

Heritage, Landscape and Design



Bishop Auckland
Approved
September 2014

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BISHOP AUCKLAND
September 2014

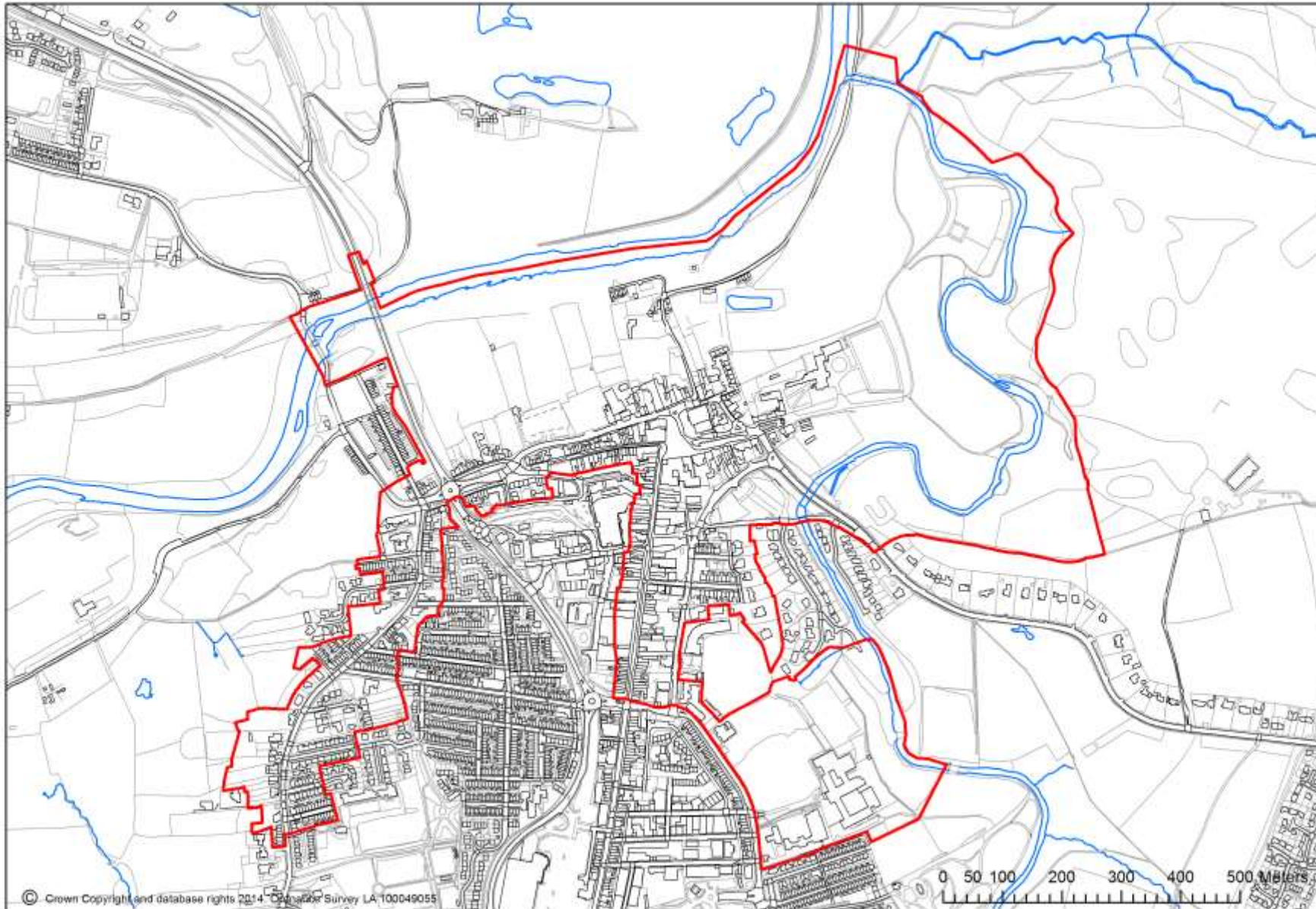
Heritage, Landscape and Design
 Durham County Council

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 Appraisal September 2014

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Conservation Area Boundary



Summary of Special Interest

- 2 no. Scheduled Monuments located within the Conservation Area;
- 8 no. Grade I, 2 no. Grade II* and 65 no. grade II listed buildings within the conservation area;
- Historical form and associations with the Roman Road – Dere Street and Binchester Fort (Vinovium);
- Market Place is the heart of the conservation area and commercial hub of the largest town within the county, the town has developed from the medieval Market Place;
- Historical development of the medieval town centre in association with Auckland Castle;
- Historical and continued associations of the town with the Bishops of Durham, who have used Bishop Auckland as a place of residence since the 12th century;
- Conservation area contains a wide variety of architecturally and historically important and landmark structures include Auckland Castle complex, Town Hall, St Anne’s Church, Newton Cap Viaduct, Newton Cap Bridge (Skirlaw Bridge), Deer House and the Gaunless Bridge;
- Important commercial centre of Newgate Street and the Bondgates;
- Intact terrace housing and grand Victorian mansions;
- Variety of styles and materials in the conservation area: from Georgian to flamboyant Victorian Gothic Revival; and pale cream ashlar and carved sandstone to rendered masonry, red brick and terracotta detailing;
- Historical associations with early Bishop Auckland and the ongoing development of the town; e.g. industrial use of mill workings and agricultural use of the area;
- Historical development associated with the industrial boom period of Bishop Auckland in the construction of railway and transport infrastructure for coal transport and passengers, new mansion and terrace housing to meet the demand of an expanding population, commercial buildings and shopfronts, and public buildings such as schools, churches, halls, public houses and the Town Hall;
- Archaeological interest for further research lies in a number of phases of development of the area: from the time of the Roman Road (Dere Street – which probably ran along the line of Newgate Street) and possible use of the township or Castle site as a Roman lookout position; to the development of the medieval township; Castle development, deer park and 18th century designed landscape; changing uses of the landscape; and industrial archaeology of the area;

- Bishop Auckland contains a large area of landscape value and historic importance. The wider area, including the River Wear is important as the setting for Bishop Auckland and providing landscape context for the development of the township;
- Auckland Castle Park is intact to its 18th century designed landscape and demonstrates ongoing association with the Castle complex and township through the walled market gardens and publicly accessible parkland. Also demonstrates ongoing development of the landscape, including a period as a medieval deer park for the Bishops of Durham and as a working woodland to supply the Castle. Auckland Castle Park has been recognised on the Register of Parks and Gardens of Special Historic Interest in England (National Heritage List);
- There are many Tree Preservation Orders within the conservation area, indicating important individual and groups of trees that contribute to the streetscape and overall townscape character;
- Green spaces within the conservation area are important for the setting of key historic buildings and their function;
- Important views to, from and within the Conservation Area. Views (see appendix 5) show the importance of

Bishop Auckland as viewed from the surrounding area, as it sits high on a ridge with good views back across the surrounding landscape and towards key historic landscape features such as the Newton Cap Viaduct, the Town Hall and the Castle. Key views within the Conservation Area demonstrate key visual and historic relationships between buildings and sites.

Public Consultation

Public consultation is an integral part of the appraisal process. The second draft document was the basis for consultation with local people and other interested parties, after which it was amended where necessary. Following approval on 24 September 2014 by delegated decision 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 Planning Permission is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the conservation area. Additional controls are also placed over trees within the area, meaning that an owner must submit a

formal notification of works to the Council six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas.

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

The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its conservation areas from time to time.

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

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 Bishop Auckland's special character, while also providing a consistent and evidential basis on which to determine planning applications affecting the town.

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

This appraisal discusses a wide range of structures and features within Bishop Auckland, 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.

The appraisal is also intended to be complimentary and assist in delivering the 2012 Regeneration Framework for Bishop

Auckland. This development framework seeks to express the County Council's desire to stimulate regeneration activity and to guide investment and development in Bishop Auckland, with a focus on enhancing the town centre, and build upon the town's potential as a visitor/tourist destination. The key drivers of the framework which may be supported and guided by this appraisal are:

- The provision of a sustainable and vibrant town centre with a focus on deliverability, creating key opportunities for change by securing definitive proposals for redevelopment, development or refurbishment of land and premises;
- Securing the future of Auckland Castle as a tourism attraction of national significance; and,
- Optimising the environmental, social and economic sustainability of Bishop Auckland, through the design and phasing of the developments and the implementation process.

Location and Setting

Location

Bishop Auckland is located in the southwest of County Durham and the Bishop Auckland Conservation Area encompasses the majority of the north side of the town.

The boundaries of the conservation area stretch from Etherley Lane in the west bordered by open fields towards Escomb, to the eastern edge of Auckland Castle, Park, and the River Gaunless; from the River Wear in the north with its open, rural landscape, including the floodplains of the River Wear, to King James Academy in the south. The southern boundary of the conservation area is varied, and is, on the whole, surrounded by residential development; cricket grounds; the open grounds surrounding the River Gaunless; and the cemetery to the southwest.



Location of Bishop Auckland

Setting

Bishop Auckland stands in an elevated position above the River Wear on a natural ridge. The Conservation Area is centred upon the impressive Grade I listed Auckland Castle and grounds which has been associated with the Bishops of Durham since the 12th century. The town has a strong commercial and retail core and the dominant surrounding development is residential, the majority of which is to the south of the town centre. This runs in a continuous line, eventually linking to the settlements of St Helen's Auckland and West Auckland.

Bishop Auckland is a key, major centre within County Durham. The settlement is the largest town within the County, representing the major employment, commercial and residential centre in south west Durham with a population of 25,000 and serving a wider catchment area of over 150,000.

Bishop Auckland has several unique selling points to potential visitors and tourists including Auckland Castle and the collection of Zurbaran paintings, the parkland, railway heritage, Binchester Roman fort, connections with Stan Laurel and the Saxon Church at nearby Escomb.

To the north and west of the conservation area is the valley of the River Wear and associated deep river gorge, with steeply

sloping sides. The river runs north for a considerable distance to the north, towards Willington and eventually Durham City. It also has a long and winding approach from Witton le Wear to the west.



View to River Wear

The A688, providing connections to Spennymoor to the north east and Teesdale to the south west, creates a defining boundary to the southern part of the town.

The town itself forms part of a wider Bishop Auckland Sub-Area, which incorporates the settlements of

Coundon/Leeholme; Dene Valley; Escomb; Witton Park/Woodside; Binchester; Toronto and Newfield. Bishop Auckland itself dominates the sub-area. It is an important town not only locally, but within County Durham overall.

Form and Layout

The original conservation area was designated in 1969 and was centred on the medieval core of the town at the top of Newgate Street. Two extensions to include the predominantly residential areas along West Road, Etherley Lane and the King James I School area were adopted in 1990. A further extension to include Newgate Street was completed in 1993 and they combine to form the current Bishop Auckland Conservation Area.

From its Roman and Medieval origins, the town has become established as the major residential, commercial and employment centre for West Durham. Bishop Auckland has grown in importance first as a market town, and then as a major industrial centre.

The linear form of Bishop Auckland has developed from the growth of the town around its original Roman Road alignment along Newgate Street. The oldest part of the town is centred on the Market Place and the northern part of Newgate Street.

Bishop Auckland has developed from the Market Place and Auckland Castle south along the central spine of Newgate Street as a continuous built-up area to West Auckland.

Numerous changes to the road and rail infrastructure during the industrial boom period have dramatically altered some parts of the town. The 'market' or 'retail' core of the town has physically shifted to the south and spread out along Newgate Street, however the historic and visual focus of the town remains at the Market Place. Today, the main railway station is located south of the conservation area, to the west of the foot of Newgate Street and the railway viaduct over the River Wear has been converted to carry road traffic.

Historical Summary

Bishop Auckland is so named because it is the site of the Bishop of Durham's place of residence. The origin of the name Auckland, which is shared with West Auckland and St Helen Auckland is unclear. The earliest recorded form of the name is 'Alcleat', a name of Celtic origin meaning 'cliff on the Clyde', which is an unusual reference to a site in Durham, but it may have been related to another Clyde river in the vicinity in the past, rather than the Clyde in the west part of Scotland. The place name has also been referred to as 'Oakland', a reference to the well-wooded countryside.

From Roman times, the area now known as Bishop Auckland was suggested to have been used as a lookout post for the Roman fort of Vinovium (Binchester Fort), that was located on the key Roman road of Dere Street and built in about 79 AD above the north bank of the River Wear. Bishop Auckland was to become an important market town.

With the rapid development of industry, the building of the railways and expansion of coal mining in the 19th century, Bishop Auckland developed as an industrial town, with extensive construction and expansion. As with other industrial centres of the time, industrial development had both positive and negative effects, with the positive expansion of the town with new buildings and new facilities, but with also a rapid expansion in population and resultant problems of overcrowding.

There has been a gradual decline in the industry of the area and by the mid-20th century, Bishop Auckland had changed substantially, becoming more a service hub for the district and a centre for shops and other infrastructure.

The historical development of the town is shown in the Street naming of the area, with specific reference to the medieval core of the town and the retention of the various Bondgates and Chares, including Castle Chare (although much altered in

the 20th century) and Wear Chare, leading down to the River Wear from the Market Place.

