwards from Muggleswick through Derwent Reservoir. The rocks immediately adjacent to the conservation area contain no known lead deposits, but elsewhere in the parish lead, coal and ironstone have all been exploited. The solid geology is overlain by relatively insubstantial and intermittent deposits of glacial sand, gravel and till, and two well defined glacial meltwater channels can be seen on the moors just west of the conservation area.

Muggleswick's topographic setting is still pretty much as described in Kelly's Directory of 1879:

The river Derwent flows through this township, in one part in a deep and singularly contorted ravine, clothed with oak, birch and firs: but the southern portion of the parish, stretching westward, is a region of rough hills and moors, rich in minerals but having a very rugged aspect....The village of Muggleswick contains only three farms and a few cottages and is about 20 miles south-west of Newcastle by turnpike road, and nearly the same distance north-west from Durham, and 9 north from Stanhope station.

Historical Summary

Although evidence from the surrounding landscape demonstrates that people have been active in the general area since prehistoric times, we currently have no proof of human activity of any kind within the bounds of the Muggleswick Conservation Area prior to medieval times. There may have been settlements here in prehistoric, Roman and Anglo-Saxon times, and evidence for these may survive within the ground, but currently the only suggestion for pre-Norman activity comes from the place-name 'Muggleswick' which is Old English, implying a settlement of some form, perhaps a farmstead occupied by an extended family, in Anglo-Saxon times.

'Muglingwyc' is recorded in the Boldon Book of 1183, when it was held by the Prior of Durham. Prior Hugh de Derlington built the Grange in the mid 13th century, the ruins of which survive today. Muggleswick Park was enclosed in the mid 13th century, presumably originally as a deer park, and the Grange acted as the headquarters for what became an extensive cattle and sheep ranch during the 15th century.

After the Dissolution of the Durham monastery in 1539, ownership of Muggleswick eventually passed to the Dean and Chapter of Durham Cathedral. It is unknown how long the Grange buildings remained in use, but Priory Farmhouse, which may overlie some of the Grange buildings and possibly incorporates some re-used medieval fabric, was probably built during the 17th century. Grange Farmhouse appears to be of similar date. Ownership of the manor of Muggleswick passed to the Church Commissioners in the mid 19th century, and was sold into private hands during the 20th century.

We know that a church (separate from the Grange) stood at Muggleswick in the mid 13th century and this was probably on the site of the present church. The present church dates from 1869, and no sign of any earlier structure has been noted within its fabric.

During the 18th and 19th centuries, much of the land around Muggleswick saw industrial development associated with the lead and iron industries, but there is no evidence of this industrial activity within the conservation area.

Most of Muggleswick's buildings were standing by 1900. Subsequent additions include just one house and several agricultural structures. Three historic buildings have recently been consolidated, including two transformed from agricultural to domestic use, and at the time of writing plans are being developed for the interpretation of the old Grange ruins, following consolidation works in 2010.



View over Muggleswick from the west. The Grange ruins are hidden behind the trees at the centre; to the left are Priory Farm and Priory Cottage, with the church visible in the trees to the right.

Form and Layout

The focus of the settlement is the medieval Grange, on the site of which stand the buildings associated with Priory Farm. However, this little cluster of buildings should not really be defined as a village, even when the church to the south and the other two clusters of buildings within the conservation area, at Lane Head/Sunny Bank to the west and Grange Farm to the east, are added. Rather, the Muggleswick Conservation Area incorporates three isolated groups of buildings. It is also important to note that this pattern extends outside the boundary of the conservation area. For example, Calf Hall, the old school (now the 'village' hall) and the buildings at Haverley Lodge and Shield Farm are all parts of Muggleswick, which lie some distance to the south of the conservation area.

The general character of the conservation area may be illustrated by reference to the course of the Muggleswick Burn, which must have been a key factor in the decision to locate the Grange here back in medieval times. The Burn rises at a spring on the south side of the road on the western boundary of the conservation area. It flows through the grounds of Lane Head before passing under the road, from which point it flows eastwards to the north of the road. Lane Head is surrounded by mature trees and shrubs, while Sunny Bank is rather more exposed. Between Sunny Bank and Priory Farm, the burn runs adjacent to the road, while open fields lie beyond drystone walls to north and south. The only artificial structure along this length of the burn is a recent timber stable block immediately south of the road. The barn (now attractively converted into a house) west of Priory Farmhouse is accessed via a small, un-walled bridge over the burn. To the south of the road at this point is a modern garage block of local stone with

large timber doors. As noted elsewhere, the buildings of Priory Farm cluster on the site of the medieval Grange, the east gable of which forms a visually impressive ruin. The church, on a hill to the south, is accessed via a gated, grass track heading south from Priory Farm.

At Priory Farm, the burn deviates northwards away from the road, passing through a gap under a stone wall. From this point eastwards to Grange Farm it flows through the middle of a field, around the fringes of which stand several scattered mature trees, while the road to the south of this field is an unmade track. From Grange Farm, tracks and footpaths head out into surrounding fields, while the burn flows east before turning northwards and flowing on to its junction with the Derwent, some 500m outside the conservation area. To the south of the track, the land between the church and Grange Farm is occupied by a single large stone-walled field containing well-preserved ridge-and-furrow that presumably relates to the Grange. Immediately south of Grange Farm are large modern agricultural sheds, painted green, and south of these another large stone-walled pasture field. Grange Farm has stables and a riding school, and the fields surrounding Muggleswick are much used for the grazing of horses. Equestrian activities are clearly important within modern day Muggleswick demonstrated by the roadside arena within the grounds of Lane Head and timber stable block east of Sunny Bank.



The Muggleswick Burn passes under a stone wall adjacent to Priory Farmhouse (above), and through a large field north-east of the Grange

Architectural Character

Muggleswick’s historic buildings exhibit much variety in form. Despite this, most are unified through the almost exclusive use of local sandstone (much of it recycled from the ruins of the 13th century Grange) and traditional vernacular styling. Detailed building descriptions can be found in Appendix 1 and 2

A couple of buildings are rendered/pebble dashed, including the main block of Priory farmhouse at the heart of the settlement and Lane Head at the west end. Others are of bare stone, with no tradition of painted masonry.

Two buildings at the heart of the conservation area have seen recent change of use, from agricultural to domestic, and the conversions have retained many historic features. The changes of use have not adversely affected the scale and general appearance of the buildings



In situ medieval masonry at the Grange ruins.

Important Buildings

There are 8 statutorily listed buildings in the conservation area which are recognised as being of national importance for their special architectural or historic interest. (see Appendix 1 for more details)

Building	Grade
<i>Manor House (remains) at Priory Farm known as The Grange.</i>	<i>I and SAM</i>
<i>Cottage and enclosure on south bank of Muggleswick Burn and wall to left.</i>	<i>II</i>
<i>Group of tombs, south of Church of All Saints.</i>	<i>II</i>
<i>Mayer tomb c.22 metres south-west of Church of All Saints.</i>	<i>II</i>
<i>Priory Farmhouse.</i>	<i>II</i>
<i>Barn West of Priory Farmhouse.</i>	<i>II</i>
<i>Pigsty with hen house west of Priory Farmhouse.</i>	<i>II</i>
<i>Grange Farmhouse and gin gang.</i>	<i>II</i>

In addition to the listed buildings, many other buildings combine to give the village its unique built heritage (see Appendix 2 for more details). There is a presumption against the demolition of these structures in accordance with government guidance found in PPS5: Planning and the Historic Environment.

<i>Priory Farm barn (east of the farmhouse)</i>
<i>Priory Cottage and farm buildings</i>
<i>Muggleswick Church and boundary walls</i>
<i>Farm ranges around Grange Farm</i>
<i>The Old Smithy, Muggleswick Road</i>
<i>Lane Head</i>

Building Materials

Masonry is generally roughly coursed sandstone rubble or more neatly coursed sandstone blocks, usually with quoins. The form of the masonry varies from building to building, and in some cases within the structure of individual buildings demonstrating different phases of construction. The buildings around the Grange incorporate recycled medieval masonry. There is no local tradition of building in brick, although some buildings incorporate small patches of brickwork.



Examples of historic masonry within the conservation area.

