

Conservation Area Appraisal



Newbiggin

December 2011

CONSERVATION AREA APPRAISAL

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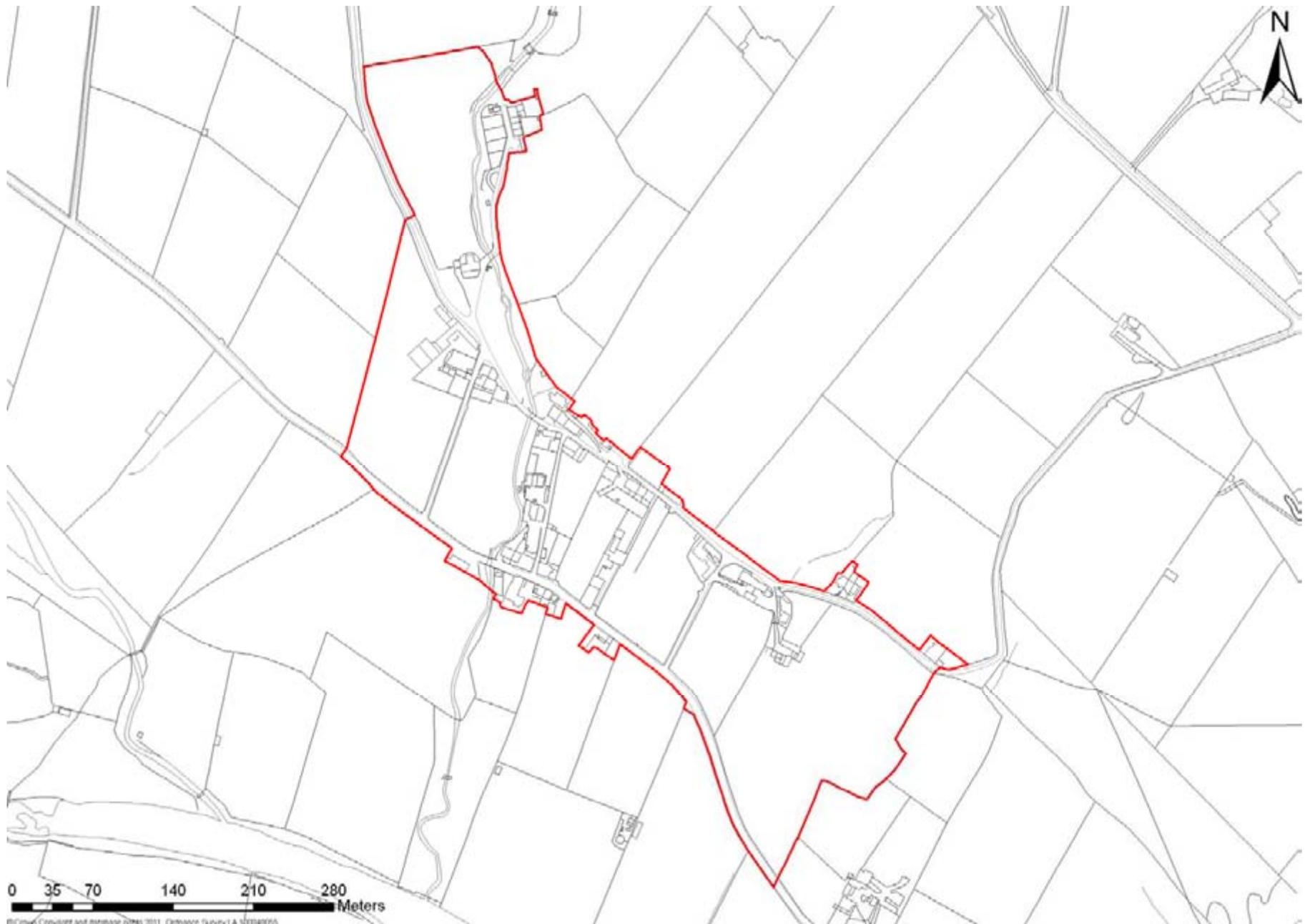


*Heritage, Landscape and Design
Durham County Council*

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Conservation Area Boundary



Summary of Special Significance

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

- The survival of the 18th/19th century multi-nucleated settlement pattern which clusters around groups of expanded farm complexes.
- The orientation of buildings which create organic and unstructured patterns.
- The areas of open pastures which penetrate the village.
- The contrasting tight spaces which squeeze through and past buildings.
- Densely wooded areas, particularly along the banks of Newbiggin Beck.
- The gently rising topography which enables the village pattern to be substantially seen from the B6277.
- The twists and turns of Newbiggin Beck valley and the series of waterfalls.
- The mixture of exposed stonework and white painted renders which generally conforms to Raby Estate ownership patterns.
- Agricultural activity.
- The juxtaposition of farm buildings with groups of houses.
- Late 18th and early 19th century Teesdale vernacular architectural styles.
- Stone boundary and field walls.
- Moorland backdrops and extensive views across the upper Tees valley.



View over Newbiggin from the north-east

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.



Waterfall on the Newbiggin Beck

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 Newbiggin'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 Newbiggin, but no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Location and Setting

Location

Newbiggin is located on the north side of the River Tees, rising from the base of the valley to spread up its lower slopes. The village is primarily located to the north of the B6277, the main road through Teesdale. It is about 5km north-west of Middleton-in-Teesdale, and 25km north-west of Barnard Castle. Newbiggin can also be reached via a minor road over the moors from Westgate in Weardale to the north.



Location of Newbiggin

Setting

The Newbiggin Conservation Area is located in the North Pennines Area of Outstanding Natural Beauty (AONB) which is characterised by a distinctive landscape of high moorland and broad upland dales. This pattern can be clearly seen from the village. In terms of landscape quality, the AONB is

recognised to be of high value in terms of appearance with significant ecological and geological interest.

The solid geology underlying Newbiggin is made up of a sequence of alternating layers of Carboniferous limestone, sandstone and shale. Local quarries supplied the stone for building much of the village. The geological sequence includes the Cockleshell, Scar, Five Yard, Three Yard and Four Fathom limestones, and, on the hillside above the village, the Great Limestone, which has been quarried. Between the limestones are sequences of shales and sandstones. The area is cut by many faults, several of which trend north-east – south-west across the hillside above the village. Some of these are mineralised and form part of a network of lead-bearing mineral veins which have been mined for centuries at Red Grove 2km north-east of the village. The Whin Sill does not directly underlie Newbiggin but is exposed across the River Tees at Holwick, a kilometre away to the south-west, and dominates the landscape through its dramatic cliffs of igneous rocks.

The landscape around the village has also been shaped by the ice sheets of the last glaciation and more recent river processes. Variable thicknesses of glacial 'till' cover the hillside above the village, and river deposits cover the dale bottom and underlie the central part of the settlement.

The slopes of the valleys surrounding the village are covered by a patchwork of stone walled fields decorated by individual and clumps of trees. The valley floor is more densely wooded with a combination of native species and conifer plantations. The fields rise up towards the open moorland of Hardberry Hill and beyond which is decorated by isolated farms and

field buildings. The whin sill outcrops along south side of the Tees valley to create a wave of dramatic cliff-like stone faces.



Newbiggin in its immediate setting

Historical Summary

This section presents an outline history of Newbiggin. A more detailed history is provided in Appendix 3.

Occasional finds of Mesolithic flint tools in the vicinity of Newbiggin is evidence of nomadic prehistoric human activity in the area. During the later Bronze Age people lived in the small farmsteads of timber-built roundhouses and worked small, stone-walled fields which can be found in the upper reaches of the Tees valley. However, there is no evidence of prehistoric activity in the conservation area. Nor is there any evidence of settlement here throughout the Roman, Anglo-Saxon or Viking eras, although the name 'Newbiggin', meaning 'New Houses', is thought to be of Old English origin indicating a pre-Conquest presence.

The earliest known documentary record of Newbiggin dates from 1333. This, together with other brief 13th century and 14th century references demonstrate that there was a settlement here during medieval times. However, no structures of medieval date survive within the surrounding landscape, and no medieval finds have been reported from the village. The medieval village may never have been more than a small agglomeration of timber-built houses, perhaps as a single farmstead, for several centuries. Newbiggin's location at the junction of the track over the high moors to Weardale with the main route through Upper Teesdale would have been of value in terms of trade and social activity. There is evidence in the local landscape of medieval lead and iron working which would have been a source of employment for the local population.