Bishop Auckland in Roman and Early Medieval Times

Dere Street, the Roman Road from York to Corbridge (continuing into Scotland), is believed to have run through Bishop Auckland. No conclusive archaeological evidence has been found but its known alignment further south suggests that it ran on the line now taken by Newgate Street. The road led to the fort at Binchester (Vinovium), located one mile north of Bishop Auckland. As well the base for a substantial garrison Binchester was also a significant civilian settlement, probably the largest within the boundaries of the modern county, and likely to have served as the administrative centre for the area. Binchester continued as some form of community for more than five hundred years after Britain ceased to be part of the Roman Empire c. 411 AD, eventually being supplanted as the focus for settlement by Bishop Auckland when the Prince Bishops established their rural residence there

Some historians consider that the Battle of Alutthelia, fought 844 AD in which Raedwulf of Northumbria was killed fighting a large Viking incursion, took place somewhere in the vicinity of Bishop Auckland.

Little excavation has occurred in the historic centre of Bishop Auckland and as a consequence knowledge of its early

development is severely limited. There could have been some settlement along Dere Street or possibly an outlying military installation associated with or perhaps pre-dating the fort at Binchester. As a natural ridge above the River Wear it may also have been an attractive location for settlement in the prehistoric period as perhaps indicated by archaeological features in the Castle Park

Medieval Development

The early history of Bishop Auckland is centred on the park and castle of Auckland, which has been the principal residence from the 12th century of the Bishops of Durham (and officially recognised residence since 1832). The lands were granted to the See of Durham in the 11th century at about the time of the Norman Conquest, and during medieval times, the Bishop was the largest landholder in the area.

Auckland Castle (also known as Auckland Palace) began as a manor house, the first recorded building constructed about 1183, by Bishop Pudsey. The Bishop's Chapel was constructed in c1190, originally as a banquet hall. The house was converted into a castle in the 14th century when the stone wall surrounding Auckland Park was constructed. The first map reference to the Castle is found in the Gough (Bodleian Map) of c1360.



The Gough Map (also known as The Bodleian Map), c1360. Bodleian Library

During the 15th century, the College of St. Andrew's, that had been located in South Church moved up to Auckland Castle. Several works projects were undertaken by various Bishops within the Palace grounds, including Bishop Cosin's conversion of the banquet hall into the current Chapel in 1665.

The Park to the north, east and south of Auckland Castle was originally stocked for game hunting by the Bishops. The Park has contained during its lifetime, deer, fish ponds, rabbit warrens and wild white cattle.

Large areas of land to the south of medieval Bishop Auckland belonged to the Pollard family and these areas are still identified as 'Pollard's Lands' on early OS Maps.

One key crossing point of the River Wear to the medieval settlement was the location of the current Newton Cap Bridge (also known as Skirlaw Bridge). The bridge was built by Bishop Skirlaw in the late 14th century at what had probably become established as an important crossing point.

The core of the medieval settlement stretched from the Town Head at the top of Newton Cap Bank in the west, across to Auckland Castle in the east. It would have comprised High Bondgate, North Bondgate and Fore Bondgate with the Market Place at the west end. The Market Place and Bondgates originally formed a continuous, open village green between the north side of the existing Back Bondgate and the south side of the existing Fore Bondgate.

The first houses seem to have been built along High Bondgate and Fore Bondgate. The long but narrow plots, still partially preserved today, reflect the medieval holdings of the 'bondsmen' (those working on the estate of the Bishop) and other crafts or tradesmen, that are centred on the central spine of the town. The survival of such plot patterns at the eastern end of North Bondgate (near Wear Chare) and at the western end of High Bondgate (Newton Cap Bank/Bridge Street end),

combined with early OS Map research, suggest that the northern side of High and North Bondgate once had a similar plot layout that was lost in subsequent developments of the village green and more recently, changes to road layouts.

Originally, the wealthiest houses developed around the Market Place, with others spread throughout the area. Poorer accommodation was also spread between the wealthy inhabitants. More wealthy houses expanded to the west, away from the palace end towards the other end of the village green. The village green and Market Place were filled in with additional buildings well before the mid-19th century. There do not appear to be any early medieval buildings remaining in the centre of the Market Place/Bondgates.

The alignment of the Bondgates with the topography of the ridge and their focus on the castle show the original relationship between the castle precinct and external settlement. Today, the street connection to the Castle is cut short by the 19th century Town Hall, St Anne's Church and the Market Place, a complex of buildings which now forms the western, focal end of the Bondgates. There is reference to early use of this area at the western end of the village green in the location of Bake House Lane behind St Anne's Church – apparently the site of a 15th century public bake house.

An account of Bishop Auckland in the Boldon Book from 1183 mentions 22 villagers, including a cobbler, a miller and a smith. It can be assumed that at least some of the workshops were located close to a source of running water. A mill is mentioned on the parklands belonging to the Bishop's castle as early as 1459. It is assumed that the River Gaunless that runs through the park area would have offered suitable milling and other industrial sites. It is clear from early OS Maps that there was at least one mill on the River Gaunless, adjacent to the Gaunless Bridge and west of Durham Road at Gib Chare. It is likely there would have been several mills located on the Gaunless in medieval times.

Post-Medieval Development

The village growth was gradual but constant. Development stretched from the Bondgates, perpendicular and to the south along Newgate Street. The Bondgate area was accessed from the western end by Newton Cap Bank, also referred to as Town Head. The road to Newton Cap Bank and the western end of the Bondgates and village green traversed uphill from the 14th century Newton Cap Bridge (Spylaw Bridge).

Access from the eastern end was by Wear Chare that wound itself up from the curve of the River Wear at the Batts on the southern river bank. The Batts area down by the River Wear was for a long period heavily populated, but was severely

affected by a flood in 1771 that destroyed many structures on the banks of the Wear. There is little housing and few residents there today.

The earliest known surviving house in Bishop Auckland is located on the south side of High Bondgate, dating to the 16th century. Development in the Market Place and surrounds during the Post-Medieval period appears to have been strong, particularly during the 17th and 18th centuries, when much building took place at the Castle, as well as around the Market Place.

Development in the Castle area during the 17th century included the Castle Lodge on the south side of the Gatehouse and within the Market Place area, a number of inns survive from this period, despite extensive alterations to the fabric of the individual hotels.

At the beginning of the 18th century, Bishop Auckland was a flourishing market town with a market hall, market cross and a mix of more industrial businesses such as tanners, coopers, and yarn manufactures that were supplemented by the local cottage industry. The contrast between market town and industrial workshops seem to have led to a social split with the castle and Market Place attracting wealthier settlement towards the east and houses of lower social status concentrated in the area to the west around Town Head.

During the 18th century, there were even more marked improvements within the Castle complex, with the construction of the Gothic Revival Gatehouse at the entrance to the Castle, the wall by Bishop Wyatt within the Castle grounds and the walled gardens on the east side of Durham Road. The 18th century also saw the redesign of Auckland Park to its current designed landscape including the construction of the Deer House and redirection of the River Gaunless as part of the design scheme, with new bridge over the Gaunless to the east of Jock's Bridge.

Other developments during the 18th century within the Market Place include the Post Chaise Hotel and the building of the prominent Georgian house 'The Elms' set back from Silver Street with Neo-Classical detailing. St Anne's Church received a square tower in 1797 under Bishop Barrington – the ground floor of the tower became the Market House, replacing the ancient market cross. The lock-up for the town was in the base of the tower.

With the Market Place and Bondgates containing a mixture of residential and commercial, the gradual development along Newgate Street seems to have been mainly commercial during the Post-Medieval period. With the diminishing feudal powers of the Bishops in the 18th century, the village had developed into a market town with about 250 houses by 1700, and

attracted weekly markets. The manufacturing of besoms and other wickerwork using heather seems to have been a particular speciality, with businesses in the Town Head area.

The modern-day Etherley Lane area was primarily agricultural land during this time, as was the area south of Durham Chare, including the land now containing King James I Academy.

19th Century and the Industrial Revolution

By 1801, the economy of the area was still largely based on agriculture and cottage industry. However, mining had long been established in the Bishop Auckland area, and with the industrialisation of the work processes in the second half of the 18th century, more and more mines were opened up in the immediate vicinity. Coal mining expansion of the Durham Coalfield and small pits around Bishop Auckland (the last of which closed in the 1960s) required improved methods of transportation and the growth of the railways catered for this need.

During the 18th and 19th centuries, the long Roman Dere Street became a toll road for and a number of coaching inns grew up in the town.

The railway line through Bishop Auckland was established by 1843. Rapid growth of the railway continued during the second half of the 19th century to result in a network of seven lines.

Bishop Auckland became a hub of industry and transport and during this time, the area became fully industrialised and was attracting labourers and their families, many from Scotland and Ireland.

Reflecting the increased wealth of the town, there were a number of large public building works carried out during the 19th century within Bishop Auckland. This is best reflected in the rebuilding of St Anne's in 1846, the construction of the Town Hall on the Market Place in 1861, both by public subscription, and the construction of the Newton Cap Viaduct in 1857. Other building works included the rebuilding of the Beadhouses behind St Anne's Church and the construction of fine commercial buildings on the Market Place, such as the former Barclay's Bank and the Old Bank Chambers. There was also a large Auction Mart located off the west side of Newgate Street, in the area of the current Newgate Shopping Centre.



Bishop Auckland Market Place c1898 with St Anne's Church to the left of picture and the former Barclay's Bank to the right. Durham County Council, DR00154.



Former Barclay's Bank 2014

Industrial expansion during the 19th century effectively transformed the township of Bishop Auckland to what we see today. These substantial building projects changed the centre of the town, transformed the Market Place and altered street layout and relationships with the installation and extension of the railway.

Conversely, there are reports that due to this rapid increase in industry and influx of workers and their families, there was also a housing shortage, drainage problems and resultant health issues within the town.

Subsequently, there were key areas of increased residential development to the west of Etherley Lane towards Newgate Street with the construction of many terrace houses along new streets established on formerly agricultural land. Terrace housing was also constructed to the west of Newgate Street with new construction north of the cricket ground and Grammar School.

Grander Victorian and Edwardian villas and mansions were built largely on the outskirts of the industrial revolution township and are still seen today along Etherley Lane and Durham Road. The majority of these larger houses were constructed between about 1850 and 1890.

The 19th century also saw a proliferation in the building and rebuilding of church buildings throughout the town, including the Wesleyan Chapel in Back Bondgate that was constructed in 1866 (now demolished).

By the end of the 19th century, commercial and retail development had extended down Newgate Street, linking with the railway station and railway goods yard.

Other industrial ventures within the town also included the Gas Works towards the end of Newgate Street, A brick and tile works and a steel works – all close to the railway goods yard. The Gaunless Roller Flour Mills were also in operation on their original mill site near Gaunless Bridge. Smaller scale industry included linen weaving, tanning, shoemaking, clock and instrument making.

The Barrington School in the Market Place was founded in 1810, and achieved international fame when the Tsar of Russia sent a delegation to study its methods.

By the mid-19th century, the National School had been constructed just outside the southeast section of the Conservation Area adjacent to the cricket ground and by the end of the century, the Grammar School had been completed on South Church Road and extensions made to the original National School building.

20th and 21st Centuries

The Railway

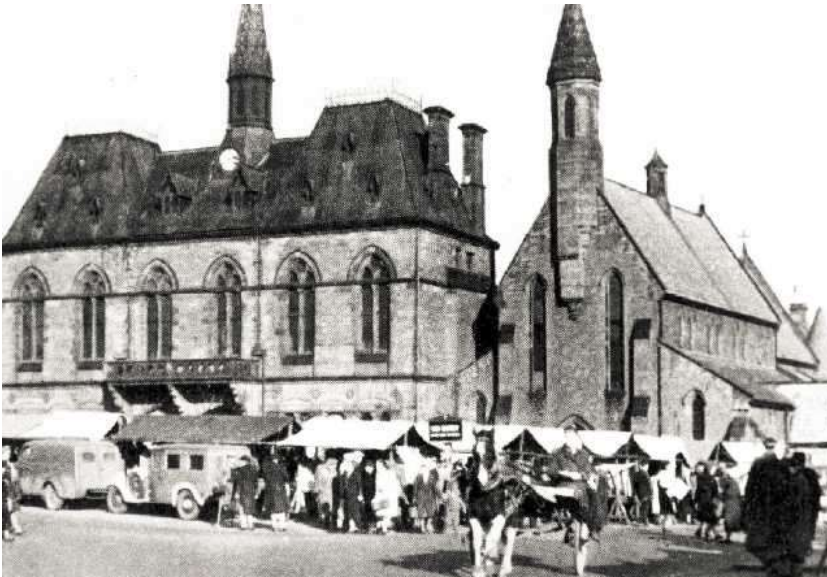
Railway services to the area reduced significantly during the 20th century. The Newton Cap railway viaduct, which carried the line to Durham, became redundant in the late 1960s. This was linked to the decline in coal mining and large scale industry in Bishop Auckland and the change of the town to a more service and shopping hub.