Doors and window frames are traditionally of timber, usually painted white though with a natural dark wood finish in some cases. Old photographs demonstrate that agricultural buildings in the past have had door and window frames in blue, red or green; red and green examples still survive. Historic sash windows survive in some properties, while others have been replaced with recent sashes of traditional form. Lane Head has distinctive multi-paned windows unique within Muggleswick but apparently dating back at least to c1900. Several old doorways have stone jambs and lintels, and in some converted properties these old doorways now contain

windows. Windows in older houses are set within plain stone surrounds; others have plain stone lintels and projecting sills.



A range of doors and windows of various dates within historic buildings at Muggleswick

Roofs at Muggleswick are a mixture of stone flags, Welsh slate and pantiles. All are ridged, with no hipped or other forms. Many roofs were presumably originally heather-thatched; evidence for a reduction in roof pitch can be seen in some gables and this may relate to the replacement of original heather-thatch with slate. Some agricultural buildings have roof of corrugated sheeting. Some buildings have stone gable copings. Grange and Priory farmhouses also have elaborate kneelers.

Chimneys, of a variety of forms but generally of stone, are important contributors to the village roovescape and thus to its general character. In some cases, chimneys have been built in brick.

Rainwater goods are traditionally of cast iron, though many gutters and drainpipes have been replaced in plastic in recent years.



Boundaries and Means of Enclosure

Boundaries in and around the conservation area are almost exclusively drystone walls, and these are absolutely crucial to the character of the conservation area, contrasting markedly with the adjacent open moorland of Muggleswick Park. To the south of the road, the large fields and churchyard are enclosed by stone walls and the road itself is bounded to both sides along most of its length by stone walls, as is the track up the church. Post-and-rail and post-and-wire fences exist in a few places, and wire on timber posts is used in places to heighten stone-walled boundaries (to prevent stock climbing over them), but drystone walls are clearly the main traditional form of boundary at Muggleswick.



Stone walls at Muggleswick. left: Walls line the track to Grange Farm. right: Multi-phase section of stone wall adjacent to the Grange ruins.



Left: Roadside wall with overlying fence on the line of the medieval park boundary north-west of Lane Head (outside the conservation area) – walls of this form may originally have been hedgebanks and may well have medieval origins. Right: Roadside wall incorporating large boulders, south of Sunny Bank.

The walls are generally of similar form, of locally quarried sandstone with roughly shaped coping stones, but in some places exhibit different forms. The walls extending from the gated entrance to Lane End are largely moss-covered, lending them a uniquely attractive appearance. A detailed study of stonewalls around Muggleswick may well prove fascinating, perhaps allowing different styles to be dated to different periods. Gateways in stone walls are of various forms, some with stoops and others without. Gates are also of various types, some timber and others metal.

The large field north-west of Priory Farm has been created relatively recently through the removal of field boundaries that previously divided it into three. Only the southern third of this large field is within the conservation area, the northern boundary of which follows a ploughed-out field boundary still visible on aerial photographs and marked on the ground by two surviving mature trees that grew on the old boundary.



There is a high potential for stone walls at Muggleswick to contain worked stone from the medieval grange. This section of wall adjacent to the Grange ruins contains several ridge stones from the medieval roof.

Open Spaces and Trees

Open spaces can be defining characteristics within a settlement and this is certainly the case at Muggleswick, where the three building clusters within the conservation area are separated by large expanses of agricultural land, and the surrounding open landscape also contributes much to the area's unique character. Some places contain ridge-and-furrow, which may date back to medieval times. This can be hard to see in poor light, but becomes very clear in low sunlight. It would be worth recording in detail to see whether it can be tied into particular periods in Muggleswick's history.

Trees play a particularly important role, notably in the grounds of Lane End, along both sides of the road between Lane End

and Priory Farm, around the churchyard, and along field boundaries between Priory and Grange Farms. Three mature trees growing out of the ruins of The Grange have recently been felled to enable the conservation of the ruins.

Private gardens also play an important role in the character of Muggleswick. Although small in size, these are clearly well tended by their owners. They include the garden areas to both sides of the track up to the church, the larger, walled gardens of Priory Farm and Barn, and the walled garden in front of Grange Farmhouse.



Clockwise from top-left: field with ridge-and-furrow east of The Grange ruins; tree-lined field between Priory and Grange Farms; open landscape to the north of Muggleswick; Stone-walled grass track leading up to the tree-lined churchyard.

Views

The village is set in the narrow valley of the Muggleswick Burn, a tributary of the River Derwent to the east.

Views in the village from the central junction are channelled along the narrow wooded lanes. Mature trees and hedges mask most views of the scattered properties. The view to the north is restricted by the rising farmland of the valley. Views east across the Derwent Valley can be seen from the lane as it enters the village. To the west views are up the slopes of the moorland towards Edmundbyers.

A map detailing key views is attached as Appendix 5.

Activity

Muggleswick is a particularly tranquil place. Other than occasional noise from agricultural machinery or vehicles on the road, the most noise visitors are likely to hear is that generated by the wind.

Public Realm

The road through Muggleswick is surfaced with tarmac between Lane End and Priory Farm, but is only roughly surfaced, with a central turf ridge, between Priory Farm and Grange Farm. There are no pavements, just grass verges which are very narrow between Priory Farm and Grange Farm, but wider to the west of Priory Farm.

The Muggleswick Burn flows along the road's wide north verge between Lane Head and Priory Farm, passing through an open grassed area (sometimes used for car parking) in front of Priory Farmhouse before turning away from the road and passing to the north through a gap under a stone wall.



The Muggleswick Burn passes under a stone wall adjacent to Priory Farmhouse

Apart from a couple of courtyards, very little land at Muggleswick is artificially surfaced.



Approaching Priory Farm along the Muggleswick road.

Muggleswick is unusual in that it can only be approached by road from a single direction; the dead-end road through the village is gated at the west end of the conservation area at Sunny Bank.



The gated west end of the Muggleswick road, with the Old Smithy to the left.

Priory Farm can also be approached along public footpaths through the fields from north and south, while Grange Farm is linked to Calf Hall via a footpath to the south and the banks of the Derwent can be reached via a path to the east. The footpath approaching Grange Farm from the east perhaps provides the least visually appealing approach to Muggleswick, leading up to a series of rather unattractive (if functional) stable blocks and other outbuildings constructed of breeze blocks and sheet metal. The footpath passes through the farmyard and onto the main track westwards towards Priory Farm.

Street furniture



Approaching Muggleswick from the north (top), the south (centre) and along the footpath from the east (bottom).

A modern telephone box and a waste bin are located at the road junction at Lane Head. Although undeniably serving

useful roles, these are rather suburban in character and appear somewhat incongruous in the context of Muggleswick.

Overhead power and telephone cables, mounted on timber poles, extend along the roadside, passing immediately adjacent to the ruins of the Grange. These undeniably detract from the historic setting of the ruins.



Left: Telephone box, litter bin and telegraph pole at the junction of the Muggleswick road; Sunny Bank behind. Right; overhead cables adjacent to the Grange ruins.

General Condition

Houses within the conservation area appear to be generally in fair condition, but some of the agricultural buildings are deteriorating alarmingly and are in need of urgent attention if their historic character is to be maintained. These include the ranges adjacent to the Grange and parts of the range, including the listed gin gang, at Grange Farm. The ruins of the Grange were excavated and consolidated with funding from the AONB Living North Pennines Project in 2010. Further interpretation work is ongoing.

Management Proposals

There is a need to preserve and enhance the special character and appearance of Muggleswick and ensure that any future developments are sympathetic and sustainable.

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

- The ongoing need to balance retention of historic character with future developments. In particular the need to recognise that old doors and windows require restoration work which although sometimes expensive, is always preferable to replacement with modern alternatives. The recent conversion of agricultural buildings for domestic use has been done sensitively at Muggleswick, retaining many historic features, and there is potential for further conversions which, if done, should be done to the same high standards.
- The delicate balance of retaining historic character with energy efficiency must be carefully weighed in order to avoid harm to historic appearance.
- The recording of historic structures, possibly linked to a community based initiative to enhance understanding of all aspects of Muggleswick's past, using archaeological survey and documentary research.
- The conservation of the late 17th century datestone at Grange Farm. This should be a priority as its surface is flaking and its inscription may soon be lost if action is not taken. Similarly, the old gin gang at the rear of the farm buildings is in imminent danger of serious collapse and requires urgent consolidation if it is to be saved.
- The possible undergrounding of unsightly overhead power and telephone cables, and the possible replacement of the modern telephone box with a historic red kiosk.
- The management of trees and woodland, and possibly the creation of hedges on old hedgebanks and along modern fencelines, within and adjacent to the conservation area.
- The establishment up of a 'Muggleswick Trail', linking the Grange and church to the wider landscape, possibly linked to interpretive displays at the Grange or in the church porch.
- To promote the North Pennines AONB Buildings Design Guide to encourage good design and introduce any additional design guidance that is particularly pertinent to the conservation area.
- Consolidation works and the removal of a corrugated barn were carried out at the Grange in 2010 along with an archaeological excavation organised through the AONB Partnership Altogether Archaeology Project. Further interpretation works are due to be carried out in 2011 which will strengthen understanding of this important site.