The village will have undergone radical development during the 18th and early 19th century, when fields surrounding the village were enclosed and many of today's buildings erected. These developments were, in part, associated with the growth of the local lead industry under the direction of the London Lead Company from its regional headquarters in nearby Middleton-in-Teesdale. The Wesleyan chapel, claimed to be oldest Methodist chapel in continuous use since its founding, was built in 1759 and subsequently enlarged in 1860. The adjacent Sunday School was added in 1883. The derelict Hearse House with reading room, probably financed by the lead industry, is a building unique to Newbiggin. During the 19th century many local residents probably combined farming with a job in the lead industry. Records indicate that in addition to farmers and lead miners the population included masons, blacksmiths, tailors, a grocer and schoolmaster.

Following the decline of the lead industry in the late 19th century, agriculture has been the basis of Newbiggin's economy. The population has declined from its 19th century heyday, and the village school closed in 1952. The village hall, the house known as 'Newholme', and agricultural outbuildings at Fellowship Farm are the only substantial 20th century additions to the village landscape. Cartographic evidence demonstrates that the basic form of the village has not changed since the early 19th century.

Form and Layout

The key features can be summarised as follows:

- Generally a loose collection of groups of buildings which were designed to serve the agricultural community, either as operational buildings or dwellings.
- Variety of orientation of buildings.
- Some closely knit groups which create tight spaces.
- Narrow roads between fields.
- The active working farms with their combinations of traditional and modern outbuildings.
- The pastures separating the groups of buildings built along their edges which are generally uninterrupted by trees to allow views across the village.
- The deeply incised and wooded Newbiggin Beck valley with its waterfalls.
- Stone boundary and field walls.

Newbiggin Beck and the track across the moors to Westgate in Weardale is probably one of the factors influencing the location and development of the village. The beck has scoured a deeply incised channel which forms the western boundary for properties along the west side of the road between the Old Post Office and the chapel. Its banks are well populated with mature trees, but elsewhere throughout the conservation area trees are restricted to a few examples standing on field boundaries and within private gardens.

Newbiggin's expansive landscape setting which extends into the village is a key element and determinant of its character. Views over the village from the south show how it nestles on

gently rising land between the river and the lower slopes of the valley to the north and west. The clusters of buildings around fields are almost incidental to the general landscape pattern of rectilinear stone-walled fields.



Open fields at the heart of the conservation area

Architectural Character

- Robust two storey stone built houses with surviving architectural details.
- Rendered farmbuildings and exposed stone dwellings.
- The dominant Wesleyan Chapel at the centre of the main nucleus of the village.
- Dual pitch stone slab or slate roofs with chimney stacks and pots which create distinctive silhouettes.
- Variety of outbuildings.

One of the most striking aspects of Newbiggin's architectural character is the juxtaposition of whitewashed buildings with those finished in natural stone. Most houses are of two storeys, ranging from terraced houses at Shiney Row and The Mill to traditional farmhouses at Fellowship Farm and Meadow View and the one-time mine agent's home of Newbiggin House. Despite their range in form, Newbiggin's buildings are generally unified through the use of local sandstone and traditional vernacular styling.

Outbuildings add to the character of Newbiggin. Many appear to be abandoned, while others are used for storage. They are generally built from roughly coursed sandstone rubble. Many are painted white, and several have attractive stone flagged roofs



Outbuildings

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 PPS5: Planning and the Historic Environment.

Building	Grade
<i>Methodist Chapel</i>	<i>Grade II</i>
<i>Walls, piers and gates of Methodist Chapel</i>	<i>Grade II</i>
<i>Former hearse house</i>	<i>Grade II</i>
<i>Bridge over Newbiggin Beck north of Fellowship Farm</i>	<i>Grade II</i>
<i>Chapel View</i>	<i>Grade II</i>

Building Materials

There is a limited palette of materials which binds the buildings together and creates a distinctive sense of place.

Masonry is generally roughly coursed sandstone rubble or more neatly coursed sandstone blocks usually with substantial quoins.



Historic masonry patterns

Surviving historic doors and window frames are wooden and are now usually painted white. Many historic sash windows survive in older properties but some have been replaced by a range of alternatives including modern sashes or mock-sashes and in uPVC. Windows are generally set between plain stone lintels and projecting sills. On the whitewashed properties sills, lintels and door jambs are often painted in various shades of blue, whereas on the bare stone properties they are either painted cream or left unpainted.



Traditional windows and Shiny Row with its mix of doors and windows



Modern windows in a modern house and a traditional style in a new extension

Given the scattered distribution of its buildings, Newbiggin does not have a continuous roofscape in the same way as more nucleated settlements. Nevertheless, roofs are key contributors to local character. Some buildings retain historic roofs of graded stone-flags, but most roofs are now Welsh slate. Several have roofs of recent concrete interlocking tiles which diminish the overall character of the area and the appearance of individual buildings. Kneelers and stone gable copings are unusual in the village. All roofs within Newbiggin are ridged, with the exception of the old Sunday School which has a hipped roof with red ridge tiles. Many properties have catslide roofs to the rear. The chimneys, take a variety

of forms but are generally stone built onto the gable walls. They make an important contribution to the shape of the village and the formation of its general character. Gutters and drainpipes are traditionally of cast iron, painted black, though some plastic replacement rainwater goods have appeared in recent years.



Stone-flagged roofs



A variety of roofs including stone flags, tiles, artificial slates with red ridge tiles and corrugated sheeting at Pleasant View

Boundaries and Means of Enclosure

Stone walls, both within the village and throughout the surrounding landscape, are crucial elements of Newbiggin's character binding the various elements of the village together and merging it with its surrounding landscape. They exist in a variety of forms, but are mostly drystone and undulate over the rolling topography. Most walls appear to be in generally good condition. In some places they are surmounted by post and wire fences for more effective stock-proofing. There are some short stretches of timber fencing within the settlement, although most boundaries remain traditional, low stone walls.



Traditional drystone walls, alongside roads, between fields and around properties, are key elements of the village landscape

Open Spaces and Trees

The interaction between buildings and spaces helps to define the character of the conservation area. The dispersed nature of Newbiggin's buildings is a defining characteristic.

Newbiggin Beck is a key element within the village landscape. It enters the conservation area in the north-west where the five terraced properties known collectively as The Mill overlook its steep banks. The Beck then flows under the 18th century bridge, which was much altered in the 19th century, adjacent to Brooklea, over an attractive waterfall, past the village green, under another road bridge west of the chapel, through a field, and away to the south via a bridge under the B6277 adjacent to the village hall. It flows into the Tees some 250metres south of the village.

Large expanses of agricultural land, mostly pasture fields bounded by drystone walls, surround the village and extend right into its heart. The field structure determines the layout of the village with farms and houses built alongside their edges. The fields have all been ploughed and improved, but some still contain remnants of ridge-and-furrow cultivation which probably dates back to medieval times.

Several mature trees stand around the fringes of the fields, making an important contribution to the character of the conservation area and providing seasonal variety to the vistas. Two large 19th century Monkey-Puzzle trees within the grounds of The Old Post Office provide a dramatic and unusual feature at the heart of the village landscape.



The waterfall on the Newbiggin Beck provides an important open space and pasture fields bring the surrounding agricultural landscape to the heart of the village.

Woodland extends up along the Newbiggin Beck in the north of the conservation area, providing an attractive setting for the bridge over the beck and the approach to The Mill. Similarly, the banks of the deeply incised burn at the south of the conservation area, adjacent to the village hall, are wooded.

Private gardens also play an important role in the landscape layout and visual character of the village, although these are small in comparison to the extensive green fields.



Mature trees line the south-eastern approach to the village and scrubby woodland lining the beck adjacent to the village hall

Views

The village is set in a wide landscape with open views to the south across the Tees valley over the dramatic quarried rock faces of Holwick Scars to the distant and barren moorland backdrop of Holwick Fell. Aspects to the south are contained by the rising undulating edge of the slope of the valley foreshortening views. The open rural setting of the village can be seen from almost everywhere in the settlement, sometimes framed through gaps between buildings. Isolated farmsteads and field buildings decorate the surrounding landscape to articulate the agricultural history of the area. The way that the sweeping views flow around, into and through the settlement is of great significance and must be protected.

Views along the B6277 can be restricted as the road twists through the village and roadside trees compress spaces. This creates a more intimate series of views which are in marked contrast to the expansive panoramas over fields and moorland which can be seen from elsewhere within the village. Similarly, some views in the village are contained by the close juxtaposition of buildings and trees, particularly when combined with ripples in the landform.