Much work was undertaken at the west end of the Bondgates for the reopening of the Viaduct for road traffic. Several historic buildings were demolished for the construction of the main road to the viaduct in the 1980s and the roadway was expanded by 4 metres across its width to accommodate footpaths.

Conversion to road traffic was completed and the viaduct reopened in 1995. The road cut through the west end of the Bondgates and continues the A689 road down through the upper part of the town, effectively bypassing the historic core of Bishop Auckland. A number of historic buildings have also been progressively lost along the north side of North Bondgate, where the current public car park and disused plots of land are located today.

Road Infrastructure

There has been some change within the Market Place during the 20th century including changes to the road layout and use of the Market Place, particularly during the last three decades and in to the twenty first century.



The Town Hall and St Anne's Church and the Market Place, c1940-50. Durham County Council, DRo4012

Changes have included change of road access around the Town Hall to avoid Newgate Street and improved parking within the Market Place, along with maintaining pedestrian-only areas within the Market Place.

Between 1920 and 1939, there was a major road infrastructure alteration at the centre of Bishop Auckland. Durham Road was diverted and extended north to where Castle Chare meets the Market Place near the entrance gates to Auckland Castle.

This caused the western of the two walled gardens for the Castle to be halved and the road built up on an embankment. At this time, Castle Chare continued to run alongside Durham Road south to Gib Chare. Traffic was always an issue in the Market Place, especially during market days and there were conflicts with bus use of the area. This was alleviated when the new bus station was constructed north of Tenters Street in the 1980s. The Kingsway was extended post 1970 to the north to link with Durham Road and form a further diversion away from the historic Market Place.

Housing

Development of the town continued in the beginning of the 20th century. By 1920, more terrace housing had been established to the east of Etherley Lane, especially in the southern portion of Etherley Lane within the Conservation Area. Grey Street was also extended to the south, with further terrace housing here and in adjacent streets next to the railway line. By 1920, even the auction mart in the centre of the town to the west of Newgate Street had largely been taken over by

housing. More housing was constructed in the Batts area with larger houses along Durham Road.

During the first half of the 20th century, particularly during the Interwar and Post Second World War years, new housing was constructed and this is interspersed throughout the town. This 20th century housing lies on the outer edges of the conservation area boundaries and these buildings are largely neutral in their impact on the earlier streetscapes and building forms that dominate the character of the conservation area. There is more recent housing in the area of the former Gaunless Mill, between the Gaunless Bridge and the King James I Academy site. This housing, constructed since the late 1970's, forms a subdivision of modern detached houses along the Gaunless, former mill race and on the site of the former mill. There has been a gradual building of new houses throughout the century along Durham Road.

Schools

One major development of this period was the Girl's County School, built in 1910 near the existing King James I Grammar School building. By 1920, the new, larger King James I School was constructed to the south of the existing school buildings. Substantial extensions had been made and new buildings constructed at all of the school buildings on the site by 1939, with further additions again by 1962.

Newgate Street and Shopping

The largest 20th century alteration to the Newgate Street shopping area was the construction of the Newgate Shopping Centre in 1983. This building, including multi-storey car park caused extensive demolition behind the west side of Newgate Street and the loss of various buildings, including terrace housing, halls, remnants of the auction mart and other businesses.

Form and Layout

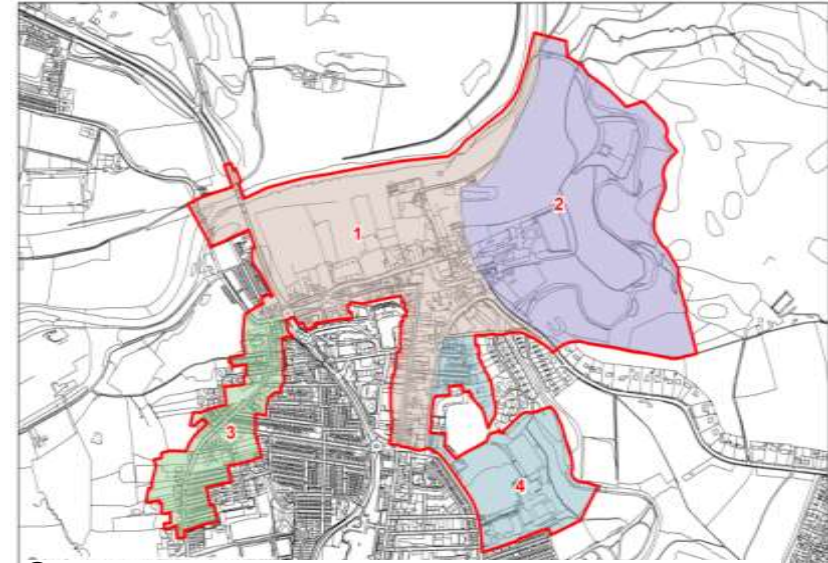
The key features can be summarised as follows:

- Historical form and associations with the Roman Road – Dere Street and Binchester Fort (Vinovium);
- Market Place is the heart of the conservation area and commercial hub of the largest town within the county, the town has developed from the medieval Market Place;
- Historical development of the medieval town centre in association with Auckland Castle;
- Historical and continued associations of the town with the Bishops of Durham, who have used Bishop Auckland as a place of residence since the 12th century;
- Intact terrace housing and grand Victorian mansions;

- Historical associations with early Bishop Auckland and the ongoing development of the town. e.g. industrial use of mill workings and agricultural use of the area
- Historical development associated with the industrial boom period of Bishop Auckland in the construction of railway and transport infrastructure for coal transport and passengers, new mansion and terrace housing to meet the demand of an expanding population, commercial buildings and shopfronts, and public buildings such as schools, churches, halls, public houses and the Town Hall.

Character Areas

The Bishop Auckland Conservation Area is broadly defined by four key character areas. These comprise the heart of the former medieval settlement and town centre, Auckland Castle with its extensive parklands; the Victorian residential areas to the west and the residential and school mix area at the southeast end of the conservation area including King James I School (now academy).



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The Character areas have been identified as follows:

Character Area One: Town Centre

Character Area Two: Auckland Castle and Park

Character Area Three: Etherley Lane

Character Area Four: King James I School Precinct

The overall conservation area has been assessed as part of this study. Appendix 3 shows the assessment of the buildings and spaces within the conservation area divided into the following:

- key areas or buildings that contribute to the importance of the conservation area (e.g. the Town Hall);

- sites that make a positive contribution to the conservation area (e.g. groups of Victorian residential terraces);
- neutral sites (e.g. heavily altered or plain buildings that neither contribute towards, nor detract from the streetscape they are located within); and
- sites that have a negative impact – that detract from the importance of the conservation area (e.g. unsympathetic modern car parking or unsympathetic buildings within an historic streetscape).

Character Area 1: Town Centre

Architectural Character

The heart of Character Area One is the Market Place, from which the Bondgates and Newgate Street branch out to the west and south. The Market Place relates to its medieval origins in terms of street layout and strong relationship to Auckland Castle. However, today it is dominated by the impressive Grade II* listed, Gothic Town Hall built in 1869 and the adjacent St Anne's Church. Along the southern side of the Market Place there is a row of 18th and 19th century brick, stone and rendered buildings.

North Bondgate, High Bondgate and Fore Bondgate reflect the medieval origins of the town centre, despite dramatic alterations in the 1990s when the viaduct was converted to

road traffic, the road cut through housing at the west end of High Bondgate and the A689 was altered to accommodate the traffic. Despite this, the Bondgates still retain 18th and 19th century housing and shopfronts that form the historic shopping area of the town.

The area to the north of the town centre forms an important landscape feature and contributes to the setting of the conservation area and Auckland Castle. The area to the north slopes dramatically away from the ridge down to the River Wear, forming a brush-covered area on the slope to grassed areas on the banks of the river which still contain small clusters of housing at the bottom of Wear Chare and along Batts Terrace and Wear Terrace. Dial Stob Hill road follows around the river bank to the northeast across Jock's Bridge and towards Binchester Fort to the north of Bishop Auckland.



Valley View from North Bondgate

In the northwest corner of the character area, the 1857 Newton Cap Viaduct forms the most prominent feature within the landscape of Bishop Auckland and it is associated with the adjacent, 14th century Newton Cap Bridge (also known as Skirlaw Bridge). These are landmark features of the character area, and although they are somewhat physically isolated from the town centre, they continue to maintain direct physical transportation links from the north side of the River Wear.



Newton Cap Viaduct



Newton Cap Bridge

Newgate Street runs directly south from the Market Place and it has been suggested that Newgate Street follows the line of the original Roman Road, Dere Street, that went through the town and connected with Binchester Fort to the north of Bishop Auckland on the opposite side of the River Wear. Newgate Street has developed substantially and gradually moved southwards towards the railway station as a commercial strip of shops and other businesses



View along Newgate Street

Kingsway was extended in the 20th century as part of traffic system improvements within Bishop Auckland. Kingsway effectively forms a bypass to the town centre off Durham Road and the changes to Kingsway have seen the loss of historic layout of this area and physical connection with the Market Place, which is bounded roughly by the backs of shops fronting Newgate Street, Durham Road and Gib Chare. Gib Chare, however, retains its original layout and the Gaunless Bridge survives adjacent to modern housing development, where historically there was a thriving mill operation.

There has been substantial development in this character area, but it retains its character as a shopping and commercial area and heart and hub of the town and district which connects directly with Auckland Castle and Park.

Archaeological Interest

The market-place area has the potential to contain significant archaeological deposits and structural remains relating to early phases of the settlement at Bishop Auckland i.e. dating back to the 12th century or possibly even the ninth century. The Roman road known in later times as Dere Street approaching the market-place from the south-west [beneath modern Newgate Street] is likely to cross this area as it makes a change of direction to run north-eastwards on its way to the fort at Binchester.

Archaeological evaluation works on several sites indicate the survival of deposits and rubbish pits of medieval date in the back-land area of street frontage properties. These have the potential to contain artefacts and paleo-environmental remains that could provide valuable information about the poorly understood early centuries of Bishop Auckland's existence. It is reasonable to assume that a similar situation obtains throughout the historic centre along with the potential survival of the fabric of earlier buildings beneath, and even possibly incorporated in the structure of, street frontage properties. This applies to properties lining Newgate Street for several hundred metres south of the market-place. Newgate Street itself perpetuates the line of Roman Dere Street which may survive intact in places.

Important Buildings The Market Place, at the heart of the character area, generally comprises 3 storey public and commercial buildings, with the large ashlar sandstone Town Hall and adjacent St Anne's Church, also constructed in sandstone, both with symmetrical elevations fronting the Market Place. Former grand terraced residences from the 18th and 19th centuries, now commercial properties, line the southern edge of the Market Place, constructed in a variety of styles, from Georgian to Gothic Revival and Neo-Classical. The terraced buildings have pitched roofs, with the exception of the hipped roof and dormers on the former Barclay's Bank.

The Town Hall has a prominent roofline with strong mansard roof, spires and ironwork. The form of the modern replacement buildings on the Market place are bulky and plain, unsympathetic to the form and detailing of the other buildings in this area. Façades on the Market Place have been broken up with bay and bow windows, combined with standard sash windows, with some modern replacements.



Roofline of Town Hall

Similarly to the Market Place, the Bondgates are predominantly 2-3 storeys in height and terraced 18th and 19th century residential, shop and commercial buildings, including a number of public houses.



Varied built form of Fore Bondgate



Bay Horse Public House, Fore Bondgate

There are also several modern insertions, including the entrance to the Newgate Shopping Centre and several unsympathetic brick replacement buildings. Despite being somewhat physically isolated by the alterations to the road system, the remaining houses on High Bondgate retain much of their original form and fabric.



Modern entrance to Newgate Centre from Fore Bondgate

Newgate Street has continued to develop towards the south and as a result, has buildings reflecting nearly all of the various phases of Bishop Auckland's development, including 18th and 19th century shops and department stores, such as the Victorian Gothic department store on the west side of Newgate Street, through to 20th century Art Deco and Arts & Crafts commercial buildings and more recent infill buildings. Newgate Street is mainly 2-3 storeys with parapets dominating the street frontages, helping to maintain the form of a continuous line of shop frontages and some bay windows and

dormers still exist above ground floor level. The majority of ground floor level shopfronts have been altered and few original ground floor designs exist today. To appreciate the historic character and detail of the area it is only necessary to look to the upper floors.



Department store in Newgate Street

Batts Terrace, Wear Chare and Wear Terrace/Dial Stob Hill retain remnants of a once densely populated area of workers cottages. Many cottages were lost in the 1771 flood, and more houses have been lost in more recent years. There are three small clusters of terraced housing and cottages that are 2 and 3

storeys high that have been altered and windows have been replaced with uPVC.

The Batts on the south bank of the River Wear have a panoramic view across to the Newton Cap Viaduct and Newton Cap Bridge (Skirlaw Bridge). Newton Cap Viaduct is the dominant feature in the landscape at Bishop Auckland – a massive feat of engineering with 11 round arches high above and spanning the river. The railway line has been removed and it was modified and opened to road traffic in 1995. The smaller Newton Cap Bridge is two arches across the river and at low level, close to the river banks.