Boundary Changes

The boundary of the conservation area was amended in December 2011 as follows:

- To include the curtilage to the east of Grange Farmhouse rationalising the boundary to fit properties, landholdings and curtilage space.
- To include/exclude slivers of land along the entire boundary to rationalise the boundary to fit landholdings and curtilage space.
- To include land up to the farm access track to include west end of Muggleswick Park, the site of a former stone quarry which provided stone for village building.

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National Heritage List produced by English Heritage

Contact

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

Telephone: 0191 383 4196

Email: design.conservation@durham.gov.uk

Appendix 1 Listed Buildings

8 of the most important structures within the conservation area are statutorily listed for their architectural or historic interest – one Grade I and the others are Grade II. 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:

www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/



Location of listed buildings in Muggleswick Conservation Area

Ref	Building	Grade
1	Manor House (remains) at Priory Farm known as The Grange.	I and SM
2	Cottage and enclosure on south bank of Muggleswick Burn and wall to left.	II
3	Group of tombs, south of Church of All Saints.	II
4	Mayer tomb c.22 metres south-west of Church of All Saints.	II
5	Priory Farmhouse.	II
6	Barn West of Priory Farmhouse.	II
7	Pigsty with hen house west of Priory Farmhouse.	II
8	Grange Farmhouse and gin gang.	II

1 Manor House (remains) at Priory Farm known as The Grange.

Grade: I

Date Listed: 06/02/1952

NGR: NZ0443550027



Remains of lodge and grange of manor of Muggleswick. C13 for Hugh of Darlington, Prior of Durham 1258-72. Sandstone rubble with quoins and ashlar dressings. L-plan west part, and much of 3 sides of east part, of long range, linked by early C20

byres. West wall survives to height of c.5 metres, and has some large irregular quoins; 2 low square-headed openings, the north with large triangular stone as lintel and the south with irregular stone lintel; 2 courses above sill level of upper storey show one opening with irregular-block jambs. About 3 metres of south wall survive, without features. East part has most of east and parts of north and south walls of rectangular building originally 2 storeys high and perhaps 3 bays. East

wall has clasping buttresses, the right wider, with top corbels; parapet partly survives. Tall slightly-chamfered round-headed panel contains blocked 2-centred-arched window with cusped intersecting tracery; further blocking in lower part continues from ground and forms later chimney. South wall has one small chamfered lancet. North wall has small narrow slit window with chamfered surround, and small chamfered lancet above. Interior shows first-floor flat-Tudor-arched fireplace inserted. One medieval round pier survives in linking C20 farm building, which is otherwise not of interest. Source: Greenwell and Knowles 'Muggleswick Prior's Camera' in Transactions of the Architectural and Archaeological Society of Durham and Northumberland, IV, 1890-95, 286-308. A scheduled ancient monument as Hunting Lodge.

2 Cottage and enclosure on south bank of Muggleswick Burn and wall to left

Grade: II

Date Listed: 21/01/1987

NGR: NZ0416049946



Cottage, possibly shieling, with enclosure attached at left. Early C18. Sandstone rubble with some quoins; stone-flagged roof. One storey, 2 bays. Empty door at right under thin wood lintel at eaves; empty side window at left under rough stone

lintel. Low-pitched roof has truncated left end chimney. Interior: raised fire has stone shelf under stone lintel, with drain out to left of short flanking wall. 3 small square recesses with stone sills; window has thick wood internal lintel.

Sandstone rubble dry-walled enclosure to left has walls on 3 sides, the stream forming the fourth boundary.

3 Group of tombs, south of Church of All Saints

Grade: II

Date Listed: 21/01/1987

NGR: NZ0443949941



Group of tombs comprising 3 chests, one table and 4 headstones. C17 and C18. Sandstone ashlar. 1. John Ward, died 1686, and members of his family to 1717. Chest with plain sides and moulded top, and well-cut inscription.

Fawcett No. 46.2. John Carr, died

1756. Table with 6 tapered square pedestals and moulded top. Latin inscription with English verse. Fawcett No. 50.3. William Carr, died 1748, and members of his family died 1715 and 1736. Chest tomb with panelled sides and moulded top. Inscription in English and Latin, including son 'denatus' in 1715. Fawcett No. 47.4. John and Alice Byerley, died 1670 and Anne Carr, died 1749-50. Chest with panelled sides and moulded top. Fawcett No. 49.5. Margaret Wren, died 1719. Headstone with shaped top and skull and crossed bones decoration. Fawcett No. 25.6. Isabella Carr, died 1742. Headstone with Latin inscription and skull and crossed bones decoration. Fawcett No. 41.7. Hannah Carr, died 1738. Headstone with elaborately-shaped top. Fawcett No. 42.8. Hannah Carr, died 1789. Headstone with elaborately-shaped top, and decoration of open book. Fawcett No. 48. Source: J.W. Fawcett, The Parish Registers of Muggleswick, Durham 1906.

4 Mayer tomb c.22 metres south-west of Church of All Saints

Grade: II

Date Listed: 21/01/1987

NGR: NZ0441849915



Headstone and railings. Stone, signed I. Lough. To children of the Mayer family who died between 1803 and 1829, John Mayer died 1819; on the reverse, inscriptions to Thomas and Ann Mayer, died 1852 and 1860. Railings 1919 by Wm. Mayer, Evenbank Foundry, Dumbarton. Sandstone slab; cast iron railings. Tall slab with shaped moulded top; top panel filled with low relief

cherub's head and swags. Signed on north edge, near top. Historical note: this is said to be the first sculpture made by John Lough, completely independently. From 1812 to 1819 he was apprenticed to Jonathan Marshall of Shotley Bridge. Ann Mayer is the Nanny Mayer from whom the Stanhope and Tyne railway incline gets its name. Low railings of linked squares have wide top rail with relief inscription 'In the unerring course of time this is to trace a grave and protect the honoured tomb of Ann Mayer by Wm. Mayer Evenbank Foundry Dumbarton NB' and at the foot of grave: 'Time 1919 flies' and an hour-glass finial. Sources: J.W. Fawcett, *The Parish Registers of Muggleswick, Durham 1906*, p.55; Tomlinson *North Eastern Railway, 1914*, 2nd ed. K. Hole, Newton Abbott 1967; p.243; R Welford, *Men of Mark Twixt Tyne and Tweed, Newcastle 1895* III p.100.

5 Priory Farmhouse

Grade: II

Date Listed: 21/01/1987

NGR: NZ0438550051



Farmhouse. Early and mid C18 with late C19/early C20 addition. Coursed squared sandstone with some large stones and ashlar dressings; render; roofs of Welsh slate and French tiles, with stone gable copings and ashlar,

rendered and brick chimneys. L-plan. 3 builds: 2-storey, 2-bay first part, with left addition of 2 higher storeys and 3 bays, and one-storey, 3-bay right extension. Main house at left has partly-glazed central door in architrave; plain stone surrounds to sashes with vertical glazing bars in outer bays; wide moulded kneelers support gable copings; rendered, corniced end chimneys on ashlar plinths. Gabled rear left wing. First, central build has blocked door at left, with 4-pane light inserted under flat stone lintel; square late C19 sashes at right under flat stone lintels; steeply-pitched roof, with right gable higher, has right end chimney. Right extension has central late C19 sash and right end chimney. Interior: stop-chamfered beams in some ground-floor rooms; rear wing ground-floor room contains fielded panelling and corniced chimney piece.