Footpaths and public rights of way wind through the village and across its rural hinterland enabling members of the public to enjoy views from within and without the settlement.



View to the south and Holwick Moor View to the north



Open views through the village Views along the B6277 contained by twists and trees

Activity

The village is primarily residential but there are two working farms which bring activity and operational buildings. Some buildings have seen changes of use - the village shop, school, inn and Sunday School have all been converted into residences. However, these developments have not adversely affected the scale and general appearance of the buildings. The Wesleyan Chapel at the heart of the village is still in ecclesiastic use.

Public Realm

Roads, pavements and other surfaces

Roads throughout the conservation area are tarmac. There is no surviving evidence of historic road surfaces within the village. Some areas would have been cobbled, although the roads within the village may have been simple tracks surfaced with scatterings of field stones before the 20th century.

Newbiggin's roads are generally bordered by grass verges. There are no pavements other than along a short stretch of the north side of the B6277 in front of Bridge End, Riverside and the Old Post Office.



Roadside grass verges are a characteristic feature of Newbiggin

A tarmac parking area is provided to the front of the village hall and an unsurfaced area serves as a small parking area on the road behind the chapel.

Other than the above, the ground throughout the conservation area is generally under grass, giving a green and open feel to the village landscape.



Tarmac roads, footpaths and grass verges

Signage

Signage in Newbiggin is mostly restricted to the B6277. Modern black and white metal entrance signs stand at both ends of the village. Approaching from the north-west, signs point left to Newbiggin Chapel and Westgate, and are accompanied by three standard warning signs in red triangles. In addition, the word 'SLOW' is painted in giant letters on the road surface in several places with other warning signs in the south-east. A circular safety mirror on a metal pole stands on the north side of the road opposite Rose Cottage Farm. Speed de-restriction signs were recently added at the edge of the village.

Three modern road signs, including a sign pointing to Westgate, cluster between Fellowship Farm and Brooklea, where the Westgate road enters the village.



Vertical and horizontal road signs

Several signs are attached to the chapel including a blue metal plaque outlining the chapel's history and a larger black wooden plaque over a matching notice board. An old wooden plaque on the rear elevation states simply 'NEWBIGGIN CHAPEL 1759'. In addition, most houses within the village have name plaques, in a variety of forms.



Chapel signs

Street furniture and overhead cables

The village is relatively free of street furniture. Benches are located in front of the chapel and on the green to the south of the waterfall just west of Newbiggin Beck. A red dog waste bin and post box add colour and a modern telephone kiosk stands in the village hall car park.

A water trough, fed by a natural spring, is built into roadside verge north of Pleasant View. An old stone drinking trough lies on the grass verge to the east of the road up to The Mill.

A network of telegraph poles supports overhead electricity and telephone cables throughout the village, many doubling-up as lamp posts. An additional light is attached to the south-west corner of the chapel. Collectively, these poles and cables detract from the character of the conservation area.



The post box and the water trough, Mount Pleasant



Overhead cables and street lighting

General Condition

The condition of the conservation area is generally sound with some isolated exceptions where a limited number of old properties and ancillary buildings have been underused or abandoned placing them at risk. Action should be taken to promote their repair and re-use. Some poor and inappropriate repairs will accelerate the decline of historic fabric, particularly repointing stonework using cement rather than lime mortar and using ribbon pointing.

Some field and boundary walls are in need of repair, but care should be taken not to undertake repairs to simply straighten and neaten slumped walls which are otherwise structurally sound as this will remove visual character and signs of their age.

Future Challenges

Newbiggin is a well preserved Upper Teesdale village. It is important to preserve and enhance its special character and appearance and ensure that any future developments are sympathetic and sustainable.

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 historic dispersed layout pattern and appearance of the village.
- Protect the agricultural character of the farm complexes and preserve surviving outbuildings.
- Protect views out of, into and across the conservation area.
- Protect and maintain the arrangement of field and boundary walls, and historic pastures.
- Identify buildings and structures at risk and devise and implement proposals to secure their wellbeing.
- Promote good practice in the repair and maintenance of historic fabric through the preparation of guidance notes and the active support of the Council's Conservation Officers.
- Promote the North Pennines AONB Building Design Guide to encourage good design and introduce any

additional design guidance relevant to the conservation area.

- Undertake a landscape survey of the conservation area and prepare a management plan which protects the long term wellbeing.
- Promote the undergrounding of overhead cables if technically possible.
- Replace the railings on the wall around the chapel forecourt.
- 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.

Boundary Changes

The boundary of the conservation area was amended to conform, where relevant, to current property boundaries and landscape features. The proposed changes are as follows:

1. To include the field to the west of The Mill in order to include Newbiggin Beck and its associated trees in the conservation area.
2. To align the boundary with the property boundary of Rose Cottage and Roadside along the southern edge of the B6277 to rationalise the conservation area boundary.
3. To include the back garden of 3 Miry Lane to rationalise the boundary of the conservation area.

Contacts and References

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National Heritage List produced by English Heritage

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Appendix 1: Listed Buildings

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

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

Building	Grade
<i>Methodist Chapel</i>	<i>Grade II</i>
<i>Walls, piers and gates of Methodist Chapel</i>	<i>Grade II</i>
<i>Former hearse house</i>	<i>Grade II</i>
<i>Bridge over Newbiggin Beck north of Fellowship Farm</i>	<i>Grade II</i>
<i>Chapel View</i>	<i>Grade II</i>



METHODIST CHAPEL

Grade: II

Date Listed: 20/05/1987 NGR: NY9153027670



Wesleyan Methodist Chapel. 1759, enlarged 1860. Pecked sandstone ashlar front, rubble left return and rear with ashlar dressings and millstone grit quoins; plinth. Roof of graduated green slates. One high storey, 3 bays. Wide step to central 4-panel double door in keyed round-headed surround; impost blocks form base of high corniced panel over door, inscribed WESLEYAN CHAPEL ERECTED 1760 ENLARGED 1860, in Roman capitals. High flanking windows have keyed round heads with voussoirs, and stone sills, all projecting. Left return has blocked window with flat stone lintel; rear has 2 round-headed windows; all windows have glazing bars. Interior shows west pulpit with single side steps, and short communion rail on flower-patterned wrought iron balustrade, brought from Bowlees Methodist Chapel. Simple pulpit, with raised fielded panelling, in north-west corner original to the building although at one time used at Low Houses. Tiered pews, boarded dado and walls are of 1860, as are the ceiling cornice and 4 fret-carved round wood ventilation panels. Large cast iron free-standing stove "The Romesse.", by Smith and Wellstood Limited, Columbian Stove Works, Bonnybridge, Scotland. C19 coloured glass in top lights of windows. The 1860 enlargement seems to have consisted of

raising the eaves and installing the tiered pews rather than an increase in area. John Wesley preached here.

WALLS, PIERS AND GATES ATTACHED TO METHODIST CHAPEL

Grade: II

Date Listed: 20/05/1987 NGR: NY9152427661



Walls, gate piers and gates enclosing forecourt of chapel. Late C19th. Coursed squared sandstone with pecked ashlar coping and piers; cast iron gates. Walls c.0.7 metre high have coping of curved-topped blocks; square-section piers with similarly-shaped tops flank gates with leaf-headed uprights and dogbars. Railings

removed from walls.

FORMER HEARSE HOUSE

Grade: II

Date Listed: 26/11/1987 NGR: NY9150727541



Hearse house. Probably mid 19th century, after road built in 1830. Sandstone rubble with ashlar dressings, and quoins; Welsh slate roof. 2 storeys, one bay. Boarded double doors in round-headed vehicle entrance with voussoirs.

Left return has flat stone lintels over blocked door and large blocked window with projecting stone sill; external stairs removed. Gable to front with top chimney; rear gable has second chimney, both with strings at slates level and rear top. The second floor housed the Reading Room. Included for historical interest.

BRIDGE OVER NEWBIGGIN BECK 100 METRES NORTH OF FELLOWSHIP FARM

Grade: II

Date Listed: 26/11/1987 NGR: NY9145927833



Bridge. Probably C18th with C19th parapets. Sandstone rubble with ashlar dressings. High segmental arch with roughly-dressed voussoirs, and boulders forming base of arch. Larger rubble in shape of packhorse bridge to former

road-bed level; road probably raised and widened in the C19th for access to pencil mill to north, when parapets - with throughstones and round coping - were raised.