Silver Street forms a cluster of 2 storey 20th century residential terrace development adjacent to historic structures associated with Auckland Castle, and including the large, 3 storey residential building known as the Elms. The area surrounding the Kingsway extension to Durham Road has a largely back-of-house character, comprising the rear yards of shops fronting Newgate Street, as well as designated car parking on both sides of the road. Remnants of the historic character and layout of this area exist to the north of Gib Chare, with fragments of Castle Chare and plots of land that formed gardens of earlier plot layouts and Gaunless Bridge, which originally formed a main transportation route. A key building

fronting Kingsway is the Gothic style Masonic Hall on the corner of Kingsway and Victoria Avenue.



Masonic Hall

Building Materials

A wide palette of materials has been used throughout Bishop Auckland, reflecting the ongoing development and change in both taste and fortunes of the area. The town centre clearly demonstrates a wide range of materials, form and styles. A cream coloured sandstone is the dominant material within the

Market Place, with the landmark buildings within this area constructed in mostly ashlar sandstone.

These include the Town Hall and St Anne's Church. Other key buildings on the Market Place have been constructed in sandstone and facing brick, with contrasting detailing such as that seen on the former Barclay's Bank, where the body of the building has been constructed in red brick, with elaborately carved sandstone dressings and detailing across the façade. Facing brick and rendered brick facades make up the remaining buildings within the Market Place, with slate and red pantiles dominating the roofs of the Market Place. Facing brick has also been used for the modern building replacements within the Market Place. Although the overall material choice should be sympathetic, the unsympathetic design of these buildings means that they have an adverse effect on the appearance of the Market Place.

Windows and doors within the Market Place have retained original fabric, but there are some modern replacement windows in historic buildings. For example, many multiple-pane sash windows have been retained and these contribute significantly to the historic character of the place.



Traditional door detailing Market Place

Housing, shops and commercial buildings on the Bondgates are for the most part, a combination of red facing brick, painted brick, rendered masonry and sandstone facades, with pantile and slate roofs. Stone lintels of many of the buildings have been painted in contrasting colours to the rest of the building and many retain moulded timber doorcases, panelled doors and window detailing. Like the Market Place, bay and bow windows have survived, as have some standard sash windows, although there are many unsympathetic modern replacements in uPVC.

Newgate Street also has a variety of red brick, brown brick, ashlar sandstone, rubble sandstone construction, rendered masonry and other materials, including terracotta dressings and detailing. Few original ground floor details survive, such as timber moulding and stained glass seen at the south end of Newgate Street at the southern limit of the conservation area on the east side. More modern materials to shopfronts include metal cladding and polished granite, but some shopfronts retain original timber detailing, or this has been reinstated, though this is rare. In general, housing and other buildings inserted within the historic streetscape have generally been constructed in facing brick.



Historic timber mouldings and timber detailing

Moulded timber detailing and decorative cast iron work and signage fixed to buildings also feature heavily in the buildings within the Market Place, the Bondgates and Newgate Street. There is little original joinery left throughout the entire conservation area, as this has largely been replaced with UPVC. The cottages and terraced housing down on Batts Terrace, Wear Chare and Wear Terrace are mainly rendered and painted brickwork, with some facing brick. There are replacement windows and doors and the majority are fairly plain, undecorated buildings with hipped and gabled slate roofs and there are some modern garages and sheds associated with the housing.

Newton Cap Bridge is rock-faced sandstone construction with a timber and cast iron cantilevered pedestrian walkway on the east side of the bridge. The Newton Cap Viaduct is constructed of rock-faced sandstone with ashlar dressings and red brick lined soffits.

The 2-storey residential terraces of Silver Street are constructed in facing brick with sandstone dressings and slate pitched roofs, with the exception of one refurbished terrace that has been rendered and now has a red pantile roof, to match the earlier 2 storey white rendered pair of cottages at the south end of the street, also with red pantile roof. The 3 storey residential building has been built in facing brick and

stone, with slate hipped roof and a side elevation that reflects changes to the building and street. It has carved timber detailed portico with classical detailing.

The Kingsway area has a wide variety of materials, with few designed to be seen as front elevations and largely constructed in facing brick. The exception is the ashlar sandstone Masonic Hall with carved stone details. Gib Chare is lined with an early sandstone rubble wall and Gaunless Bridge is of single-arched sandstone construction. There is also one of two remaining public water fountains carved in the 19th century from sandstone.



Public water fountain

Boundaries and Means of Enclosure

Use of boundary enclosures to the front of properties within the heart of the conservation area are generally limited. The majority of properties are terraced and face directly on to streets or to public spaces such as the Market Place, the Bondgates and Newgate Street. The majority of properties have rear yards enclosed by brick walls.

There is some use of stone walls within the conservation area which form part of its character. These are most common in the more secluded parts of this character area, such as Wear Chare and the Batts



Traditional stone boundary enclosure

Open Spaces and Trees

There are few green spaces within this character area, with the exception of The Batts on the south side of the River Wear along the north side of the character area and along to Newton Cap Bridge. There are some scattered hedges and trees, especially along High Bondgate, some ornamental trees within the Market Place.

Activity

The principal focus of activity within the Town Centre comprises a mixture of retail, commercial and residential uses. There are some indications of changes in the viability of shopping premises within the conservation area and there are various empty retail units. A number of key retailers, including Marks and Spencer's and McDonalds, have recently pulled out of the town centre in favour of out of town locations. These trends indicate a change in approach to retailing in Bishop Auckland Town Centre.

Public Realm

Roads, pavements and other surfaces

Roads and pavements within the conservation area are generally of tarmac, with concrete kerbstones. However there are some surviving evidence of historic road surfaces, including cobbles and setts, within the town. The area now has a feeling of a sensitively designed space where the impact of traffic has

been reduced and pedestrian priority increased. The materials used also give a sense of quality.

The public realm within the Market Place has recently been upgraded, using a combination of contemporary and more traditional surface materials.

Signage

Whilst some original timber shop fronts have been retained and replicated throughout the town centre character area, there are a number of inappropriate modern shop fronts and signage which detracts from the character of the area.

There is a significant quantity of directional road signage around this part of the conservation area which can appear cluttered in places. Unauthorised signage can be problematic at times and adds to existing visual clutter.

Street furniture

There is a good provision of street furniture around the town, the greatest concentration being a number of structures clustered in the Market Place and on Newgate Street. These are generally seating benches, bollards and litter bins which are largely of co-ordinated design, in particular those within the Market Place which have been recently replaced as part of wider improvement works. Street lighting around the town varies in different areas but improvements have been

undertaken as part of wider achievements in the public realm. Large feature columns have been introduced within the market place which not only provide directional lighting but are also sculptural in their own right.

Summary

Key Features & Special Characteristics

- The Market Place as the heart of the conservation area and commercial hub of the district;
- Numerous Grade I, II* and II listed buildings within the character area;
- Scheduled monument (Newton Cap Bridge);
- Newton Cap Viaduct and Newton Cap Bridge;
- Town Hall, St Anne's Church, and 17th, 18th and 19th century buildings on the Market Place, including the Gothic Revival former Barclay's Bank;
- Surviving shopfronts and fabric such as the late 18th century McIntyres on Newgate Street;
- Gaunless Bridge, Gib Chare and remnants of Castle Chare that have been physically isolated from the town centre by the extension of the Kingsway;
- The River Wear and historic and physical relationship with the development of Bishop Auckland;
- Archaeological resource containing important information about the medieval and post medieval

phases of the town's development and the lifestyles of the population;

- Historical associations with Binchester Fort and the Roman Road, Dere Street;
- Historic shopfronts and street layouts representative of the medieval street pattern and subsequent development of the township – shown in High Bondgate, North Bondgate and Fore Bondgate;
- Historical associations with the medieval market place and the development of the town from the heart of the conservation area;
- Historical associations with Auckland Castle and Park;
- Historical association with the boom of industry with coal and railways in Bishop Auckland and the change in fortune of the town and its development.

Key Negative Elements

- Newgate Shopping Centre and car park – visually and physically intrusive;
- Kingsway cutting through historic street and plot layouts at north end;
- Car parking areas at the west end of Fore Bondgate, north side of North Bondgate, south side of Kingsway and between Victoria Avenue and Regent Street and Finkle Street;

- Road alterations due to Viaduct conversion in the 1990s including new roundabout and cutting through of historic buildings on High Bondgate and cutting-off of historic housing of High Bondgate and the former Town Head from traditional relationship with the town centre;
- Vinovium House – outside the conservation area, but visually intrusive due to its form and size, removal of this building would be a long term benefit;
- Empty building sites at southeast corner of Market Place adjacent to King’s Lodge and at west end of North Bondgate adjacent to public car park;
- Loss of key historic features such as the market cross in the Market Place;
- Cluttered and inconsistent modern street signage.

Key Issues

- Maintenance and improvement of pedestrian routes to and from the Market Place;
- Dominance of traffic within and around the Market Place;
- Market Place to remain as the heart of the community and focal point for the town centre;
- Prevention of the loss of historic association between the commercial core of the town centre and Auckland Castle and Park;

- Prevention of the loss of parkland and gardens to development;
- Negative effect of empty land on streetscapes, such as the land to the north of North Bondgate;
- Under use and semi-derelict state of land south of Kingsway and north of Gib Chare;
- Unsympathetic development within historic streetscapes;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;
- Protection of key views;
- Protection from vandalism and littering;
- Ensure development either protects archaeological resource in situ or is subjected to a programme of investigation, recording, analysis and (where appropriate) publication;
- Ensure impact of proposed development on fabric of historic buildings and structures is fully assessed and a programme of analytical recording undertaken during works as appropriate.

Enhancement Potential

- Continued focus on community use of Town Hall;
- Continue to improve connections between the Town Hall, Auckland Castle, the Bondgates and Newgate Street;

- Continued improvement of Market Place as focal point for the town centre;
- Improvement of interpretation throughout the town centre and to further encourage links to Binchester Fort;
- Maintenance and improvement of key views;
- Maintenance and improvement of pedestrian links between town centre/market place and rest of Bishop Auckland;
- Ongoing maintenance and repair of paths, signs and vegetation management;
- Encourage the reversal of unsympathetic uPVC windows and doors in historic buildings where possible and return to a style and materials to match originals;
- Maintenance and improved access to and interpretation of bridges and other landscape features within the conservation area;
- Improvement of empty land that currently has a negative effect on streetscapes, such as the land to the north of North Bondgate;
- Secure appropriate redevelopment of vacant site at southeast corner of Market Place adjacent to King's Lodge;

- Improvement of area of land south of Kingsway and north of Gib Chare with respect to its historic layout and character;
- Improved street signage to remove clutter and make signage sympathetic in design to historic fabric in key historic areas and near historic buildings;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials.

Character Area 2: Auckland Castle & Park

Overview

In addition to this document and as part of the preparation of the County Durham Plan a Supplementary Planning Document relating to the entire Auckland Castle Estate has been prepared. This appraisal is intended to add to this work and the work completed by other specialist consultants relating to the buildings and landscape of the estate. The SPD identifies 6 key objectives for the protection and development of this sub area of the conservation area:

1. To secure a viable, sustainable future for the estate;
2. To create nationally important visitor attractions;

3. To create a catalyst for the wider regeneration of Bishop Auckland and South Durham;
4. To deliver better public access and integration between the estate and Bishop Auckland;
5. To provide a positive framework for conservation and enjoyment of the historic environment;
6. To ensure that valued landscapes and biodiversity around the Castle are protected and enhanced

Character Area Two comprise Auckland Castle and Park, generally following the enclosure walls of the current area along Wear Terrace/Dial Stob Hill to the north, the boundaries of the conservation area to the east and south and Durham Road north through the back boundary lines of the properties on Silver Street and down to the location of the historic fish pond.

Auckland Castle, also known as the Bishop's Palace has been a residence for the Bishops since the 12th century. There have been many phases of alterations to Auckland Palace, with numerous extensions that make up the building complex we see today, including the visually prominent St Peter's Church that was built on the site of the original banqueting hall for the Castle.

Auckland Castle Park was originally a working woodland area for the Bishops and for supply of the Castle, with activities such as coal mining, coppicing and hunting within its boundaries and beyond. The immediate grounds of Auckland Castle are surrounded by approximately 800 acres of parkland, part of the countryside where the Prince Bishops once hunted game. It was also in this park that the English army was gathered together in October 1346, prior to being marched to Durham to go into battle with the Scots at Neville's Cross. The Park was substantially altered in the 18th century to transform more from working woodland to pleasure grounds, including deer and fishing (fish pond located northwest of the Castle). Works included new structures, alteration of the River Gaunless and redesign of the landscape.

Auckland Castle is physically separated from the town centre by a stone wall and entrance is gained through the gatehouse off the Market Place – remnants of another entrance remain at the top of Silver Street. There is a large area containing walled gardens to the immediate south of the Castle, and the walled gardens form part of the overall complex with Castle Lodge and other residential and office buildings located either side of the entrance court to the Gatehouse. The west part of the walled gardens has been reduced in size through traffic improvements, but the gardens remain today.