6 Barn West of Priory Farmhouse

Grade: II

Date Listed: 21/01/1987

NGR: NZ0432950042



Barn. Mid/late C18. Irregular courses of squared sandstone with ashlar dressings; stone-flagged roof. 2 storeys, 5 bays. Plain stone surrounds to boarded doors in second and fourth bays; near-central pitching door above has stone surround with wider blocks near top of jambs. Vent slits. Left return gable has boarded door and overlight under stone lintel at left, and vent slits. *(now a dwelling)*

7 Pigsty with hen house west of Priory Farmhouse

Grade: II

Date Listed: 21/01/1987

NGR: NZ0434550050



Pig sty with hen house. Mid/late C18. Irregular courses of sandstone rubble with some quoins; stone-flagged roof. One storey, 2 bays. Blocked door at left with flat stone lintel; right return gable has boarded door under wood lintel, and square hen-hole with stone shelf in gable peak. Rubble wall encloses exercise yard on right return.

8 Grange Farmhouse and gin gang (Formerly listed as Grange Farmhouse and adjoining farm buildings)

Grade: II

Date Listed: 17/10/1980

NGR: NZ0459050072



Farmhouse. Mid C18 and C19, incorporating earlier work. Thinly-rendered sandstone rubble with quoins and ashlar dressings; roofs concrete tiles indwelt slate, with stone gable copings and brick chimneys. Main house 2 builds: 2 storeys, 1 and 3 bays; farm building attached at right 2 lower storeys, 9 bays; 13 bays in all. Main house: first build of 3 bays has central double partly-glazed doors in architrave; plain stone surrounds to late C19 sashes, paired in ground floor; similar sashes in build at left; roof has moulded kneelers and 3 corniced ridge chimneys on stone plinths. Gabled rear right wing. Farm building at right has boarded door under chamfered lintel, dated 1624, keyed into house and on long-and-short stone left jambs and alternate-block right jamb; 2 boarded Dutch doors; fixed lights with vertical lights and opening transoms; side stone steps in 8th bay to first-floor boarded Dutch door; similar windows above at right; boarded pitching openings in first and third bays; central first-floor pigeon holes and shelves. Circular low gin gang wall behind right end bay continuous with retaining wall to lower ground level. Interior of house has some dado rails, and panelled keyed round-headed cupboards, with shaped shelves. Cross passage from early door between house and farm building.

Scheduled Monument

The remains of the Grange are legally protected as a scheduled monument. The extent of the scheduled area is shown in Appendix 4 map of current designations.

The Grange consists of parts of two separate but conjoining east-west blocks. The eastern block measures 18 by 8.5 metres externally and is built of coursed stone ranging from rubble to larger blocks, with large roughly-shaped quoins and dressings. The east gable end survives largely complete, standing to a height of 13m. It is flanked by a pair of solid turrets each of which had oversailing parapets carried on rows of block corbels. The wall between the turrets contains the remains of a large window c1.8m wide and 5m high, with a semi-circular head and chamfered surround. Oddly, this now contains the head of what appears to a rather grand 14th century window. From the interior (west) elevation it is clear that the original window has been used as the flue for a fireplace (of possible 16th-century date), with the fragment of 14th century window presumably introduced from elsewhere to function as the vent or smoke-exit. It is assumed that the first floor here, with its large east-facing window, was originally the grange chapel. Substantial remains of the north and south walls of this block survive adjacent to the east gable, but become progressively more tumbled towards the site of the west gable, of which nothing survives above ground. Several windows, at original basement and first-floor levels, and at least one doorway survive within the north and south walls. Other internal features may survive at ground floor/undercroft level, as the interior is currently filled to a level of c1.5m with fallen debris.



The Grange ruins from the road, showing the west (internal) face of the east gable of the east block.

The west block survives less well, having been much disturbed by the construction of partly overlying agricultural buildings of late 19th/early 20th century date. The original medieval structure measured 19m by 9m externally and was attached to the west end of the east block, from which it is offset some 5m to the south along its entire length. The medieval fabric survives best at the block's west end, where a substantial ivy-clad section of the gable can be seen within the garden of Priory Cottage. This incorporates evidence of two ground-floor windows, and one at first-floor level. Although much medieval fabric was destroyed during the construction of the agricultural buildings noted above, an interesting survival

is a single circular undercroft pier, now embedded in a cross wall within the present-day building. Parts of further such structures may survive in-situ beneath the current ground surface.



The east (external) face of the east gable of the Grange's east block.



Top: West and east blocks of the Grange seen from the churchyard to the south.

Mid left: The ivy-clad west gable of the west block of the Grange, in the garden of Priory Cottage.

Mid Right: Detail showing 19th-century agricultural buildings built onto surviving section of grange wall.

Left Medieval undercroft pier incorporated within farm building.

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.

<i>Priory Farm barn (east of the farmhouse)</i>
<i>Priory Cottage and farm buildings</i>
<i>Muggleswick Church and boundary walls</i>
<i>Farm ranges around Grange Farm</i>
<i>The Old Smithy, Muggleswick Road</i>
<i>Lane Head</i>

Priory Farm Barn

Immediately east of Priory Farmhouse, a substantial two-storey stone agricultural building with single storey block to the east has been converted into an office and workshop with substantial double garage. The main block has a concrete tile roof; the garage roof is of Welsh slate. The structure seems originally to have been a byre with hay loft above. Its original openings have been retained as door and windows in the south elevation and west gable, but the south face of the garage block has been rebuilt to include two large arched garage doors. The window frames and doors are of matching wood, stained mid brown. The windows are sashed, each with three short panes above three longer panes, while the old first floor doorway now contains a 'matching' window of four long panes. While the conversion has introduced some modern features that could be regarded as visually intrusive (solar panels, wind turbine, chimney/vent), it has retained many important historic features. Of particular interest are the large

roughly dressed quoins which, together with the roughly coursed rubble masonry, have led to the suggestion that the structure could retain some in-situ medieval fabric.



Priory Cottage

Opposite Priory Farm, south of the road on a north-south axis fronting the track to the church, is Priory Cottage. This is a two-storey, four-bay house of two halves. The northern half, of two bays, is of stone rubble with a concrete tile roof, of approximately 45 degree pitch, and has gable stacks and parapets. The windows are recent sashes, stained brown, and the main door is set within a recent stone built porch. The southern half, which has thicker walls, maintains the same roof ridge line and also has a concrete tile roof, but has lower eaves hence the roofline is steeper, suggesting that it may originally have been heather-thatched. The south gable has no parapet like those on the northern half of the building, and has a brick chimney. The southern half appears earlier, its location suggesting that it may originally have been built while the west end of the Prior's hall and camera (vaulted chamber) was still standing, conceivably during the 17th century.



Left: Priory Cottage in 1990, prior to addition of porch. (Photo: M Sobo). Right: Priory Cottage in 2008.

East of Priory Cottage are a number of single-storey farm buildings with thin rubble walls, probably of late 19th century date. These are arranged around a small courtyard facing onto the road, and although of no architectural interest form an attractive group with their matching dark red stable doors and

multi-paned window frames. The blocks to the east and west of the courtyard, with Welsh slate roofs, appear to have been agricultural workshops, but are now in a poor state of repair and used only for storage. To the south is a long stable block, with asbestos roof. This is of interest as it appears to sit directly on top of the undercroft of the west block of the Prior's camera, and actually incorporates an 'in situ' column of the medieval undercroft in its eastern internal cross-wall.



Left: Agricultural buildings east of Priory Cottage. Right: Ruined building north of camera ruins.

On the north side of the road, opposite the east end of the camera ruins, is a small dilapidated single storey stone structure with its south wall demolished, presumably to enable its use for agricultural storage. It is of sandstone rubble with crudely formed quoins, and currently has a roof of rusty corrugated iron.

Muggleswick Church

Muggleswick Church is a key building within the conservation area occupying the summit of a low hill to the south of the camera ruins. Although a church is recorded here as early as the 13th century, and one may have stood here in earlier times, the present structure dates entirely from the 19th century. It is a plain building, of local stone (much of which was presumably reused from the earlier church) with a Welsh slate roof and a simple bellcote with single bell extending above the west gable. The entrance is via a simple stone porch. The south elevation has five lancet windows (two paired and one single), and a pair of lancet windows are in the west gable directly beneath the bellcote. The east elevation has a triple window, with stained glass. The north elevation incorporates two further pairs of lancet windows, and a vestry with a substantial stone chimney, the roof of which extends, with a slight change in angle, from the main church roof. Most of the interior fittings are of 20th century date, and are mostly associated with the Ritson family.