CHAPEL VIEW

Grade: II

Date Listed: 26/11/1987 NGR: NY9145227727



House. Probably mid C18. Thinly rendered rubble with boulder plinth, quoins and ashlar dressings; roof graduated stone flags. 2 storeys, 2 bays and one-storey, 3-bay rear wing set-back at right. Half-glazed door in tooled

plain stone surround to left of centre; almost-square windows have late C19th sashes; flat stone lintels and flat stone sills. Right end chimney with top string. Right return has small window at front of gable; rear wing has partly-glazed boarded door and two late C19th windows with flat stone lintels and projecting stone sills. Interior not inspected, but walls appear to be 0.8 metre thick.

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>Wesleyan Chapel Sunday School</i>
2	<i>Newbiggin Beck Bridge</i>
3	<i>The Mill</i>
4	<i>Brooklea</i>
5	<i>Fellowship Farm</i>
6	<i>Brookside Cottage</i>
7	<i>The School House</i>
8	<i>Outbuildings along Miry Lane and Brookside</i>
9	<i>Izealea and Horse Shoe Cottage</i>
10	<i>Shiney Row</i>
11	<i>South side of B6277 Junction</i>
12	<i>North side of the B6277</i>
13	<i>Newbiggin House</i>
14	<i>Meadow View and Fairy Dell/Fair View</i>
15	<i>Pleasant View, Garth Head and East End</i>
16	<i>Hill Top and Corner Cottage</i>
17	<i>The Village Hall</i>

1 Wesleyan Chapel Sunday School



The 1883 Wesleyan Chapel Sunday School (now flats) is of roughly coursed masonry that contrasts markedly with the fine ashlar of the chapel's front elevation. Its slate, hipped roof, with red ridge tiles, also contrasts with the chapel's traditional stone flagged roof. The Sunday School windows are unfortunately an untidy mixture of contrasting styles.

2 Newbiggin Beck Bridge



The arched bridge over the Newbiggin Beck between Brooklea and The Mill. The single-arched bridge carrying the B6277 over the beck is also of traditional form and may be 19th century, while the bridge carrying the road between the chapel and Fellowship Farm over the beck is a mid-20th century construction of reinforced concrete, though with traditional stone parapets.

3 The Mill



The Mill is a block of five terraced houses at the north end of the conservation area, and is built on the site of the old smelt mill. The block is of roughly coursed stone, painted white, with four pane sash windows set between painted stone lintels and protruding sills. The front doors are half glazed, set beneath painted lintels. The roof is Welsh slate. Each property has a substantial stone chimney. Rainwater goods are cast iron with plastic downcomers. A row of single story outhouses is attached to the south gable.

4 Brooklea



Brooklea was the village school until the 1950's, but is now a house. It is a plain, single-storey structure of roughly coursed sandstone, with a roof of graded stone slates and a substantial stone chimney and pot, over each gable. The original structure is of four bays; a matching but lower single bay extension is added to the west. The windows and the front door within a pitched stone and glass porch are modern.

5 Fellowship Farm



Fellowship Farm, consists of traditional farmhouse and adjacent enclosed farmyard, together with later black metal barn and sheds. The farmhouse has three bays, with a symmetrical façade of two windows either side of a central door set within a porch. The house is of roughly coursed stone, whitewashed with painted lintels and sills. Windows are traditional four-pane sashes; the front door is a modern half-glazed design. The first floor windows are set tight in beneath the eaves. The roof has traditional stone slates, with stone chimneys over both gables. The farm buildings, including stone-built stables and byre, are sited across the road from the house - arranged around a tarmac yard. Further outbuildings are located south-east of the house. All the buildings are painted white to match the house.

6 Brookside Cottage



Brookside Cottage occupies an elevated position above the east bank of the Newbiggin Beck. It's masonry suggests more than one phase of construction, with the quoined east end apparently the earliest phase. Today it is a five-bay two-storey house, of narrow sandstone courses with Welsh slate roof and chimneys to both gables. The central door is set within a stone and glass porch. The east end has its windows set between flush lintels and sills, the sills on the west end are projecting. The first floor windows are set tightly beneath the eaves and all the windows are modern. A single-storey stone garage has been added to the east gable.

7 The School House



The School House is painted white to the rear and sides, the highest section of the south side and the front elevation being unpainted. The front elevation, unusually for Newbiggin, is of regularly coursed squared sandstone. The façade is symmetrical, with a central door set between two pairs of four-pane sash windows. The frames and sills are painted, and lintels unpainted. There is a small single storey extension to the north, with another door to the front elevation. In contrast with the fine masonry of the front elevation, rear and side elevation are of roughly coursed random rubble. The pattern of the rear elevation is less regular than the front, with a door set within a stone porch and windows set at different levels. A plain door in the south gable, with adjacent window, provides access to a level

beneath the ground floor. The roof is Welsh slate, with stone chimneys to both gables.

8 Outbuildings along Miry Lane and Brookside



Several outbuildings are set along Miry Lane and the track up to Brookside. Although individually unremarkable, collectively these outbuildings are an important element of the village landscape. Similar outbuildings stand in several other places throughout the village, many unfortunately in poor and rapidly declining condition. Some retain original stone slate roofs.

9 Izealea and Horse Shoe Cottage



Izealea and Horse Shoe Cottage stand across the lane to the west of the chapel. Izealea appears to have been originally a five-bay house with a central door flanked by two pairs of windows. A two-storey extension has been added to the west gable, and Horse-Shoe Cottage has been added to the east; both of these have slightly lower roof lines than the main house. The central door is set within a hipped stone porch. Windows, modern sashes of traditional form, are set between stone lintels and protruding painted sills. Horse Shoe Cottage has a single-storey mono-pitched extension, with a single four-pane sash in the south gable. Izealea's roof is stone slates, Horse Shoe Cottage's is Welsh slate.

10 Shiney Row



Shiney Row is a terrace of three cottages of roughly coursed sandstone rubble with stone slate roof. The cottages have a mix of windows; the right has recent sashes of traditional form, the centre has mock sashes and the left has a modern design. In contrast the property to the left has the most traditional looking of the three front doors, painted green in contrast to the brown and pale blue of the other two. The windows are set between plain stone lintels and sills, the latter slightly protruding. There are four chimneys on the roof. All three cottages have recent extensions to the rear. In the 1860's, at the height of the local lead industry, these properties were divided into six flats, occupied by 21 people.

11 South side of B6277 Junction



Riverside and Road Side

Several buildings cluster together on the main B6277 at the junction with the road up to the chapel. To the south side of the road are the village hall, Rose Cottage, the Hearse House and reading room and Road Side. Rose Cottage is a substantial seven-bay property set with its north gable to the road. It is of very roughly coursed sandstone rubble with large quoins. The roof is of graded stone slates, with a catslide extending to ground floor level to the rear. The gables have stone copings and kneelers. The roof has stone ridge-stones and gable copings, with a chimney in the north

gable. Windows in the front elevation are all recent, the large ground floor one closest to the road appears to be set beneath a concrete lintel. An old sash window survives in the north gable, overlooking the road. The front elevation has a substantial stone slate roof extension at its south end. A small stone outbuilding with slate roof stands against the north gable, adjacent to the road.

To the east of the former Hearse House is Road Side, a substantial two storey house with its rear (north) elevation to the road. The rear elevation and east gable have four-pane sash windows set between plain stone lintels and sills. The upper floor of the west gable has a door, and suggesting that this once functioned as a barn; there is a blocked window in the north elevation. The entire building is whitewashed with painted sills and lintels in the characteristic Raby Estate style. The roof is stone slates, topped by two stone chimneys. A long single-storey extension extends from the west end of the south elevation. This has a stone slate roof which appears to be in poor condition.

12 North side of the B6277



*The Old Post Office,
Post Office Cottage*

On the north side of the B6277 are Bridge End and the Old Post Office/Post Office Cottage. Bridge End consists of two semi-detached houses of neatly coursed squared sandstone with quoins. The roof is of corrugated tiles, the pitch of the roof being slightly steeper than that of the gables, confirming that this is not the original roof. The roof extends as a catslide

over the single storey rear elevation. Both gables have stone chimneys; a third chimney at the centre of the roof is now capped. The west gable is pebble-dashed with a single storey lean-to garage. Front doors, set within contrasting porches, are modern, as are windows, those in the eastern property being mock sashes. All windows are set between stone lintels and projecting sills, though the upper floor window openings are of different sizes.