Former entrance to Castle complex at top of Silver Street

There is one scheduled monument (also listed Grade I) located within Auckland Park, the 18th century Deer House that was used as a deer shelter and recreational building for hunting parties and picnics. A number of other structures also survive, including an obelisk and a number of historic bridges. There was a Wishing Temple within the Park, however this has been demolished. The Park is also surrounded by a substantial stone enclosing wall.



Wishing Temple before it was demolished, c1920-10. Durham Record Office DRo4153

Built Form

Character Area Two contains a variety of buildings dating from the 12th to the 18th centuries. At the core of the character area is Auckland Castle. The Castle is a large Gothic complex with a focal point of the complex being the elaborate St Peter's Church. The building ranges from 2 to 3 storeys in height, with castellated parapets to the main residence and spirelets adorning the Church. The Castle began in the 12th century and the latest significant additions to the building date to the 18th century.



Auckland Castle



Chapel of St Peter

The Castle is reached through the 2-storey Gothic style, arched sandstone Gatehouse. On the south side of the Gatehouse, the 17th century Castle Lodge building is 3 storeys in height with leaded bay windows to the north and it sits behind the Gatehouse, with the Walled gardens at the rear. On both the north and south sides of the Gatehouse, the cottages are 2 storeys in height and terraced with pitched roofs and gable ends. Chimneys are located at the gable ends and the buildings retain their multi-pane sash windows.

The walled gardens to the south of the Castle date to the 18th century and were used most recently as a nursery and have walls around the perimeter of the gardens, as well as a separating wall between the two halves of the gardens. There are also a number of glasshouses within the walled gardens.

Wyatt constructed the 18th century Gothic arched wall, screen and railings along the entrance drive into Auckland Castle. This wall defines the northern edge of the drive and physically separated the Bishop's residence from the public area.

When the gardens were redesigned in the 18th century, a symmetrical, quadrangle deer house with shelter for deer and a central grassed area was constructed in the Gothic style. A 2 storey tower was built at the centre with an upper floor level that provided a rest and viewing area. Also during this time,

the first drive bridge over the Gaunless was built east of Jock's Bridge. This single arch bridge was constructed in 1757.



Auckland Castle Gateway



Detail of deer shelter



Deer Shelter



First drive bridge over the River Gaunless. B Laurie

Materials

Auckland Castle is primarily constructed of sandstone, which is heavily carved and detailed on the elevations and roofline of St Peter's Church and decorative cast iron and leadwork rainwater goods. Castellated ashlar sandstone terrace walls immediately surround the Castle terrace and inner garden area.

In matching style and fabric to the Castle, the Gatehouse is also constructed from ashlar sandstone and complementary Gothic detailing to the Castle and inner arched wall along the drive. In contrast, the Gatehouse has a clock built into the upper part of its tower. The clock it is believed was originally part of the Castle itself and moved to the Gatehouse when it was built. The Deer House in the Park has also been constructed in matching ashlar sandstone in Gothic design including spirelets on the tower and false gun loops.



Gateway clock

The 17th century Castle Lodge is also constructed in sandstone, but in a combination of coursed blockwork to the front elevation and rubble construction with some render on the side and rear elevations. Windows and the front door have carved sandstone dressings.

The 2-storey cottages on the north and south sides of the entrance court to the Gatehouse are constructed in rendered masonry with pantile roofs. Doors have moulded stone surrounds and all have been painted.



Castle Lodge

Leading off the south side cottages, the walled garden surrounding walls have largely been constructed in brick with stone copes and dressing stones. The brickwork has generally been laid in line with the slope, rather than horizontal. The glasshouses are generally of modern construction in glass, steel and concrete. The first drive bridge on the northern boundary of the character area is also constructed of sandstone blockwork.

Landscape

Auckland Castle is located within Auckland Castle Park, which is largely intact to its 18th century designed landscape, including the Deer House (a scheduled monument and Grade I listed building built by Bishop Trevor in 1760).

The Park forms an important setting for the Castle, as well as providing an important community facility and is currently leased to the local authority. The landscape has been recognised by English Heritage as a Grade II* listed item on the National Heritage List, and this area is shown in Appendix 4. The Council has also recognised the Park as a Historic Parkland Landscape within a wider area of Landscape Value.

Biodiversity Interest

The Auckland Castle Park contains a number of Habitats and Species of Principal Importance as defined by the Natural Environment and Rural Communities Act (2006) and Priority Habitats and Species as defined by the UK and Regional Biodiversity Action Plan. The habitats include wood pasture, veteran trees, lowland dry acidic grassland, waxcap grassland, rivers and ponds. Species of importance on site include linnet and song thrush alongside protected species such as otter, bats and badgers. The Park also contains ancient woodland.

Auckland Castle contains a number of bat roosts. Bats are protected under The Conservation of Habitats and Species Regulations (2010)

Archaeological Interest

As a listed complex of buildings with an 800 year structural history of considerable complexity the castle is obviously of great archaeological sensitivity, interest and potential. It is one of the very few major medieval residences never to have been subjected to detailed archaeological analysis of its fabric. The area in the immediate vicinity of the extant buildings is likely to contain the remains of a succession of structures of various types known to have once existed but long since demolished. In addition the area close to the buildings may well contain midden deposits containing discarded artefacts and paleo-environmental material with the potential to yield important information about the lifestyle of the inhabitants over hundreds of years.

The park contains one Scheduled Monument [the Deer Shelter] and a number of individual heritage assets that are components of the park along with the remains of possible medieval fish-ponds. In addition, the Roman road known in later times as Dere Street runs beneath the north-western part of the park crossing the River Gaunless in the vicinity of Trevor's Bridge. Burials seemingly belonging to the roadside cemetery associated with Binchester have been found in the vicinity. There are also a number of possible prehistoric features within the park area.



c1950s oblique aerial photograph of Auckland Castle, Park and the Market Place. Unknown source

Summary

Key Features & Special Characteristics

- Auckland Castle (Bishops Palace) and St Peter's Church is the focal point of the character area;
- Numerous Grade I, II* and II listed buildings within the character area;
- Scheduled monument (Deer House);
- 18th century designed landscape as setting for Auckland Castle and more recently, as a public park;
- The Park is a nationally important biodiversity resource and The Castle contains known bat roosts;

- Historical associations with early Bishop Auckland and the ongoing development of the town;
- Historical and continued associations with the Bishops of Durham, who have used Bishop Auckland as a place of residence since the 12th century;
- Views to and from Newton Cap Viaduct and Newton Cap Bridge;
- Historical association with the River Wear;
- Key views across the designed landscape of Auckland Castle Park from the Castle and terrace. See Appendix 5j.
- Historical associations with Binchester Fort and the Roman Road, Dere Street and with the community that lived at Binchester from the fifth to the eleventh century;
- Historical associations with the medieval market place and the development of the town;
- Severing of the physical connection between the walled gardens of Auckland Castle and the rest of the town with the improvement of Durham Road;
- Loss of approximately $\frac{1}{4}$ of walled garden area and historic buildings through development of road infrastructure on western boundary of character area;

- Important archaeological resource consisting of buildings, structures, deposits and earthworks of various periods.

Key Issues

- Maintenance and improvement of pedestrian routes to and from Auckland Castle Park and better pedestrian links to Market Place and commercial core of the town;
- Dominance of traffic within and around the Market Place and at entrance to Auckland Castle, which is somewhat physically isolated from the Market Place at the north end of Durham Road;
- Conservation of Auckland Castle and Park and maintenance of the park and its structures as a public facility;
- Auckland Castle and Park as focal point for the area and visitor attraction;
- Prevention of the loss of historic association between the commercial core of the town centre and Auckland Castle and Park;
- Prevention of the loss of parkland and gardens to inappropriate development;
- Prevention of the loss and degradation of the biodiversity resource to inappropriate management, development and increased usage;
- Bat roosts within The Castle and associated buildings;

- Prevention of the loss of historic fabric and landscape features;
- Protection of key views;

Enhancement Potential

- Continued encouraged and appropriately managed use of Auckland Park and visitation to the Castle;
- Maintenance and improvement of key views;
- Maintenance and improvement of pedestrian links between Auckland Castle and Park and the town centre/market place;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent further loss of historic fabric;
- Enhancement and protection of the biodiversity value of The Park;
- Implement the conservation plan or strategy for Auckland Castle and Park to encourage and inform appropriate future conservation, repair and management of the site;
- Ensure the objectives of the Supplementary Planning Document are delivered without detriment to the significance of the Auckland Castle Estate;
- Archaeological research and survey could reveal important information about the structural

development of the Castle as well as its grounds and thus enrich public appreciation and enjoyment of the complex and its setting.

Character Area 3: Etherley Lane

Architectural Character

Character Area 3 runs off a central spine, which is Etherley Lane. Etherley Lane begins as West Road in the north where it begins at the former Town Head and the junction of Newton Cap Bank and High Bondgate. From this point, Etherley Lane winds south to finish at the conservation area boundary approximately one block south of Lindsay Street. There are many streets coming off Etherley Lane and these have all been constructed on former agricultural land as part of the 19th century industrial boom and the need for more housing in the area. Within the Character Area there are three listed houses south of Ninefields surrounded by a listed wall and one listed public horse trough at the north end of Etherley Lane.



Grade II listed horse trough at junction with West Road

Etherley Lane began with large 19th century houses and cottages set within an agricultural landscape. By the mid-19th century, the area was largely still agricultural with a concentration of housing at the north end of the street at Town Head. Hexham Street had begun with a couple of houses and Tenters Street had been built to the west of Etherley Lane.

By the late 19th century, the need for housing saw the development of much denser terrace housing for workers living

in Bishop Auckland, and as a result, by 1897, Hexham Street had been extended, and Russell, Edward, Surtees, Princes, Clarence and Lindsay Streets, as well as Ninefields and The Clarence had been created off Etherley Lane. Ninefields/The Clarence had several grand houses with large, long gardens constructed by this time, to the east of the earlier, listed houses on Etherley Lane that still retain their large gardens.

There are also a number of other large houses such as Elmside and Claremont, all in place by 1897. The majority of the terrace housing had been completed by this time, and St Wilfrid's Church, Presbytery and School, as well as the Wesleyan School had also been completed on Etherley Lane.



St Wilfrid's Church and Presbytery.



Wesleyan School (now housing) on the corner of Russell Street and Etherley Lane.

By 1920, the remaining terrace housing had been completed, including the building of Ladysmith Street, Raine Street and Edge Hill. More housing had been built on the west side of Etherley Lane at the southern end of the character area. At this time, allotment gardens and agricultural land were still located against the boundaries of the existing development. With the exception of some new housing development, which is largely outside the character area, there has been little change since the early 20th century to Character Area Three.

There are three main types of building within the Etherley Lane Character Area: Grand houses, terrace housing and public

buildings. The dominant form of construction within the Character Area is 2 storey terrace housing. Terraces have been designed and constructed generally in uniform groups of houses and in complementary materials. With some variation street-by-street, the terraces have generally adopted a pitched roof with chimneys at gable ends and party walls. Bay windows at ground floor level are common and the majority of terraces have had their original windows and doors replaced with uPVC alternatives. End of row houses have hipped roofs and some present double frontages.



Top of Surtees Street at junction of Etherley Lane



Princes Street, corner of Etherley Lane

The grand Victorian and Edwardian houses of the Character Area are a combination of attached and detached houses, most 2 to 3 storeys in height with steeply-pitched, gable roofs. Some have projecting bay windows and decorative window treatment and/or door cases. There are some modern terrace and detached house within the character area and these are generally constructed 2 storeys in height to match the scale of the surrounding housing.



Carved timber doorcase detail, Etherley Lane

Important Buildings

The public buildings include St Wilfrid's Church, the former Wesleyan School and the public pant for water supply. The church and school are both 2 storey with gabled roofs and Gothic detailing and the public pant is a small carved stone structure at the junction of High Bondgate and Newton Cap Bank. In contrast to these structures is the imposing Bishopgate Nursing Home at the Top of Etherley Lane at Newton Cap Bank, which was built on the site of the former school.



Bishopgate Nursing Home

Building Materials

The terrace housing and large residences of the Etherley lane Character Area have been primarily constructed in sandstone blockwork with stone window sills and lintels, many painted in contrasting colours and some lintels have been carved.

Some other terrace housing, as seen on Surtees Street, has been constructed in facing brick. Both slate and pantiles have been used on the roofs and chimneys vary between facing brick, sandstone and polychrome brickwork. The large residences of the area have been constructed in sandstone, with steeply pitched slate and tile roofs. Some render has been

used on the exterior at the rear of at least one large house on The Clarence. One exception to this includes a red brick 2 storey house towards the southern end of Etherley Lane with moulded red terracotta dressings and decoration, and decorative half-timbering over the centre section. Both the terrace housing and the larger houses commonly have elaborate carved timber doorcases and window dressings that have been painted.



Brick built property with terracotta detailing and half timber first floor, Etherley Lane

Modern housing infill and replacement buildings have generally been constructed in a neutral face brick and are plain in decoration compared to the historic 19th and 20th century

buildings of Etherley Lane. Many houses and terraces have low sandstone boundary walls to the fronts of the properties, some with cast iron pickets and some with carved sandstone gates for specific properties, such as Elmside.