While no sign of any earlier church building survives here, the churchyard includes gravestones dating back to the late 17th century, a group of which (including 3 chest tombs, one table tomb, and 4 headstones) are Grade II listed. Also listed is the 19th century Mayer tomb, set within railings dated 1919, the headstone of which is believed to be the first sculpture made independently by the famous sculptor John Lough. A detailed survey of the graveyard, with all visible graves accurately mapped and recorded, was completed by Muriel Sobo in the early 1990s and the resulting plan is included with her unpublished papers.



left: Muggleswick Church from the south-west, c1900. (Source: M Sobo archive). right: Similar view in 2008 (note Mayer tomb with railings).



Left: Listed tombs in churchyard. Right: The Lychgate.

The stone wall around the churchyard incorporates in its north-west corner the remnants of the old hearse shed, shown on old OS maps until the 1980s but now demolished. In the south-west corner of the churchyard wall is the lychgate, constructed using seasoned teak salvaged from the battleship HMS Powerful and erected in 1933 as a Ritson memorial. Fine views over Muggleswick and the surrounding landscape may be enjoyed from the churchyard.

Grange Farm

Grange Farm is located some 200 metres east of Priory Farm. In general appearance this is a typical North Pennine linear farm, with house at the west end and attached byres and barns to the east. The chamfered lintel over the door leading to the hearth-passage between the house and byres is dated 1694, and this may date from an original hearth-passage house here that has undergone much subsequent redevelopment. The house of 1694 may itself be a reworking of an earlier structure - detailed survey here could prove very rewarding. The house as it stands today consists of a main three-bay block with a single-bay attached block to the west. The main block has a central door within an architrave and flanking double-sash windows, with three single sash windows above. All the windows are set within plain stone surrounds. The single bay block has two identical windows, but set at higher levels than those in the main block. Substantial roughly squared quoins survive low down in the front elevation between the two elements, clearly demonstrating that the western bay is a later addition. The roof, of Welsh slate with stone gable copings and kneelers with figures, has three chimneys, one on each gable and one on the original west gable. To the rear, the house has a substantial gabled extension towards its east end.

The attached range to the east looks to have been much rebuilt in the later 18th century. The dated doorway here is an important survival; it has long-and-short left jambs and an alternate-block right jamb. The front elevation incorporates several openings for doors, pitching holes and windows on both ground and first floors, with all woodwork painted green in contrast to the white of the adjacent house.



Grange Farm from the churchyard.

Pigeon holes and shelves survive at the centre of the elevation, at first floor level. Substantial stone steps lead to a first-floor boarded Dutch door towards the east end of the range. To the rear, a low circular gin-gang wall survives behind the east end of the range, but this is currently in a precarious condition and in serious danger of collapse.

Further ranges to the south and east of the farmhouse appear to be of late 18 to mid-19th-century date. Substantial late 20th-century equestrian sheds of corrugated metal, painted green, and breeze-block stable blocks, complete the multi-period complex at Grange Farm.



Grange Farmhouse, late 17th century doorway with datestone above (photographed in 1999 by M Sobo). Detail of datestone in 2008, showing erosion



Agricultural range, east of the house, in 1999 (Photo M Sobo). Remains of gin gang on north side of east range.

Old Smithy Cottage

Moving to the west end of the conservation area, the old smithy, recently conserved with new door and sash window to its front elevation, stands north of the road on the south bank of the Muggleswick Burn. This is shown as a smithy on the 1st edition Ordnance Survey map of c1860, and probably dates originally from the early 18th century. It is a very small single-storey building of sandstone rubble with some crudely formed quoins, and roughly worked window sill and lintel. The door extends to eaves height, and thus has no lintel. The roof is of stone flags, with no chimney (although one did formerly exist in the west gable). A small drystone-walled enclosure extends from the west gable.



The Old Smithy in 1996 (Photo M Sobo), and in 2008 after conservation.

Sunny Bank

On the south side of the Muggleswick road, within its own extensive private and mostly lawned grounds, is the property known as Sunny Bank. This does not appear on OS maps of the 1920s, but is shown on maps from the 1950s; it is thought to date from the 1920s or early 1930s. It is perhaps the least traditional of all Muggleswick's stone buildings, being L-

shaped in plan with a Welsh slate roof. It has chimneys in each of its three gables, all of which are of brick in contrast to the surviving stone walls – this is presumably a response to the tendency for some kinds of stone to suffer damage through sulphate attack from the smoke generated by coal fires. It is built of random stone, with thin quoins set in alternating pairs and stone window settings which to an extent echo this pattern. The quoins and window stones appear to be of different stone from the rest of the structure. Old photos show much of the stone (and brick) work to have been rendered; perhaps the original builders always intended the walls to be rendered, thus hiding the untidy mismatch of stone and brick work. A rather untidy group of timber outbuildings clusters to the north of the house.



Sunny Bank. Top left: Front elevation, 1950s. (Source: M Sobo archive) rear elevations, 1993 (Photos: M Sobo).



Left: Front elevation right: the house occupies a key location above the junction of the Muggleswick road (the other building is the Old Smithy).

Lane Head

Lane Head, surrounded by the mature trees and shrubs of its attractive gardens, stands on the opposite side of the road to the west of Sunny Bank. This is a substantial enlargement of the house shown in photographs of about 1900, which itself appears to be of 19th century date. Its multi-paned windows pleasingly echo the style of those of the old house throughout. It is rendered and painted white, with Welsh-slate roof. Old photographs show the original house to be of random rubble with plain stone sills and lintels.



Lane Head Top: Distant view of the house c1900 (Source: M Sobo archive). Bottom: The house c1900 (Source: M Sobo archive).



Lane Head. Top: The substantially enlarged house in the 1950s (Source: M Sobo archive). Bottom: The house from the north, 2008.

Appendix 3 Origins and History of Muggleswick

Although very little is known of the region in prehistoric, Roman and Anglo-Saxon times, several documents relating to Muggleswick's history during Medieval times (when it belonged to the Prior of Durham) still survive, offering a fascinating insight into the development of the settlement and the surrounding landscape. Evidence relating to post-medieval and modern times comes from a variety of sources, as outlined below.

The development of Muggleswick would ideally be studied within its wider context of the surrounding landscape, but as this appraisal is specifically about the conservation area, the following account is necessarily restricted to the boundary.

Before Muggleswick

Virtually nothing is known of Muggleswick and its immediate environs prior to medieval times. We may assume, based on evidence from elsewhere in the North Pennines, that small mobile bands of hunters and gatherers would have passed through the area from about 8,000BC, perhaps stopping for a few days each year at particular campsites before moving on. Following the introduction of agriculture from about 4,000 BC the area may have been used for seasonal grazing, and may have seen the setting up of one or more permanently occupied farmsteads, with the people living in timber roundhouses, from about 1500BC during the Bronze Age right through to Roman times of the first few centuries AD. Such activity would have seen the natural tree cover gradually cleared as more land was needed for agriculture. However, it is also possible (if perhaps unlikely) that the area saw no

permanent settlement until much later, with the land perhaps retaining much woodland cover and reserved for hunting and gathering of natural resources.

The earliest evidence for settlement at Muggleswick comes not from archaeology but from the place name. The name 'Muggleswick' derives originally an Old English (i.e. pre-medieval) place name that probably meant 'the settlement of the descendents of Mocla'. We will never know who Mocla was, but the nature of the name implies that there was a settlement of some kind here prior to the Norman Conquest. This may have been little more than a farmstead, perhaps occupied by a single extended family, but it could have been a more substantial village of timber long-houses, conceivably with a church on the site of the present day church.

Medieval Muggleswick

'Muglingwyc' is recorded in the Boldon Book of 1183, and various alternative spellings of the name such as Moclyngeswyk, Muklingwyk, and Myglkynwyc are recorded in other post-conquest documents. The Boldon Book records that the Prior of Durham (the head monk of the monastery at what is now Durham Cathedral) held extensive lands, including Muggleswick, on behalf of the monks. The manor of Muggleswick had previously been owned by the Bishop of Durham, but passed to the Prior some time before 1183, apparently in exchange for the manor of Hardwick near Castle Eden. All surrounding land was owned by the Bishop, who granted the Prior licence to assart (enclose and cultivate) 160 acres at Muggleswick, and to use further land as pasture. The Bishop, however, retained the hunting rights. A document dated 1229 refers to a large house ('domum magnam')

constructed at 'Muclingwic' by Brother William of the Priory; this may have been constructed of timber. In the mid 13th century, perhaps in the 1260s, Prior Hugh de Derlington erected a 'camera' (Latin for 'vault' or 'arched chamber', implying a substantial stone structure) at Muggleswick, presumably on or adjacent to the site of Brother William's house, and it is the ruins of this that survive today as 'Muggleswick Grange'.