The Old Post Office is a substantial house of roughly coursed limestone blocks with Welsh slate roof. Windows are of unusual proportions, those at ground floor level being set beneath sandstone lintels; all windows are modern. The central door, of traditional form with narrow light above, is set between long-and-short jambs, beneath a plain stone lintel.

Post Office Cottage, is much smaller, having a front elevation of roughly course limestone blocks to match the Old Post Office and a gable of contrasting sandstone rubble. The roof is of stone slabs; a catslide extends to the rear. A single chimney stands on the gable. Door and window frames are painted bright red; the multi-paned windows being unique within the village; a single four-pane sash is set at first floor level in the gable.

13 Newbiggin House



Newbiggin House, once an inn and during the mid-19th century the local lead mining agent's house, is set back from the north side of the B6277. It is a traditional three-bay house of

narrowly coursed sandstone, painted white, with a stone slate roof. It has stone chimneys to each gable, stone gable copings and ridge tiles. The central half-glazed door is set within plain stone jambs and lintels. The four-pane sash windows are set between plain lintels and slightly protruding sills. Window lintels, sills and frames, and door surrounds, are painted. The house has large extensions and outbuildings to the rear.

14 Meadow View and Fairy Dell/Fair View



Meadow View and Fairy Dell/Fair View form a linear group of whitewashed houses of roughly coursed sandstone rubble to the east of the chapel and facing south over fields towards the B6277.

Meadow View is a detached house with a roof of concrete slates with ridge stones and gable copings, and a stone chimney to each gable. Its asymmetrical front elevation has a central door set within a plain stone surround between two large windows of modern form, with traditional sashes to the first floor above each. Door jambs, lintels and sills are painted. The masonry of the gables suggests that the house was originally narrower, with a single storey rear extension added and the catslide rear roof extended to cover this.

The terrace to the east of Meadow View includes two houses,

Fairy Dell and Fair View, with a single storey building attached to the west gable. The entire range has roofs of artificial slates extending as catslides to the rear. There are brick chimneys to each gable and another at the centre of the ridge line. Both houses have symmetrical facades with a front door set between two ground floor windows, with two first floor windows above. The windows are set between thick lintels and narrow sills. Fair View retains four-pane sashes to all four windows; Fairy Dell has sashes to the first floor and modern windows at ground level. Sills and lintels are painted on Fair View and Fairy Dell. To the rear, due to the natural slope of the land, the buildings are set below the level of Miry Lane. North-east of Fair View, a whitewashed range of what appear originally to have been three single-storey cottages stands to the north.

15 Pleasant View, Garth Head and East End



From Top Left: Pleasant View, Pleasant View, Garth Head, East End, Farm Buildings

Pleasant View, Garth Head and East End form a group of whitewashed houses with outbuildings in the eastern half of the village facing south over fields towards the main road. Pleasant View is a house with a cluster of several

outbuildings on its east side. The house has a stone slate roof to the front elevation, but more recent artificial slates to the rear, where a catslide extends down to ground floor level. The ridge tiles are red. Windows to the front elevation are traditional four-pane sashes to the first floor, but recent windows occupy enlarged openings at ground floor level. The central door is set within a gabled stone-built porch. The outbuildings have a variety of roofs including tiles and corrugated sheeting.

Garth Head is a linear range of house, barn and byre, with a further outbuilding to the south. The house has a central door set within a stone porch, with a pair of traditional four-pane sashes to either side, set between painted lintels and sills. An extension to the rear is of brick, and a flat roof over this seems to have replaced an earlier catslide roof to the rear. The roof is of stone slabs, with a stone chimney over each gable. The barn to the east is of similar form, with a double vehicle door and a further single door to the front elevation. The byre, which extends the range to the east, has a roof of corrugated tiles and a large double gate with a single window to either side.

East End is a small house with unusually rounded corners to its northern side. Its neat south elevation has four four-pane sashes set between plain painted stone lintels and sills. It has two extensions to the rear, one under a flat roof and the other under a monopitched roof of stone slates. The main roof is of Welsh slate with ridgestones and a stone chimney to each gable. A range of traditional outbuildings, also whitewashed, stands just south of the house, adjacent to which are a barn and shed of painted corrugated metal.

16 Hill Top and Corner Cottage



Hill Top and Corner Cottage are located to the north side of Miry Lane, facing south. Hill Top consists of 3 terraced

cottages of roughly coursed sandstone rubble, with stone slate roof, each property having a stone chimney. Variations in masonry demonstrate that the houses are clearly of more than one phase. Entrances are set within substantial porches so that the original ground floor facade is largely hidden behind glass and white-painted frames. The westernmost property has modern sashes of traditional form; other windows are less traditional.

Corner Cottage stands in isolation at the north-east corner of the conservation area. The main range faces away from the village towards the east, and the rear (west) elevation is almost featureless with just a single window. The main range appears to be a five bay structure, probably built in two phases, of roughly coursed sandstone with stone slate roof. The roof has three stone chimneys, the most substantial of which occupies the north gable. The house has been extended to the south end of the front elevation in lighter coloured stone, giving the whole house an 'L'-shaped plan. Windows to the original front elevation are twelve pane sashes set within alternating long-and-short side stones. The four windows in the south gable are four-pane sashes set between plain lintels and sills (all apparently recent) windows in the new extension are of matching appearance. The front door is set within a stone porch. Rainwater goods are cast iron, with gutters supported by iron brackets pinned to the

walls. A detached stone-built garage with Welsh slate roof stands within the grounds.

17 The Village Hall



Located on the main road at the south-west corner of the conservation area. It is a classic mid 20th century village hall. The lower third of its walls are of red brick, above which they are rendered. The roof is of grey slate, with a red brick chimney. Although providing an important facility for local people, this building owes less to local vernacular tradition than any other structure in the village, its design and materials being imported from elsewhere.

Appendix 3: Origins and History of Newbiggin

To date, very little has been written of the history of Newbiggin and, although much archaeological work has been done in Upper Teesdale, no archaeological investigations are recorded from the village or its immediate vicinity. Such investigations, coupled with detailed architectural survey of some of the village's historic buildings, may in due course tell us much about the development of the village. In the absence of such work, the following account is necessarily based on a degree of speculation coupled with information from nearby sites.

Before Newbiggin

Thanks largely to work by Dennis Coggins, Ken Fairless and colleagues in the 1970's and 80's, the historic landscape around Newbiggin has been surveyed and a number of sites have been excavated. Evidence for prehistoric activity is much greater on the south side of the Tees, around Holwick and Crossthaite, than in the vicinity of Newbiggin, the reasons for this are unclear. Occasional finds of flint tools demonstrate that people were active here in Mesolithic times, from about 8,000BC. It can be assumed that mobile bands of hunter-gatherers set up temporary campsites in the Newbiggin area as part of a seasonal cycle of movement around the landscape; fish from the river must have been an important food source, especially in summer and autumn when salmon would travel upriver as far as High Force to spawn. Farming was introduced into the region during the Neolithic period (c4500-2500BC), but most communities in the North Pennines probably maintained mobile lifestyles throughout this period tending temporary fields on a seasonal

basis and herding cattle rather than simply following wild herds as their Mesolithic ancestors had done.

The first permanently occupied farmsteads probably date from the Bronze Age (c2500 - 750BC) and would consist of timber or stone round houses set amongst small, irregular fields and paddocks. A middle Bronze Age timber roundhouse dating from c1500BC has been excavated at Bracken Rigg, from which flint tools and pottery were recovered. Evidence from the excavation coupled with the analysis of pollen samples from nearby peat deposits suggests that the inhabitants of Bracken Rigg grew cereals and kept domesticated sheep and cattle, while also continuing to hunt and gather natural produce.

Extensive field systems in the form of banked and ditched enclosures and field walls, mostly dating to the Iron Age (c750BC – AD 80) and Roman (cAD80-400) periods, have been discovered in this sector of Upper Teesdale. Several settlements of roundhouses, also dating from this general period, have also been discovered and two have been excavated at Forcegarth, 4km north-west of Newbiggin. The occupants of these farmsteads operated a mixed economy not unlike that of their Bronze Age forebears at Bracken Rigg, but associated field systems are much more extensive. Quernstones, for grinding grain, spindle whorls, for spinning wool, and evidence of iron smithing were obtained from both Forcegarth sites, with the later site also having Roman pottery.