Sandstone gates and walls to Elmside off Etherley Lane

Boundaries and Means of Enclosure

The interface between public and private areas is defined by boundary walls. These vary in design, reflecting the age and status of the properties to which they relate. Typically the terraced properties of this area have low stone walls that once had railings on top; stone gate piers allow access. Few original railings have survived, but where they exist they are an important element of the place. A listed wall surrounds nos.

25-29 Etherley Lane, which contributes to the interest of the street.

Higher stone walls are characteristic of the older individual properties. The rear yards of properties are also defined by walls, a mixture of both brick and stone walls sometimes incorporating outbuildings. Many have now been greatly altered and modern boundary treatments introduced, undermining their coherence.

Open Spaces and Trees

The Etherley Lane Character Area is not identified as an area of landscape value, nor is the character area identified on the Register of Parks and Gardens of Special Historic Interest.

However, there are numerous individual and groups of trees located within the area that are under Tree Preservation Orders (TPOs), which identify important existing vegetation. The majority of the TPOs are located along and off Etherley Lane in the vicinity of Ninefields and Clarence Street. They form private gardens and make a substantial contribution to the streetscape. Another cluster of trees is located to the north of the junction between Etherley Lane and Surtees Street along the boundaries and within the grounds of Elmside.

Etherley Lane forms a residential streetscape with vegetation from gardens that should be conserved and enhanced where possible.

Activity

The Etherley Lane Character Area is predominantly residential, with a number of commercial and community buildings interspersed.

Public Realm

The public realm within this character area generally consists of front streets and back lanes. Surfacing in this character area is simple and largely of modern character, using concrete paving and kerbs. There is little remaining historic surfacing of any significance even within back lanes.

Summary

Key Features & Special Characteristics

- 4 no. Grade II listed buildings within the character area;
- Historical associations with early Bishop Auckland and the ongoing development of the town;
- Reflects the desire for wealthy residents of Bishop Auckland to begin building their houses away from the crowded town centre and market place in the 19th century;

- Historical association with the boom of industry with coal and railways in Bishop Auckland and the change in fortune of the town and its development;
- Intact grand Victorian and Edwardian residences;
- Intact terraces that reflect the development of the town during the boom of industry in Bishop Auckland and the need for housing;
- Important vegetation and trees that contribute to the streetscape
- Surviving school buildings and churches reflect a time in the history of Bishop Auckland when there was considerable church and school construction. Many churches have now been lost and schools have become centralised;
- Views out across the River Wear to the north from Hexham Street.

Key Negative Elements

- Modern construction of Bishopgate Lodge Nursing Home at the former Town Head. Unsympathetic design and materials in a form that dominates the raised site and it is adjacent to historic St Wilfrid's Church and Presbytery;
- Modern extension to row of terraces on the east end of Hexham Street;

- Loss of original sash windows and original doors and replacement with unsympathetic uPVC versions;
- Numerous satellite dishes on front elevations and rooflines detracts from the historic appearance of buildings;
- Unsightly raised cement pointing of masonry on historic buildings.



Example of unsympathetic raised cement pointing seen on some buildings



Satellite dishes on terraced homes in Russell Street



Replacement windows and doors on Russell Street.

Key Issues

- Maintenance and improvement of pedestrian routes to and from the Market Place and commercial core of the town;
- Unsympathetic development within historic streetscapes;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;
- Unsympathetic placement of satellite dishes and television aerials on historic facades and rooflines;
- High level of traffic through this historic neighbourhood;
- Maintain residential character;
- Physical isolation of this residential area from the town centre;
- Prevention of the loss of gardens to development;
- Prevention of the loss of historic fabric, landscape features and vegetation;
- Protection of key views;
- Protection from vandalism and littering.

Enhancement Potential

- Maintenance and improvement of pedestrian links to the town centre/market place;
- Prevent further loss of historic fabric;

- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes;
- Encourage the reversal of unsympathetic uPVC windows and doors in historic buildings where possible and return to a style and materials to match original.
- Ongoing maintenance and repair of paths, signs and vegetation management.
- Maintenance and improvement of key view.

Character Area 4: King James I School Precinct

Overview

Character Area 4 comprises the south-eastern portion of Bishop Auckland Conservation Area. The area contains the King James I School grounds and buildings in the southern half of the character area and skirts a large area of modern housing in an area historically used for mill operations, a section of Victorian terrace housing and several large mansion houses in the northern half of the character area.

Gib Chare and Durham Road form the northern boundary of the character area. The site is bounded to the west by the Kingsway, the cricket ground and South Church Road. The

southern boundary of the character area follows the southern boundary of King James I School grounds to the south and the River Gaunless and the edge of modern housing plots to the east.

The character area does not contain any scheduled monuments, but it does contain a number of Grade II listed buildings as shown in Appendix 4. The land covered by the character area was mainly in agricultural use as part of Pollard's Lands (one of numerous pieces of detached land around Bishop Auckland that was privately owned and known as 'Pollard's Lands') until at least the mid-19th century. By this time, the National School had been constructed immediately to the west of the current cricket ground.

The Gaunless Mill was in full operation near Gaunless Bridge, which utilised the Gaunless River. There was a long mill race running along the east bank of the river that began immediately south of the walled gardens of Auckland Castle, fed into the mill near the bridge to then discharge back into the Gaunless near the southeast corner of the character area.

By the late 19th century, mill operations had expanded and were now known as the Gaunless Roller Flour Mills. Like the rest of Bishop Auckland, the industrial boom of the area and the demand for housing had seen the construction of a number of large detached and semi-detached mansion houses on the

high ground above Dell Bank and the mill, including the 'Vicarage' (now 'The Old Vicarage') and 'Dellwood'. Only one of the six original houses appears to have been replaced (historic maps show glasshouses north of the Vicarage).

By 1897, agricultural land had been developed and Regent Street and Victoria Street had been constructed, with terrace housing as well as a church and hall being built in the northwest portion of the character area. There had also been an expansion of workers housing along Gib Chare.

The National School had been extended and the new Grammar School had been built on South Church Road. The cricket ground was in place by this time, as well as the Church Institute building south of Victoria Street.

By the early 20th century, the original National School had been extended further, as had the Grammar School with a new building constructed to the northeast of the original fronting South Church Road. By 1910, King James I School had also been constructed near the southern boundary of the character area, with a lodge building on South Church Road. The Grammar School continued to expand during the first half of the 20th century with the inclusion of a gymnasium and large quadrangular school building, with playing fields between King James I and the Grammar School complexes. More recent construction has been completed for the school administration

and recreation facilities, including swimming pool. By the 1980s, the original National School building had become Council Offices, the buildings now lie unoccupied and were damaged by fire in 2014.

Also by the 1980s, the church and hall between Regent and Victoria Streets had been demolished and this area is currently used for car parking. The Church Institute had also been in use as a library from at least the 1960s.

Dell Bank began to be developed between the 1950s and 1960s, along the banks of the River Gaunless. However, it was not until after the 1970's that residential development of the area began in earnest and the entire Dell Bank, former Gaunless Flour Mills site and mills race area were fully developed for large, detached modern housing. New streets for the development included The Dell and The Willows. The Willows follows part of the former mill race.

Recent changes to the area also include the alteration of the Kingsway to divert more traffic away from the Market Place. This has caused alteration to the layout of the north side of the character area with the extension of the Kingsway through former back gardens and housing to meet Durham Road, which has physically cut the character area off from the Market Place.

Built Form

Character Area 4 can be divided into 5 main types of buildings, with the earliest of the development in this character area dating from the mid-late 19th century with the mansion houses and terraces.

The mansion houses on the high ground above The Dell were constructed by 1897 (with the exception of the more recent house that replaced the glasshouses) and are 2-3 storeys in height with gabled, steeply pitched roofs and a variety of Victorian roof details including towers and finials. Many also have bay windows and each building differs in design.



Springwell Villa, sandstone mansion house on high ground above The Dell.

The terrace housing on Regent and Victoria Streets also dates to the late 19th century and despite alteration to the roads and blocks in the area, are generally intact rows of Victorian terraces. The terraces are 2 storey in height, with additional attic dormers in the terraces on Regent Street. The Regent Street terraces have gable ends and the Victoria Street terraces have overall hipped roofs. Both rows of terrace houses present a uniform appearance to the street and retain bay windows at ground floor level.



Victoria Avenue

There are a number of institutional buildings within the character area, resulting from various phases of construction for schools, beginning with the former National School, which is proposed to be included in the conservation area adjacent to the cricket ground (previously Council Offices). Also included within this group, and proposed for inclusion on Kingsway, is the Lightfoot Institute building (former Church Institute and Library).



Lightfoot Institute

The key institutional buildings within the character area are the Grade II listed former Grammar School on South Church Road that was damaged by fire in 2007, and the Grade II listed King James I School Buildings. The historic 19th and early 20th century school buildings are 2-3 storeys in height and are both purpose-built school buildings. Both have gabled roofs. The former Grammar School has an additional 2 storey hipped roof building on its east side.

There is a complex of modern administration, classroom and recreational buildings on the northeast side of the Grade II listed buildings of the King James I School, fronting the playing fields that separate the former Grammar School from the current school. The new complex comprises a predominantly single storey form of horizontal character and predominantly flat roof (with one gabled section), with a 2-storey section on the southeast side. The most recent works have created a decorative 'fin' wall highlighting the entrance. Work is currently underway in spring 2014 on the construction of a new school building on this playing field area.



Former Boys Grammar School prior to 2007 fire



Former Boys Grammar School following fire in 2007



King James Middle School



King James I Academy, north elevation

The modern housing development in the northern part of the character area on The Dell and The Willows comprises a group of modern, single and 2 storey large detached houses with front and back gardens. Rooflines vary and include gabled, pitched and hipped multi-level roofs, some with dormers. There are various features, including balconies, bay windows, bow windows and conservatories, it is proposed to remove this area from the conservation area. There are few houses remaining on the south side of Gib Chare, but there are several 19th century 2-storey masonry cottages still existing with gabled roofs.

Materials

The Victorian mansions on the high ground have been constructed in pale cream sandstone with decorative slate roofs. Some have retained original sash windows, but many have been lost and replaced with uPVC windows. Sandstone dressings to windows, doors and quoins have been carried out in ashlar blockwork and carved blocks.

The terraces of Regent and Victoria Streets have also been constructed in the same sandstone blockwork, with ashlar window and doors dressings and quoins. Carved stone has been used for doorcases at ground floor level and timber joinery has been retained in the bay windows. Many original sash windows and panelled doors have been kept, however

some have been replaced with UPVC replacements. Secondary walls to sides and rear of most of the terrace houses can be seen constructed in rendered and facing brick. There is also a number of single-storey timber garages located at the east end of Regent Street.

The former Grammar School has been constructed in ashlar sandstone with arch detailing over windows and carved panels in the Gothic Revival style. The interior of this building has been lost to fire, however the exterior of the front building and the rear polychromatic brickwork building extension have been retained and stabilised to some degree.

King James I School original 1910 buildings (including Lodge) have also been constructed in rock-faced sandstone blockwork with ashlar pilasters and dressings, decorative timber bellcotes on slate roofs and decorative cast iron rainwater goods. Later buildings have been constructed using matching style, fabric and detailing.



Cast iron rainwater goods on the King James I School.



Gate lodge at King James I School on South Church Road

The modern buildings on the campus have been built in blonde and brown facing brickwork, with metal cladding to the recent alterations of the front entrance of the administration block. Modern concrete paving and timber handrails have also been installed between the modern complex and the historic school buildings. The school grounds also have a distinct stone

boundary wall along the perimeter of South Church Street, with gateposts to the main drive.



Gateposts and stone wall at entrance to King James I School on South Church Road

The former National School (previously Council Offices) and Lightfoot Institute buildings proposed for inclusion in the

conservation area have also been constructed in sandstone with sandstone dressings and quoins and slate roofs.

Remnant 19th century housing on Gib Chare is constructed in masonry, with rendered cottages at the west end, coursed sandstone blockwork and sandstone rubble construction towards the east, with more recent cement pointing. They have mainly slate roofs (one cottage has pantiles) and sandstone boundary walls.

The modern housing on The Dell and The Willows is completed in a combination of facing brickwork in light brown, dark brown and brown-red brickwork. Roofs are clad in pantiles and modern flat tile and windows and doors are largely white uPVC.

Landscape

The King James I School Precinct Character Area contains the largest amount of green or open space of all the character areas, with the exception of Auckland Castle Park.

Character Area 4 is not identified as an area of high landscape value, nor is the character area identified on the Register of Parks and Gardens of Special Historic Interest.

However, there are numerous individual and groups of trees located within the area (see Appendix 4) that are under Tree

Preservation Orders (TPOs), which identify important existing vegetation. The TPOs are concentrated along The Willows and within gardens off The Willows and Durham Road. More TPOs are located off The Dell, at the north corner of the King James I School grounds and in amongst the historic Victorian mansion house on the high ground. They are a part of private gardens and make a substantial contribution to the streetscape.

Archaeological Interest

Character Area 4 is not covered by an area of Archaeological Interest as identified by Council. However, due to the ongoing use of the area for milling operations, housing and the ongoing expansion of the schools, archaeological interest lies in a number of phases of development of the area. Evidence may remain from early industrial milling operations (e.g. the mill race) or from earlier school buildings that have since been demolished.