The Grange ruins and the much later All Saints Church

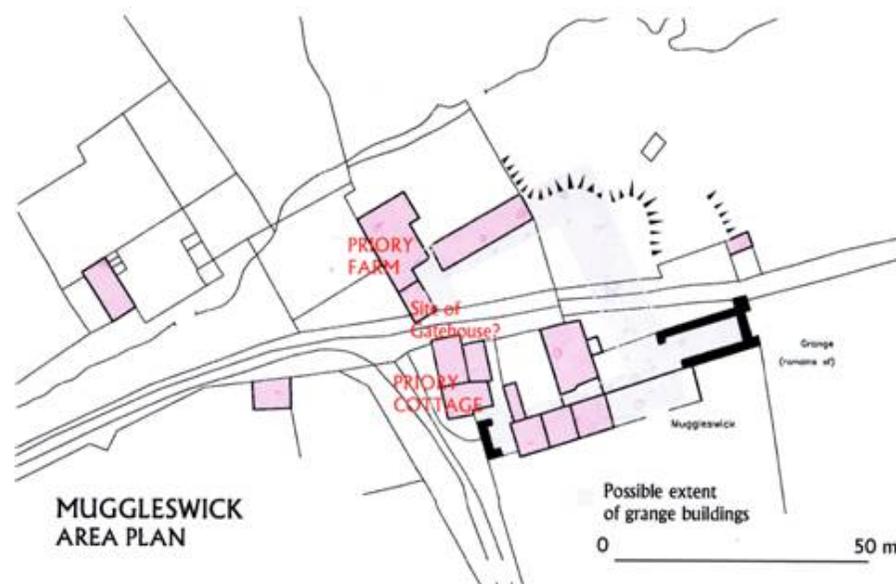
Prior Hugh's 'camera' must have been an extraordinarily impressive structure, much grander than anything seen at Muggleswick before or since. It was the centre from which the Prior's extensive lands at Muggleswick were managed. These lands became more extensive through time; three separate documents from the late 13th century record the granting by

bishops of in excess of 1200 acres of wood and waste at Muggleswick to the Prior and monks of Durham. Of particular interest is a charter dated 1259, by which Bishop Walter de Kirkham granted to Prior Hugh de Derlington and the Convent licence *'to enclose and impark their wood in the vill of Muclingwic'*. This document describes the line of the stone wall erected around the wood in some detail, and it would be a fascinating exercise to retrace this line in today's landscape to establish how much of the original boundary survives, and in what form.

Through grants such as these, the Prior gained possession of the whole of Muggleswick parish, other than Rowley, and the area became a huge cattle and sheep ranch, sending large quantities of meat, hides and tallow to the monastery at Durham. There were also fishponds, which records suggest were still visible in the 19th century though they have not been noted during recent survey work. A document dated 1464 lists a hall, chapel, grange and dairy at Muggleswick, which seem to have been in poor condition as £26 13s 4d was required for repairs. At the same time the stock at Muggleswick consisted of *"43 oxen, 28 young oxen and heifers of 3 years, 45 cows, 26 young oxen and heifers of two years, 20 calves of a year old, 17 young calves, 85 sheep, 52 ewes, 27 hogs and 24 lambs"*

In his historical survey of Muggleswick Grange, Peter Ryder presents a plan of the possible extent of the Grange buildings in relation to the surviving ruins and present day buildings; it would be interesting to verify this using geophysical survey and small-scale excavation. Presumably, several other buildings, probably of timber, stood in the vicinity of the Grange, but no trace of these survives in today's landscape.

There was apparently a church on the site of the present church in medieval times, but no sign of such a structure survives above ground. A survey in the 1990s claimed to have recognised the plan of an earlier, larger church by dowsing, directly beneath the present structure. The site should perhaps be subjected to more conventional scientific analysis to assess the results of the dowsing.



Plan by Peter Ryder showing possible extent of medieval Grange buildings.

Post-medieval Muggleswick

After the Dissolution of the Durham monastery in 1539, ownership of Muggleswick Grange passed briefly to the Crown, then passed back to Durham in the form of the newly formed Dean and Chapter of the cathedral in 1541. The Dean and Chapter were the landowners through until the mid 19th

century when responsibility passed to the Church Commissioners, who sold it to private landowners during the 20th century.

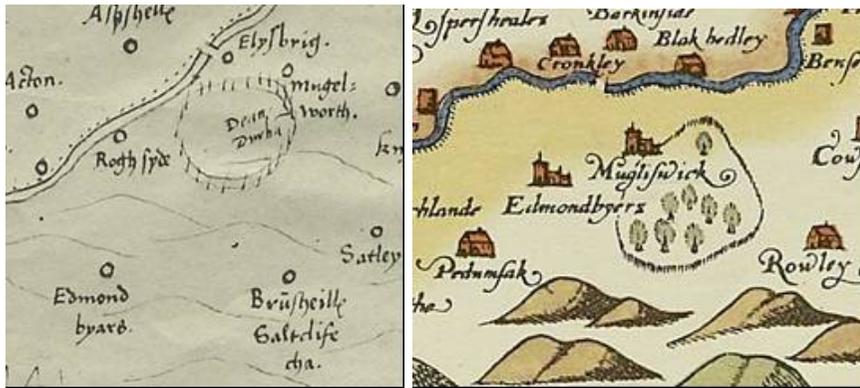
We don't know for how long the Grange continued to function and its buildings remained in use, but it seems that some of today's buildings at Muggleswick were originally constructed, presumably using stone taken from the medieval ruins, during the 17th century.

Muggleswick was perhaps not as badly affected as regions closer to the border by Anglo-Scottish conflict in the 14th, 15th and 16th centuries, but we may assume that its status as a cattle ranch would have made it a particularly attractive target to cattle poachers during the era of the 'Border Reivers' (cattle raiders) during the 16th and early 17th centuries. The Grange must have had the facility to store stock safely when threatened, presumably within a stone-walled enclosure if not actually within the vaulted basement of the building itself.

In 1646, Cromwell's parliament abolished all bishops, deans and chapters, appropriating their lands for the state. Such lands were surveyed at the time, and the survey of the Manor of Muggleswick (dated 1649) still survives, giving a remarkable insight into the local landscape and society of the mid 17th century. The survey gives a detailed description of the boundaries of the manor, along with details of the occupants and values of properties throughout. It provides information about arable fields, meadows and common pastures, and also states the need for tenants to turn out with horses and equipment for border service when required (although the Union of the Crowns under James I in occurred in 1603, cross-border problems persisted well into the 17th

century). The survey notes that properties throughout the manor were of stone and clay, thatched with heather or ling.

In an era before the widespread introduction of accurate maps, the boundaries of the Manor of Muggleswick were marked out on the ground with boundary stones, and the boundaries were 'walked' on a regular basis. Many boundary stones, apparently of early 19th century date, survive in today's landscape, marked 'DC' for 'Dean & Chapter' on the Muggleswick side, and inscribed with the initials of adjacent landowners on the other. None of these are located within the conservation area, which lies wholly within the boundaries of the old manor.



The earliest maps to show Muggleswick include Burghley's map of 1569 (left), which shows it as 'Mugglesworth', and Saxton's of 1576 (right). Both show the settlement and the park, but give no indication of the form of the settlement.



The earliest map to give an indication of the form of Muggleswick is Greenwood's of 1820, which shows a few buildings (presumably Lane End, Priory Farm, and Grange Farm) along the line of the Muggleswick Burn.