Computer generated reconstruction of Iron Age settlement at Forcegarth Pasture. (Source: Keys to the Past website)

The Roman army arrived in northern England in AD79, rapidly establishing control over the area through a system of roads and forts at Brough, Bowes, Greta Bridge, Binchester (Bishop Auckland) and Whitley Castle, but there is no evidence that any Roman soldier ever set foot in the immediate Newbiggin area. The Romans exploited parts of the North Pennines for lead, silver and other minerals, and for hunting, but, although the Roman takeover must have had some bearing on life here, there is no evidence in any great change in settlement pattern or agricultural practice in the vicinity of Newbiggin. Local men would doubtless have been attracted to join the ranks of the Roman military in preference to spending their lives on the family farm, and the discovery of Roman pottery at a native settlement at Forcegarth and a horde of about a dozen Roman coins from near High Force (both just 4km north-west of Newbiggin) demonstrate some

kind of link between the Newbiggin area and the wider Roman world. Native farmsteads in Upper Teesdale must have been linked to the Roman road network via a system of tracks, perhaps even supplying produce to the garrisons at Bowes or Binchester.

Following the end of Roman rule in the early 5th century AD, and after much political upheaval during the Dark Ages, Teesdale found itself incorporated within the great Anglian kingdom of Northumbria. There will have been settlements of some kind in the vicinity of Newbiggin, but whether there was anything on the actual site of the village is not known. During the 9th and 10th century, Yorkshire, Durham and Cumbria fell under Scandinavian control and many farmsteads were newly founded at this time. Four sites with rectangular stone-built houses have been recorded at Simy Folds, just 3km west of Newbiggin; two of these have been excavated and probably date to the 8th or 9th centuries – they may have belonged to communities of Scandinavian origin. Nothing is known of developments at Newbiggin prior to the Norman Conquest, but there was presumably a settlement here as the name is thought to be Old English, originally meaning ‘new houses’. This may originally have been a farmstead occupied by an extended family; evidence for its nature may survive buried beneath the present village.

Medieval Newbiggin

If there was a pre-Conquest settlement at Newbiggin then it may have been destroyed or abandoned during William the Conqueror’s ‘harrying of the North’ in 1068-70, (the laying to waste of extensive lands which were considered disloyal and potentially rebellious). Alternatively, a farmstead or small

village here may have survived this episode and evolved into a larger settlement in post-Conquest times.

The earliest known reference to Newbiggin dates from 1133. Occasional further documents over subsequent centuries attest to the existence of Newbiggin, but reveal little about the form of the medieval village, and there are no known structures in the village dating back to this period. Given this lack of evidence it is currently impossible to speculate with any degree of confidence about the development of the village during medieval times. There is no evidence for the arrangement of houses around a village green, and no records of a medieval church or chapel, though the field name 'Chapel Hill' has led to the suggestion that there may have been a medieval chapel-of-ease. Newbiggin may never have been more than a loose concentration of small farmsteads, reliant on nearby Middleton for a variety of services.

Although the medieval economy of Newbiggin must have been primarily agricultural, there is some evidence of early medieval lead and iron working in the local landscape and it is probable that some villagers were engaged in mining and smelting, and possibly also in other industrial activity, in addition to their agricultural duties.

Post-medieval Newbiggin

During the 16th century, the Raby Estate, containing most land in and around Newbiggin, was owned by the Nevilles, Earls of Westmorland. Following their support for the Catholic rebellion known as the Rising of the North in 1569, their estates were confiscated by the Crown. The Raby Estate

then passed through several hands, and is now the property of Lord Barnard. A detailed examination of Raby Estate archives may throw more light on the history of Newbiggin.

Whatever the nature of the medieval village, it seems to have undergone radical change during the 18th century, a period of great agricultural reform when previously open medieval fields and moorland were enclosed with hedgebanks and stone walls. From this time, the land was divided up between individual farms rather than being worked communally as in medieval times.

Historians have had little to say about Newbiggin. The great 18th century historian William Hutchinson, who lived at Barnard Castle, published substantial Histories of Durham (1794), Northumberland (c1795), and Cumberland and Westmorland (c1795) discussing many places in great detail. In his History of Durham, Hutchinson provides a lengthy and glowing description of 'picturesque and romantic' Upper Teesdale, but his sole reference to Newbiggin, virtually on his doorstep, is limited to:

The country immediately above Middleton rises gradually; on the skirts of the hills, for four miles, there are scattered inclosures, and pretty good lands, of a southern aspect. Newbiggin is the last village northward – beyond the Tees force [High Force], the hills rise very swiftly, and there is not a tree to be seen.

William Fordyce, writing in the 1850's, provides the following description:

The village of Newbiggin is situated on the north bank of the Tees, 2 ½ miles north-west from Middleton. It contains a small Wesleyan chapel, which is one of the oldest in the district, and in which the Rev John Wesley occasionally preached. There is a smelt mill and a few tradesmen. A former public house is now converted into a private dwelling. A road from Newbiggin to Daddry-Shields, in Weadale, was constructed between 20 and 30 years ago, and affords a track over the wild and steep fells between the two places.

Fordyce also discusses the village school, founded in 1799, noting that:

'the average attendance at the school is about 50, all of whom pay for their instruction. The building belongs to the township...'

He notes that the population of Newbiggin township (of which today's conservation area represents but a small segment) in 1801 was 281, rising to 583 by 1851, when there were 92 inhabited houses.

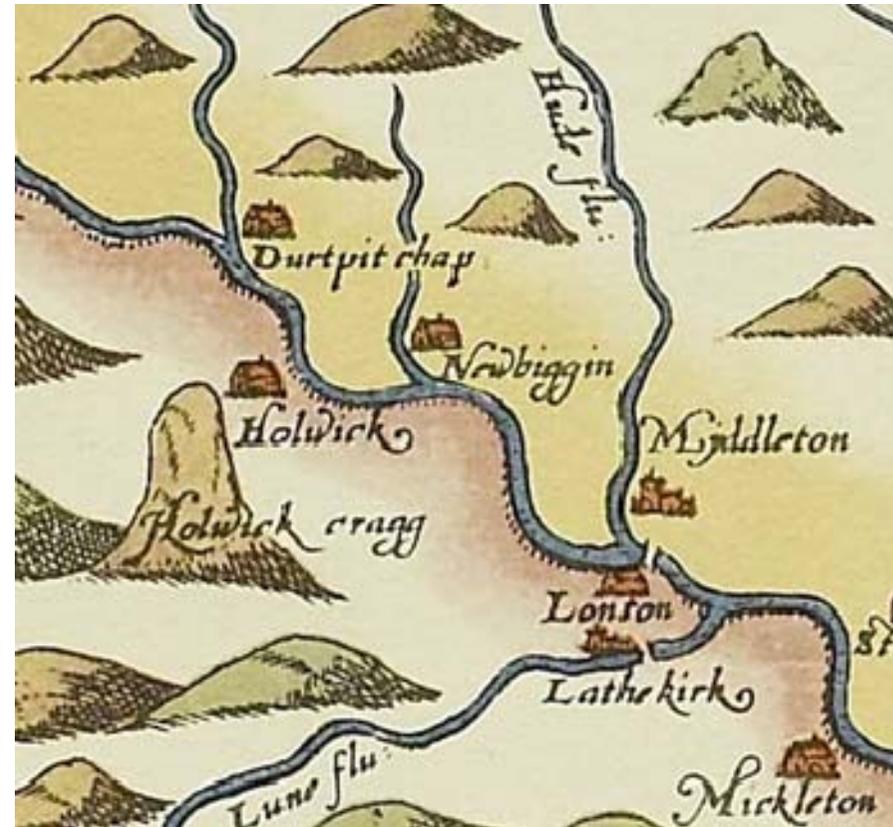
This rise in population recorded by Fordyce is clearly related to the expansion of the local lead industry under the London Lead Company, whose North Pennine headquarters was at Middleton. The Duke of Cleveland, owner of the Raby Estate in the late 18th and early 19th century, leased the mineral rights to the London Lead Company. By 1861 the population has risen to 641, with 107 houses, and in the 1880s the village school was attended by 127 children. The decline of the lead industry during the late 19th century saw many families move away from the village which today has a population of about 120.

Fordyce refers to a smelt mill at Newbiggin which is not shown on the Ordnance Survey 1st edition map of 1856. The site of the smelt mill, known as the Pencil Mill, at the north end of the village is now occupied by terraced houses known collectively as 'The Mill'.