Summary

Key Features & Special Characteristics

- Numerous Grade II listed buildings within the character area;
- Historical associations with early Bishop Auckland and the ongoing development of the town. E.g. industrial use of mill workings and agricultural use of the area;

- Reflects the desire for wealthy residents of Bishop Auckland to begin building their houses further away from the crowded town centre and market place in the 19th century;
- Historical association with the boom of industry with coal and railways in Bishop Auckland, the change in fortune of the town and its development and the need for housing and educational resources for the district;
- Intact grand Victorian residences;
- Intact terraces that reflect the development of the town during the boom of industry in Bishop Auckland and the need for housing;
- Important vegetation and trees that contribute to the streetscape;
- Surviving school and social buildings reflect a time in the history of Bishop Auckland when there was considerable church and school construction;
- Views of former Grammar School from street;
- Views between former Grammar School and King James I School (subject to imminent change);
- Possible extension of conservation area boundary southeast along South Church Road from Newgate Street to meet the current boundary. To include the Lightfoot Institute building, cricket ground environs and the former National School.

Key Negative Elements

- Car parking between Regent and Victoria Streets (site of former church and hall) – visual impact on historic terrace housing;
- Untidy sites to Kingsway including rundown buildings and cleared sites;
- Loss of original sash windows and original doors and replacement with unsympathetic UPVC versions;
- Unsympathetic cement pointing of masonry on historic buildings;
- Graffiti.

Key Issues

- Maintenance and improvement of pedestrian routes to and from the Market Place and commercial core of the town;
- Unsympathetic car parking and treatment of open space within character area;
- Possible further loss of archaeological resource through modern development;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;
- Physical isolation of this residential area from the town centre;
- Prevention of the loss of gardens to development;

- Prevention of the loss of historic fabric, landscape features and vegetation;
- Protection of key views;
- Protection from vandalism and littering.

Enhancement Potential

- Maintenance and improvement of pedestrian links to the town centre/market place;
- Prevent loss of historic fabric;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes and landscapes;
- Ongoing maintenance and repair of paths, signs and vegetation management;
- Maintenance and improvement of key views to and from historic buildings;
- Encourage the reversal of unsympathetic uPVC windows and doors in historic buildings where possible and return to a style and materials to match original;
- Redevelopment of vacant sites to Kingsway in an appropriate manner reintroducing active frontages to the street.

Important Buildings

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

Name	Reference	Grade
AUCKLAND CASTLE	1196444	I
AUCKLAND CASTLE WEST MURAL TOWER AND WEST WALLS	1196445	I
CHAPEL OF ST PETER AT AUCKLAND CASTLE	1196446	I
SIX PILLARS 3 METRES EAST OF WEST WALL OF AUCKLAND CASTLE	1196447	II
SCREEN WALL AND GARDEN WALLS TO SOUTH AND EAST OF AUCKLAND CASTLE	1196448	I
DRIVE BRIDGE OVER RIVER GAUNLESS	1196449	II

22, MARKET PLACE	1196566	II
23, MARKET PLACE	1196567	II
24 AND 25, MARKET PLACE	1196568	II
THE ELMS, 27, MARKET PLACE	1196569	II
WALL IN FRONT OF NUMBER 27 MARKET PLACE	1196570	II
29, MARKET PLACE	1196571	II
POST CHAISE HOTEL, 36, MARKET PLACE	1196572	II
OLD BANK CHAMBERS, 45, MARKET PLACE	1196573	II
46 AND 47, MARKET PLACE	1196574	II
THE ALMSHOUSES, 49-50, MARKET PLACE	1196575	II
MCINTYRE, 25, NEWGATE STREET	1196577	II
WESLEY METHODIST CHURCH AND ATTACHED RAILINGS, NEWGATE STREET	1196578	II
KING JAMES I SCHOOL, LOWER SCHOOL, SOUTH CHURCH ROAD	1196583	II
13-23, VICTORIA AVENUE	1196587	II

COOPERS PUBLIC HOUSE, 65-66, FORE BONDGATE	1196588	II
BRIDGE OVER RIVER GAUNLESS, GIB CHARE	1196599	II
GAZEBO TO NORTH OF NUMBER 6, HIGH BONDGATE	1196600	II
STONE HORSE TROUGH AT JUNCTION WITH WEST ROAD, HIGH BONDGATE	1196601	II
WAYNES SHOES, 1, MARKET PLACE	1196604	II
5, MARKET PLACE	1196605	II
(LEFT PART) 9, MARKET PLACE	1196606	II
11, MARKET PLACE	1196607	II*
15 AND 16, MARKET PLACE	1196608	II
JOCK'S BRIDGE OVER RIVER GAUNLESS NEAR CONFLUENCE WITH RIVER WEAR, AUCKLAND CASTLE PARK	1208804	II
BAY HORSE PUBLIC HOUSE, 40, FORE BONDGATE	1209685	II
DRINKING FOUNTAIN, GIB CHARE	1210028	II
8, HIGH BONDGATE	1210069	II

46 AND 48, HIGH BONDGATE	1210079	II
1A AND 1B, MARKET PLACE	1210111	II
4, MARKET PLACE	1210112	II
8, MARKET PLACE	1210113	II
10, MARKET PLACE	1217892	II
12, MARKET PLACE	1217902	II
WESTCOTT LODGE, 14, MARKET PLACE	1217919	II
17 AND 18, MARKET PLACE	1217931	II
48, MARKET PLACE	1217971	II
1, NEWGATE STREET	1218095	II
MIDLAND BANK, 21, NEWGATE STREET	1218106	II
RAILINGS AND PIERS TO KING JAMES I SCHOOL LOWER SCHOOL, SOUTH CHURCH ROAD	1218341	II
KING JAMES I SCHOOL LODGE, SOUTH CHURCH ROAD	1218386	II
5-12, VICTORIA AVENUE	1218446	II
28, HIGH BONDGATE	1242334	II
NEWTON CAP RAILWAY VIADUCT OVER RIVER WEAR	1269762	II

WALLS, PIERS, GATES AND RAILINGS TO KING JAMES I SCHOOL	1291998	II
80, NEWGATE STREET	1292114	II
NEWTON CAP BRIDGE, NEWTON CAP BANK (A68g)	1292118	I
CHURCH OF ST PETER, PRINCES STREET	1292120	II
CHURCH OF ST ANNE, MARKET PLACE	1292201	II
9, MARKET PLACE	1292260	II
6, MARKET PLACE	1292306	II
4 AND 6, HIGH BONDGATE	1292354	II
WESTHOLME, 25, GLENSIDE, 27, HOLLIN HOUSE, 29 ETHERLEY LANE	1292520	II
7, MARKET PLACE	1297528	II
CASTLE LODGE 13, MARKET PLACE	1297529	I
WAR MEMORIAL IN FRONT OF NUMBER 45 MARKET PLACE	1297549	II
TOWN HALL, MARKET PLACE	1297550	II*
17, NORTH BONGATE	1297552	II

KING JAMES I SCHOOL, MIDDLE SCHOOL, SOUTH CHURCH ROAD	1297556	II
55,55A,55B AND 57, FORE BONDGATE	1297559	II
3, GREAT GATES	1297563	II
LIBRARY, KINGSWAY	1297565	II
BARCLAYS BANK, 2, MARKET PLACE	1297567	II
DEER SHELTER IN AUCKLAND CASTLE PARK	1297608	I
WALLS AND PIERS IN FRONT OF NUMBERS 25, 27 AND 29, ETHERLEY LANE	1297614	II
AUCKLAND CASTLE ENTRANCE GATEWAY, AUCKLAND CASTLE PARK	1297645	I
POTTING SHED AND GARAGES WEST OF AUCKLAND CASTLE	1297646	II
GARDEN AND DRIVE WALLS AND RAILINGS SOUTH OF AUCKLAND CASTLE DRIVE	1297647	II
NEWTON CAP BRIDGE	1005581	Scheduled Monument

DEER SHELTER IN AUCKLAND CASTLE DEER PARK	1011641	Scheduled Monument
AUCKLAND CASTLE PARK	1000727	Registered Park II*

Register of Parks and Gardens

Auckland Castle Park has been identified on the Register of Parks and Gardens of Special Historic Interest in England (Reference GD 1718/Grade II*/Registered 7th October 1986). The Register is managed by English Heritage and the Park has been identified as a medieval deer park, developed as a landscaped park in the 18th century. It is now 116ha in size, though it may have been greater pre-18th century.

Open Spaces and Trees

Auckland Castle and Park and the area covering the majority of the northern edge of the conservation area, the Newton Cap Viaduct and Bridge and the east side of Durham Road also forms part of an Area of High Landscape Value and contributes to the attractive landscape setting of the River Wear to the north. Auckland Park has also been identified by Council as an Historic Parkland Landscape.

Trees make an important contribution to the landscape quality of an area and important trees, or groups of trees, are given protection (in addition to being within a conservation area) by Tree Preservation Orders. There are a number of Tree Preservation Orders in place within the Conservation Area and individual trees and groups of trees are indicated in appendix 4. By virtue of being located within the conservation area, trees are protected regardless of whether or not they have a TPO.

Views

Due to its raised location above the River Wear and on the ridgeline of the medieval town centre, there are a number of key views to and from Bishop Auckland. These include:

- The approach to Bishop Auckland and views to the overall Bishop Auckland skyline from the north across the viaduct towards the Town Hall, Auckland Castle and Park;
- Views to the Newton Cap Bridge from the ridge near Newton Cap Bank and from the viaduct itself;
- Key views of the viaduct are from numerous locations, chiefly the Newton Cap Bridge looking west, from the Batts/Batts Terrace lower down on the banks of the River Wear looking east, Auckland Park and from the raised area to the north of North Bondgate (the current public car park);
- Views also include the historic relationship between the Auckland Castle site and Binchester Fort (Vinovium), with views between the Castle area and Binchester Fort;
- Views out to the north, east and south from the Auckland Castle terrace across Auckland Castle Park towards the Deer House, River Gaunless and other Park features;
- View from Market Place east towards Auckland Castle entrance gate;
- View from top of Newgate Street and Market Place to Town Hall;
- View north and south along Newgate Street;
- Views east and west along Fore Bondgate;
- Views to north and viaduct from ridge;
- Views between the former Grammar School and King James I School;
- Views of former Grammar School from South Church Road.

General Condition

The condition of the conservation area is sound in some areas with some isolated exceptions where a limited number of older properties and ancillary buildings have been underused or abandoned placing them at risk. Action should be taken to promote their repair and re-use.

A number of areas are showing signs of decline with increasing vacancy rates and deteriorating fabric, this is especially true in parts of Fore Bondgate and Newgate Street. Character Area 4 has suffered particularly from vandalism to buildings.

Future Challenges

Bishop Auckland comprises a generally physically and historically intact townscape, which demonstrates the ongoing development of the town from a medieval town centre, whilst maintaining core historic features. As with most towns, however, there are some elements within the Conservation Area that have an adverse impact on the historic character and relationships of sites within the place and these have been summarised below.

- Dominance of vehicular traffic through Market Place and surrounding area;
- Adverse impact of traffic on pedestrian access and links between Market Place and Auckland Castle;
- Adverse impact of traffic on pedestrian links between residential areas south of Gib Chare and the Market Place through extension of Kingsway;
- Adverse impact of traffic on pedestrian access from Town Head to Market Place and Auckland Castle;
- Loss of historic context for Market Place with alterations to traffic infrastructure with opening of Viaduct to road traffic and changes to A689;
- Loss of key historic features such as the market cross in the Market Place;
- Vacant sites that have become overgrown and adversely affect historic buildings and streetscapes in the vicinity;
- Visually intrusive car parking areas at the west end of Fore Bondgate, north side of North Bondgate, south side of Kingsway and between Victoria Avenue and Regent Street and Finkle Street;
- Vinovium House – outside the conservation area, but visually intrusive due to its form and size – dominates the skyline of Bishop Auckland;
- Cables, wires, aerials, light fittings and satellite dishes fixed to historic facades and rooflines;
- Accretions to buildings, loss of original features and unsympathetic additions;

- Loss of original joinery, windows and doors and replacement with unsympathetic uPVC or other modern alternatives;
- Unsympathetic and potentially damaging cement pointing of masonry on some historic buildings;
- Unsympathetic modern development in historic streetscapes, such as Newgate Street and the Market Place (e.g. Newgate Shopping Centre and car park, Bishopgate Nursing Home and modern buildings on corner of Market Place and Fore Bondgate). Physically and visually intrusive development on historic streetscapes;
- Cluttered street signage and inconsistent style of street signage in historic areas;
- Vandalism and graffiti.

Management Proposals

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

Objective	Action	Delivery Mechanism
Role & Function		
To maintain Bishop Auckland as a major centre and retain its importance at a county level, in terms of housing, employment, commercial development and as a tourist destination.	Ensure future development within Bishop Auckland relates to the existing services and facilities of the town.	Through the implementation of the County Durham Plan. Through the development management process.
	Encourage appropriate and carefully designed improvement or development of empty/gap sites that currently have a negative effect on the streetscape, such as the land to the north of North Bondgate and the back lands at Kingsway.	Through the development management process encouraging the development team approach.
	Continue the focus on community use of the Town Hall.	Through appropriate asset management.
	Produce timely and appropriate development and design briefs for key vacant sites.	Through the development management process encouraging the development team approach.