The chronology of the church is not well understood. A chapel was maintained within the Grange for the use of the monks, but we know from documentary sources that a separate church also stood at Muggleswick by 1259 (and it is conceivable that there was one here long before then). However, nothing of the current structure, which is entirely of 19th century date, suggests such early origins. Sadly there are no known illustrations, or even descriptions, of a church here prior to Hutchinson's brief dismissal of it as 'a mean edifice' in

1787. Early 19th century sources refer to the church having been rebuilt in 1728, but the evidence for this is not given. Another source suggests rebuilding about a century later, but again the evidence is unclear. A record of 1870 notes the rebuilding and enlargement of the church in 1869 at a cost of £496 2s 6d. Fawcett, writing in 1906 (but sadly failing to divulge his sources) records that the church had been in a sorry state prior to this restoration: *'the windows had got broken and remained unrepaired with glass. Even the door fell to pieces, and at last disappeared, and a wicket and a dead thorn did duty at one time for keeping intruders out of the sacred building.'*

Fawcett (again without quoting his sources) reports that the 1869 work included the removal of a broad pointed arch to the chancel, the demolition of the chancel and its rebuilding to the same width as the nave, and the lengthening of the chancel by 6 feet. However, no clues supporting such changes have been noted in the stonework. Muriel Sobo has studied numerous documents relating to the history of the church at great length, and has surveyed the present building and the graveyard, but the exact chronology of the present structure, never mind its predecessors, remains something of a mystery.



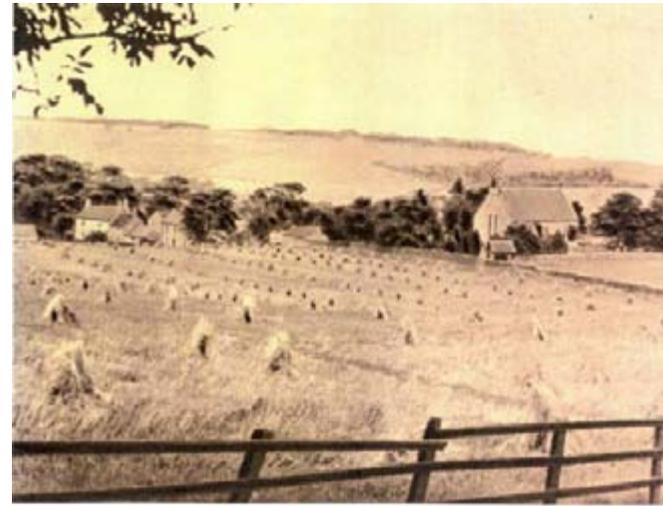
Early 20th century view of Muggleswick Church from the south-west, with the Grange ruins visible behind. (Source: M Sobo archive).

A link with more turbulent times is provided by the tombstone, built into the floor of the church, of Rowland Harrison, a 'mosstrooper' who died in 1712. The era of the Border Reivers drew to a close after the Union of the Crowns in 1603, but cattle reiving continued much longer - the reivers becoming known as 'mosstroopers'. Graves dating back to 1670 survive in the churchyard and several of these are listed (see Appendix 1). The parish records are held at the Northumberland Record Office, and date back to 1765 for burials and 1784 for baptisms and marriages.

Throughout post-medieval times, Muggleswick Church would have been in competition with various non-conformist groups that were collectively much more popular than the established Church of England throughout most of the North Pennines. However, although several were founded in the near vicinity, there seems never to have been a non-conformist chapel within what is now the conservation area. The so-called 'Muggleswick Plot' of 1662 allegedly involved 30 people who met in Muggleswick Park and, under the direction of the local

Baptist elder John Ward, planned rebellion against Crown and Church. The Bishop of Durham spent two years investigating the plot, but no convictions followed. Although now part of Muggleswick folklore, it seems that this story, although representative of the insecure nature of the times, has been exaggerated out of all proportion. John Ward was in fact a respected mineralogist working in the local lead industry, and following his death was buried in Muggleswick churchyard where his family tomb can be seen today.

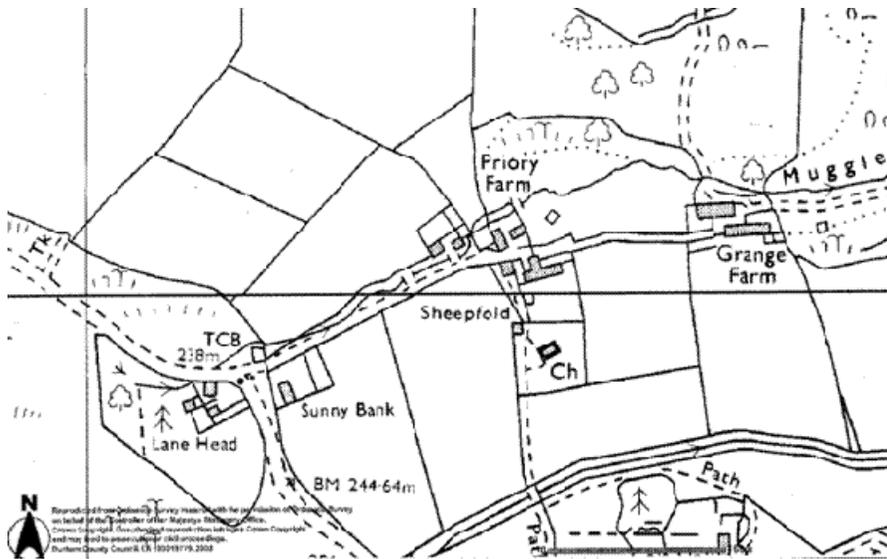
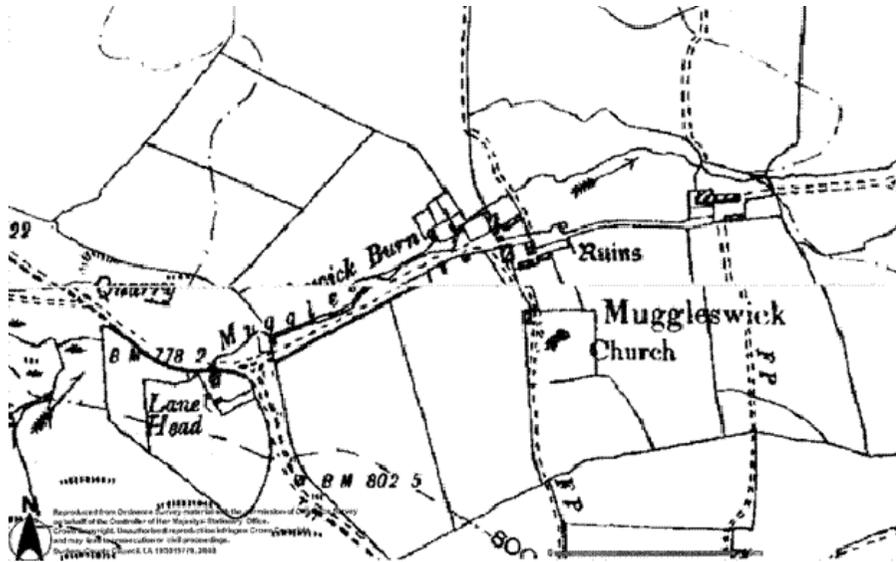
Although Muggleswick's history is essentially agricultural, the area is on the northern fringes of the North Pennine lead mining region. Much post-medieval lead mining and other industrial activity took place within Muggleswick parish, parts of which are littered with the still-visible remains of mines, quarries, crushing floors, smelt mills, railways and reservoirs. It is probable that many residents of Muggleswick from the 16th to the 19th centuries worked in lead mining to supplement their agricultural income, but as there are no known lead mining remains within the conservation area itself this industrial activity will not be considered further here.



Harvest scene at Muggleswick, 1940s. (Source: M Sobo archive).

20th century Muggleswick

Many photographs of Muggleswick dating back to about 1900 have been collated by Muriel Sobo. These serve to demonstrate that although all but one of the houses within the conservation area were built pre-1900, several saw significant development during the 20th century. These buildings are considered in more detail in Appendix 2, but here we should note in particular the high quality conversion of substantial agricultural buildings at Priory Barn and behind Priory Farmhouse during the 1990s. The latter functions as an office for Winsund International Ltd, a company specialising in the provision of solar panels and wind turbines for remote properties - this property has examples of each attached to its roof. The old smithy, a small but visually important structure fronting onto the road opposite Sunny Bank, was conserved in the early 21st century.