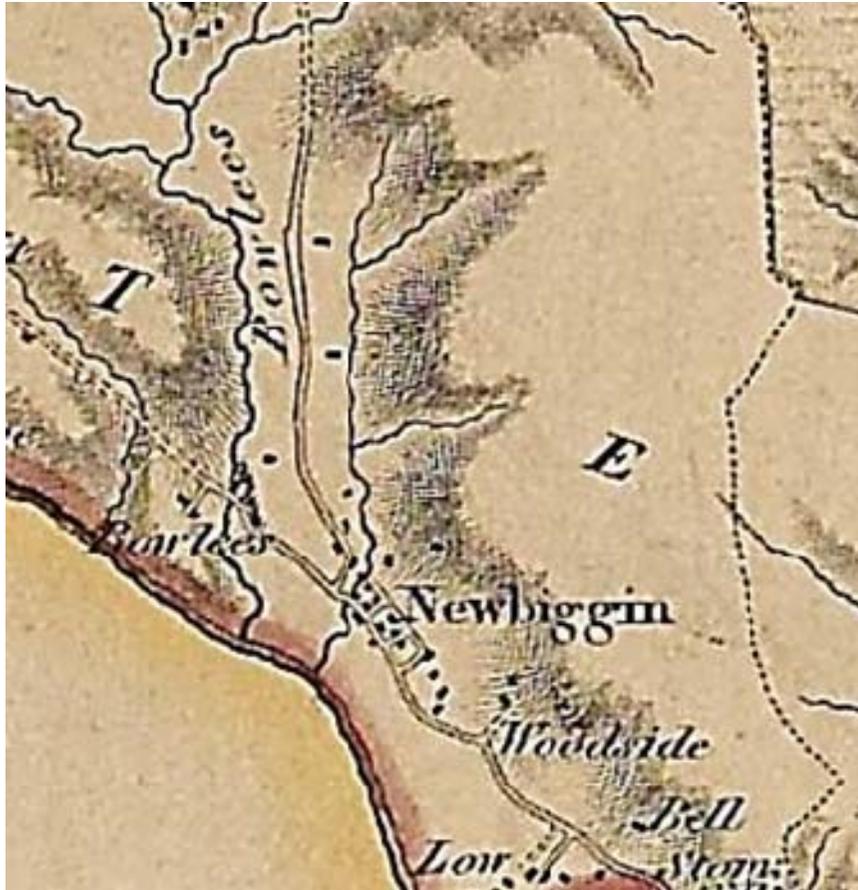
Several buildings in the village would have originated as farmhouses or agricultural buildings during the 17th, 18th and early 19th centuries - probably linked to the enclosure of the surrounding fields and the expansion of the lead industry. The Newbiggin Local History Class published an interesting paper in 2002 about Newbiggin in the mid-19th century. This was based largely on the investigation of data from the 1851 census and from the Raby Estate field notebook for Newbiggin dating from 1858-1864. At this time the Estate owned some 75% of the land at Newbiggin, most of which was let to a total of 41 tenant farmers. The farms were small, with most farmers also working in the lead industry from which 77% of the 107 households in the parish received some income. Presumably much of the farming work was done by wives and children while the men were away at the mines. About half of the farms at Newbiggin had some arable land, but most land was pasture. It seems that the Estate may have operated a policy of subdividing farms to function as miner-farmer smallholdings, as many seem too small to have functioned as standalone farms. In addition to farming and lead-mining, occupations of residents listed in the census include blacksmiths, masons, labourers, carriers and tailors, and one each of shepherd, grocer, joiner, woodman, cartman and schoolmaster. Women's occupations are mostly listed as 'domestic servant' or 'housemaid', with one milliner and one seamstress.

Newbiggin's Wesleyan Chapel is claimed to be the oldest chapel anywhere still in continuous use and is a Grade II listed building. It was built in 1759 by volunteer labour and enlarged in 1860. The adjacent Sunday School was added in 1883. Methodism was very important to lead mining communities such as Newbiggin and John Wesley preached several times at Newbiggin, in private houses prior to the construction of the chapel and later from the pulpit that still survives within the chapel. Boys of lead mining families could begin work themselves from the age of ten, but would only be employed in the local mines by the London Lead Company if they had a certificate from the Sunday School Superintendent demonstrating their regular attendance.

Although Newbiggin is depicted on several maps from 1569 onwards, these do not illustrate the form of the village in any detail. Greenwood's map of 1820 shows the basic form that survives today, and the Ordnance Survey 1st edition of c1856 shows the village in remarkably similar form to today. Most surviving buildings are already present by this time, and the local road network and field pattern have changed very little over the intervening 150 years.



Saxton's map of 1576 (above) shows the general location of Newbiggin, but uses a standard symbol for a village, giving no indication of its form



Greenwood's map of 1820 shows the general layout of roads and buildings within the village



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OS 1st Edition map of the Newbiggin area, c1856

20th and 21st Century Newbiggin

Following the decline of the local lead industry, agriculture has underpinned the local economy. Many old smallholdings are now combined within larger landholdings. Many of the buildings within Newbiggin, and throughout the surrounding landscape, are painted white, a traditional characteristic of properties belonging to the Raby Estate.

The decline in the local population following the demise of the lead industry meant that only 25 children attended the village school during the 1950's. It was closed in 1952 following which the building was converted into a private dwelling known as Brooklea.

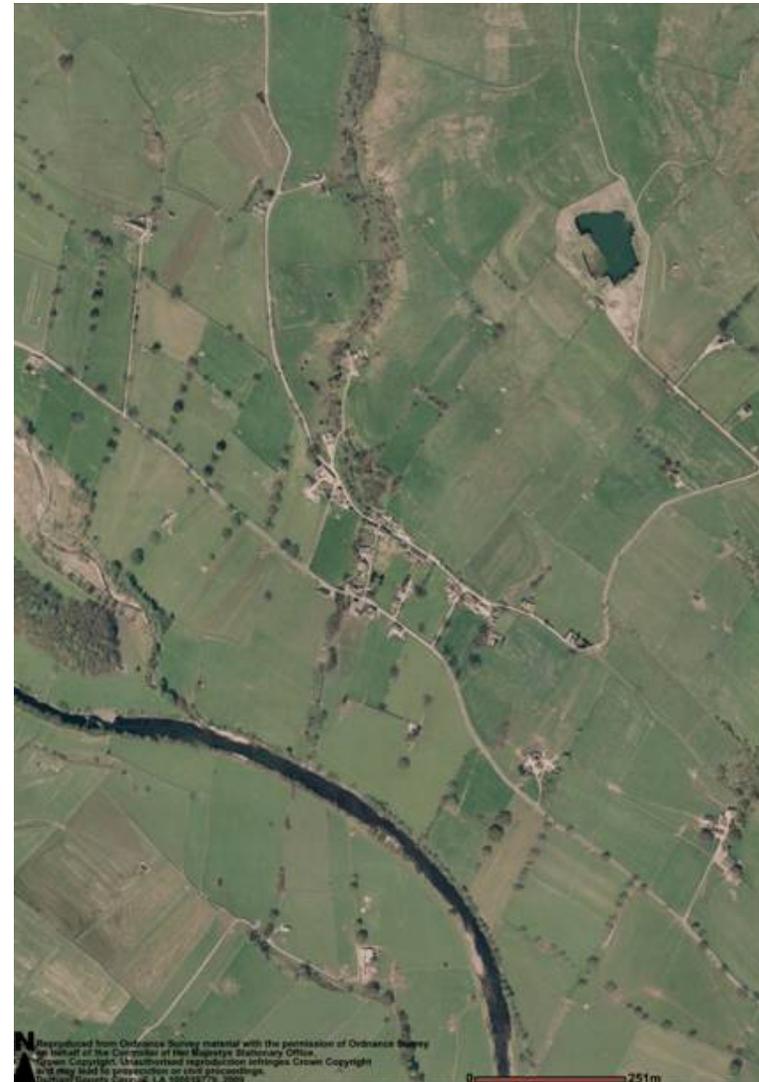
Large agricultural sheds and other outbuildings have been provided at Fellowship Farm during the 20th century, and several buildings throughout the village have been extended and altered over recent decades. However, with the exception of agricultural outbuildings, only two substantial new buildings have been added to the village since 1900. These are the village hall, and the detached house known as 'Newholme'.

This lack of new building is immediately apparent from aerial photographs taken in the 1940s and 2004. Together with various editions of the Ordnance Survey produced during the 20th century, they provide clear evidence that the basic form of the village has changed very little since the 19th century.

Today, although several villagers are employed on local farms, Newbiggin functions partly as a dormitory village for people working in the towns and cities to the east. The entry

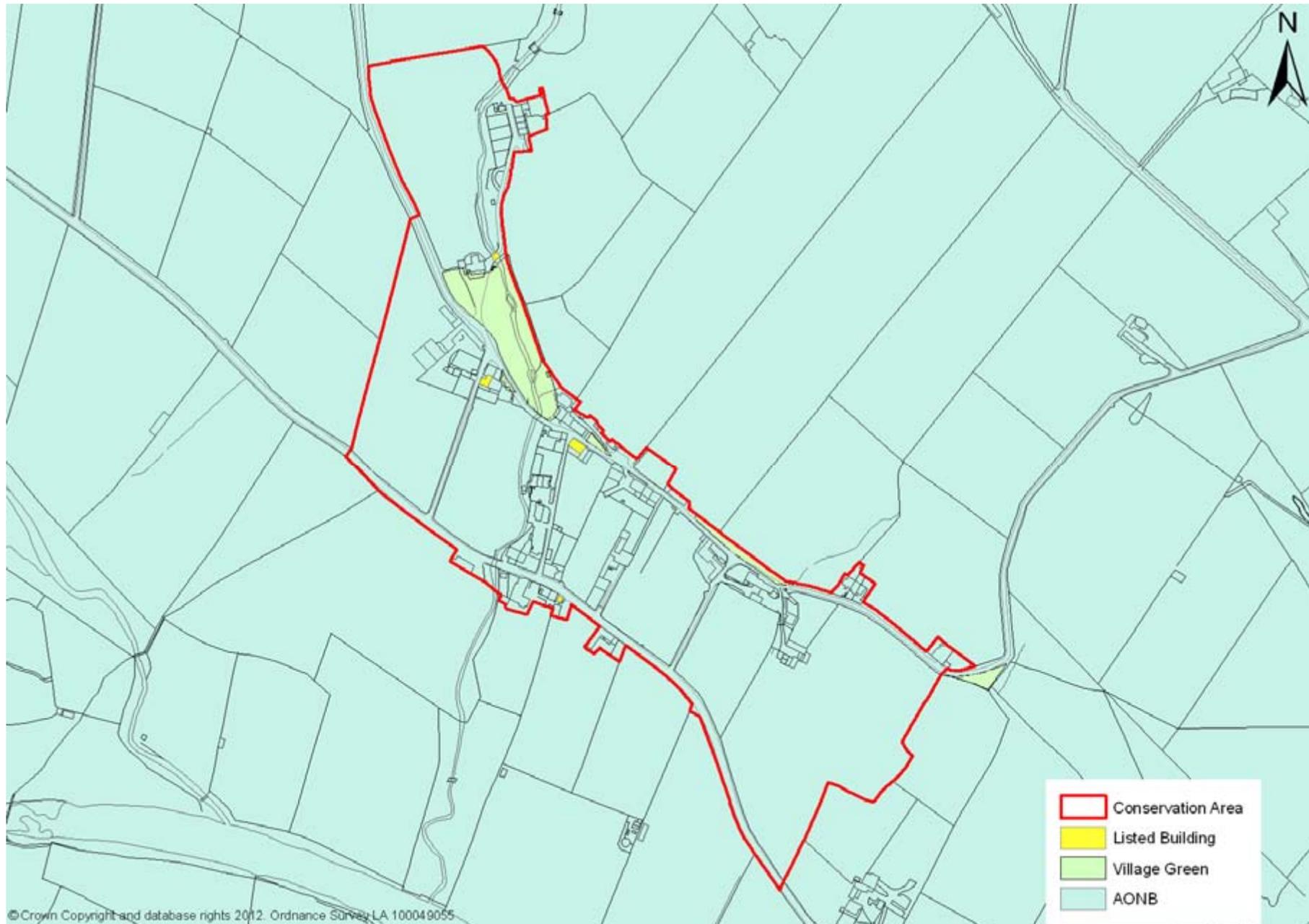
for Newbiggin provided by the village Women's Institute for 'The Durham Village Book' (1992) notes that:

Newbiggin-in-Teesdale a now quiet little village is situated on the main road, and passed by many on their way to the well known and dramatic High Force Falls.....The village in its day had its own horse drawn hearse and Hearse House, library, lime kiln, blacksmiths' and village pub, its post office and its village shop, but all have now disappeared. The village has had only one new house this century and the population in now 121. Farming in now the main industry with most of the smallholdings of previous years having been joined to larger farms to make them more viable.

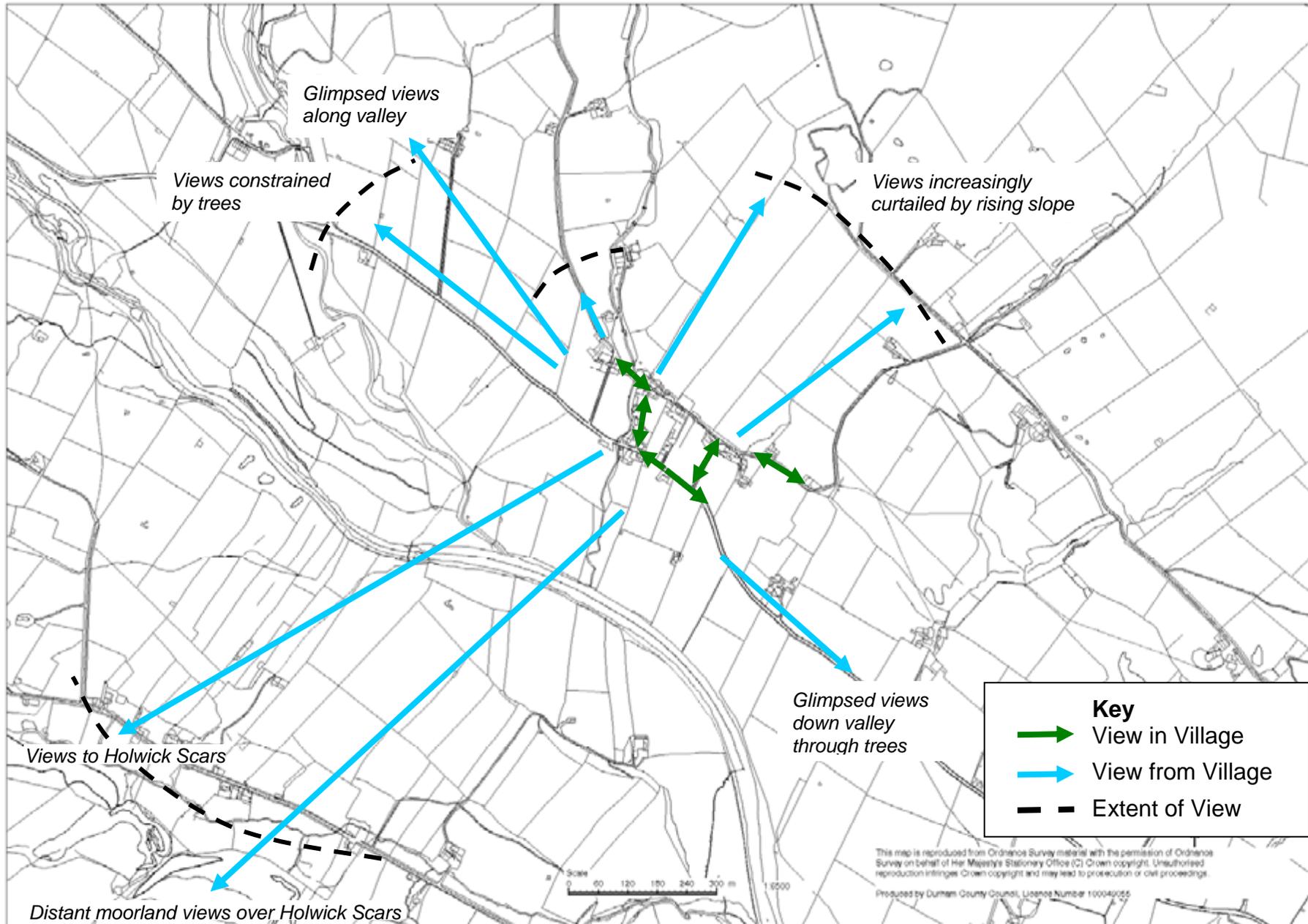


The lack of change in the Newbiggin landscape during the twentieth century illustrated by air photographs taken in the 1940s (left) and 2004 (above)

Appendix 4: Current Designations



Appendix 5: Key Views



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