Ordnance Survey maps from the 1890s (top) and c1990 show little development during the twentieth century

1940 and 2001 aerial photos. (reproduced from Durham County Council GIS)

The church was reopened in 1911 after being '*renovated and richly adorned*', but the works seem to have been largely internal, with little change to the building's outward appearance. The only substantial new stone structure during the 20th century was the house known as Sunny Bank, apparently dating from the 1920s or 1930s. The lack of subsequent development is clearly illustrated by the OS maps and the aerial photographs from the 1940s and 2001 shown above. More recent buildings include substantial equestrian sheds and other outbuildings at Grange Farm, and a small timber stable block south of the road between Sunny Bank and Priory Farm.

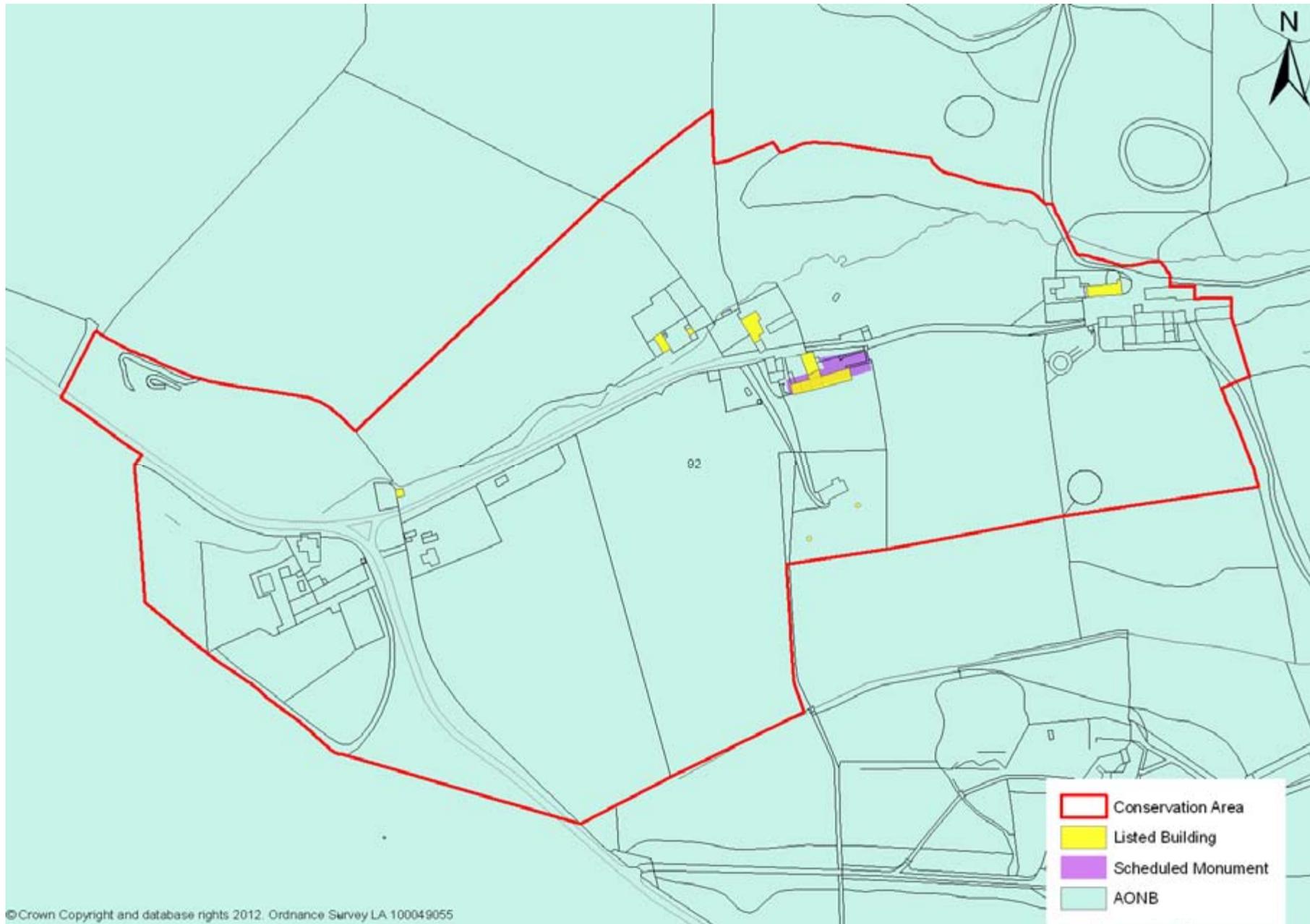


Notice of church reopening in 1911. (Source: M. Sobo archive).

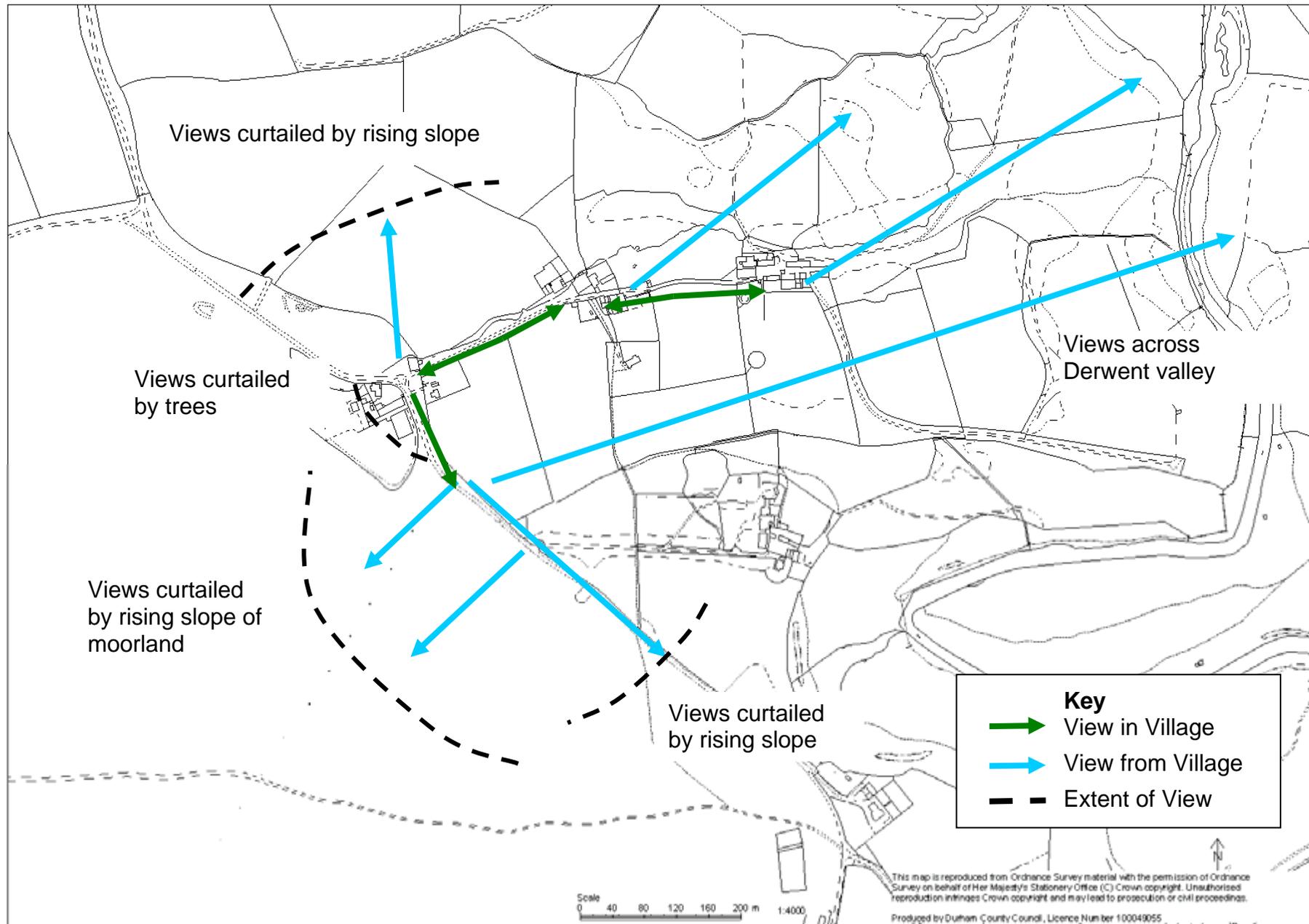


Sunny Bank, the only twentieth-century house in the conservation area.

Appendix 4 Current Designations



Appendix 5 Key Views



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

Tel: 0191 383 4196

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