	Protect open countryside recognised as having landscape value to maintain the setting of Bishop Auckland.	Through the development management process.
	Continue encouraged, appropriately managed use of Auckland Park and visitation to the Castle.	Through appropriate asset management and implementation of the County Durham Plan.
Accessibility & Connectivity		
To maintain and improve pedestrian links between town centre/Market Place, Auckland Castle and rest of Bishop Auckland	Improve street signage to remove clutter and make signage sympathetic in design to historic fabric in key historic areas and near historic buildings.	Through a co-ordinated approach and team working with all partners in addition to appropriate maintenance regimes. Identify appropriate funding regimes to ensure appropriate designs.
	Ensure appropriate maintenance and repair of paths, signs and vegetation management.	Through robust and appropriate management regimes.

	<p>Improve the Market Place as a focal point for the town centre to encourage better pedestrian and bicycle use, improve physical and visual connections between the Town Hall, Auckland Castle, the Bondgates and Newgate Street.</p>	<p>Through the implementation of the County Durham Plan.</p> <p>Through the development management process</p>
<p>To improve interpretation of historical development of Bishop Auckland, including medieval town development and coal/industrial expansion period and how this has impacted on the physical form of Bishop Auckland.</p>	<p>Maintain and improve access to and interpretation of the numerous listed bridges and other landscape features within the conservation area.</p>	<p>Through co-ordinated approach and team working with all partners in addition to appropriate maintenance regimes.</p> <p>Identify appropriate funding regimes to ensure appropriate designs.</p>
	<p>Improve interpretation throughout the town centre in relation to archaeological significance and further encourage links to Binchester Fort (Vinovium).</p>	<p>Through co-ordinated approach and team working with all partners in addition to appropriate maintenance regimes.</p> <p>Identify appropriate funding regimes to ensure appropriate designs.</p>

Physical Fabric		
To enhance the significance of all designated and non-designated heritage assets and maintain and improve key views.	Prevent unsympathetic development within historic streetscapes and encourage replacement of existing obtrusive buildings where the opportunity arises in the future with sympathetically designed and detailed buildings.	Through the development management process.
	Prevent loss of historic fabric and use of inappropriate materials such as cement pointing on historic masonry.	Through the development management process and through the promotion and encouragement of best practice.
	Promote high quality contemporary architecture which is complimentary to the historic environment.	Through the development management process.
	Encourage the reversal of unsympathetic UPVC windows and doors in historic buildings where possible and return to a style and materials to match originals.	Through the development management process and through the promotion and encouragement of best practice. By utilising any funding opportunities which arise.

	Discourage the installation of satellite dishes, cables, aerials and light fittings where they will visually impact on historic buildings and streetscapes.	Through the development management process and through the promotion and encouragement of best practice
	Implement the conservation plan or strategy for Auckland Castle and Park to encourage and inform appropriate future conservation, development, repair and management of the site.	Through the development management process. Through appropriate asset management.
	Encourage traditional building styles, design and materials within the Conservation Area. These include natural slate roofs, painted sliding sash windows, traditional painted shopfronts and fascias, the retention of traditional roof lines with chimney stacks and the maintenance of a strong vertical emphasis within the proportions of the building.	Through the development management process and through the promotion and encouragement of best practice.

Proposed Boundary Changes

It is proposed that the boundary of the Conservation Area should be amended to conform, where relevant, to current property boundaries and landscape features, these are predominantly minor alterations which result in sensible boundaries which encompass whole properties or features. The proposed significant changes are as follows:

- 1 It is proposed to include a number of important public buildings to the east of Kingsway to the junction with South Church Road. Not only do these buildings play a strong part in the history and development of Bishop Auckland but given their age, construction and significance they play a key role in the quality of the townscape of this part of the town. The Lightfoot Institute is a key listed building and the former Board School buildings occupy a key position on a main vehicular junction within the town. The inclusion of these buildings will offer additional protection and in the case of the Board School encourage their retention and appropriate reuse (see Appendix 2)
- 2 It is proposed to include buildings, structures and derelict land to the west of Kingsway, this area plays a key role in one of the primary routes through the conservation area, the area currently has a negative

impact. The redevelopment of this area is a key aim in the enhancement of the conservation area and by including this land and buildings it is intended that an appropriate form of development can be secured. The area also has a direct relationship to the buildings included in the Newgate Street section of the conservation area.



Land to west of Kingsway

- 3 It is proposed to omit the late twentieth century housing areas of The Dell and The Willows. The buildings have little discernable character which relates to the conservation area. The land on which they sit forms part of the historic industrial development of the

town, however, it is considered that any issues related to this and any potential archaeological implications can be addressed through other means and planning policies.

A tree preservation order would provide more appropriate protection for valuable trees on the banks of the river Gaunless to the rear of properties on the Dell to ensure these continue to be protected following the omission of this area from the conservation area.



The Dell from Gib Chare and modern housing development



Modern housing development on the corner of Gib Chare and The Willows

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National Heritage List produced by English Heritage

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APPENDIX 1 - LISTED BUILDINGS

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

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

Name	Reference	Grade
AUCKLAND CASTLE	1196444	I
AUCKLAND CASTLE WEST MURAL TOWER AND WEST WALLS	1196445	I
CHAPEL OF ST PETER AT AUCKLAND CASTLE	1196446	I
SIX PILLARS 3 METRES EAST OF WEST WALL OF AUCKLAND CASTLE	1196447	II

SCREEN WALL AND GARDEN WALLS TO SOUTH AND EAST OF AUCKLAND CASTLE	1196448	I
DRIVE BRIDGE OVER RIVER GAUNLESS	1196449	II
22, MARKET PLACE	1196566	II
23, MARKET PLACE	1196567	II
24 AND 25, MARKET PLACE	1196568	II
THE ELMS, 27, MARKET PLACE	1196569	II
WALL IN FRONT OF NUMBER 27 MARKET PLACE	1196570	II
29, MARKET PLACE	1196571	II
POST CHAISE HOTEL, 36, MARKET PLACE	1196572	II
OLD BANK CHAMBERS, 45, MARKET PLACE	1196573	II
46 AND 47, MARKET PLACE	1196574	II
THE ALMSHOUSES, 49-50, MARKET PLACE	1196575	II
MCINTYRE, 25, NEWGATE STREET	1196577	II

WESLEY METHODIST CHURCH AND ATTACHED RAILINGS, NEWGATE STREET	1196578	II
KING JAMES I SCHOOL, LOWER SCHOOL, SOUTH CHURCH ROAD	1196583	II
13-23, VICTORIA AVENUE	1196587	II
COOPERS PUBLIC HOUSE, 65-66, FORE BONDGATE	1196588	II
BRIDGE OVER RIVER GAUNLESS, GIB CHARE	1196599	II
GAZEBO TO NORTH OF NUMBER 6, HIGH BONDGATE	1196600	II
STONE HORSE TROUGH AT JUNCTION WITH WEST ROAD, HIGH BONDGATE	1196601	II
WAYNES SHOES, 1, MARKET PLACE	1196604	II
5, MARKET PLACE	1196605	II
(LEFT PART) 9, MARKET PLACE	1196606	II
11, MARKET PLACE	1196607	II*
15 AND 16, MARKET PLACE	1196608	II

JOCK'S BRIDGE OVER RIVER GAUNLESS NEAR CONFLUENCE WITH RIVER WEAR, AUCKLAND CASTLE PARK	1208804	II
BAY HORSE PUBLIC HOUSE, 40, FORE BONDGATE	1209685	II
DRINKING FOUNTAIN, GIB CHARE	1210028	II
8, HIGH BONDGATE	1210069	II
46 AND 48, HIGH BONDGATE	1210079	II
1A AND 1B, MARKET PLACE	1210111	II
4, MARKET PLACE	1210112	II
8, MARKET PLACE	1210113	II
10, MARKET PLACE	1217892	II
12, MARKET PLACE	1217902	II
WESTCOTT LODGE, 14, MARKET PLACE	1217919	II
17 AND 18, MARKET PLACE	1217931	II
48, MARKET PLACE	1217971	II
1, NEWGATE STREET	1218095	II
MIDLAND BANK, 21, NEWGATE STREET	1218106	II

RAILINGS AND PIERS TO KING JAMES I SCHOOL LOWER SCHOOL, SOUTH CHURCH ROAD	1218341	II
KING JAMES I SCHOOL LODGE, SOUTH CHURCH ROAD	1218386	II
5-12, VICTORIA AVENUE	1218446	II
28, HIGH BONDGATE	1242334	II
NEWTON CAP RAILWAY VIADUCT OVER RIVER WEAR	1269762	II
WALLS, PIERS, GATES AND RAILINGS TO KING JAMES I SCHOOL	1291998	II
80, NEWGATE STREET	1292114	II
NEWTON CAP BRIDGE, NEWTON CAP BANK (A689)	1292118	I
CHURCH OF ST PETER, PRINCES STREET	1292120	II
CHURCH OF ST ANNE, MARKET PLACE	1292201	II
9, MARKET PLACE	1292260	II
6, MARKET PLACE	1292306	II
4 AND 6, HIGH BONDGATE	1292354	II

WESTHOLME, 25, GLENSIDE, 27, HOLLIN HOUSE, 29 ETHERLEY LANE	1292520	II
7, MARKET PLACE	1297528	II
CASTLE LODGE 13, MARKET PLACE	1297529	I
WAR MEMORIAL IN FRONT OF NUMBER 45 MARKET PLACE	1297549	II
TOWN HALL, MARKET PLACE	1297550	II*
17, NORTH BONGATE	1297552	II
KING JAMES I SCHOOL, MIDDLE SCHOOL, SOUTH CHURCH ROAD	1297556	II
55,55A,55B AND 57, FORE BONDGATE	1297559	II
3, GREAT GATES	1297563	II
LIBRARY, KINGSWAY	1297565	II
BARCLAYS BANK, 2, MARKET PLACE	1297567	II
DEER SHELTER IN AUCKLAND CASTLE PARK	1297608	I
WALLS AND PIERS IN FRONT OF NUMBERS 25, 27 AND 29, ETHERLEY LANE	1297614	II

AUCKLAND CASTLE ENTRANCE GATEWAY, AUCKLAND CASTLE PARK	1297645	I
POTTING SHED AND GARAGES WEST OF AUCKLAND CASTLE	1297646	II
GARDEN AND DRIVE WALLS AND RAILINGS SOUTH OF AUCKLAND CASTLE DRIVE	1297647	II
NEWTON CAP BRIDGE	1005581	Scheduled Monument
DEER SHELTER IN AUCKLAND CASTLE DEER PARK	1011641	Scheduled Monument
AUCKLAND CASTLE PARK	1000727	Registered Park II*

Name: AUCKLAND CASTLE

List Entry Number: 1196444

Grade: I

Bishop's palace. Official residence of Bishop of Durham, diocesan office, and 2 independent flats. Manor house probably begun for Bishop du Puiset (1153-95), completed in first half of C13, altered and enlarged for Bishop Bek (1284-1311) (Cunningham 1990). Scotland wing probably C16 long gallery for Bishop Tunstall, later used as granary. Mid-C18 division into rooms, and c1980 alterations and insertion of mezzanine floor. North-south range, alterations and additions include c1530 addition of south dining room for Bishops Ruthal and Tunstall, and substantial rebuilding dated 1664 for Bishop Cosin. Also 1767-72 for Bishops Trevor and Egerton possibly by John Carr, and c1795 for Bishop Barrington by James Wyatt. Medieval parts coursed rubble, later parts mostly coursed squared sandstone, with ashlar dressings. Roofs Lakeland slate and lead, Scotland wing roof concrete tiles. PLAN: irregular. Medieval manor included great hall running west-east at east of site and with its own services at east end. Great hall is now Chapel of St Peter (qv). To west of this, probably originally with extruded stair in angle between, a kitchen range ran north-south. From this range the Scotland wing runs east-west. EXTERIOR: east elevation: 2 storeys of varied heights, 1:1:1:4 bays. At left, one bay mid-late C18 projects slightly, and has flat-headed 3-light ground floor window with Gothick glazing bars and traceried heads under label mould. Tall sash above has intersecting glazing bars in Tudor-arched window with

drip mould. At right of this bay, straight join to 2-bay L-plan with stone-mullioned 3-light windows with trefoil tracery and moulded spandrels under flat head with drip mould; shallow elliptical head to door at right to private apartments and offices. Large window above has stone Y tracery between 2 lights with Gothick glazing bars under drip mould. Similar windows in next bay breaking forward with polygonal projecting bay window to front and 2 windows in returns, with ground-floor dripstring, the front bay window and the rear on the return with ogee heads to ground-floor lights, below band (originally with battlemented parapet before upper floor added) with richly carved arms of Ruthall and Tunstall and moulded surrounds. Moulded plinth to this build, and quoins at right. Set back above is second floor of C17 front range, with 3-light stone-mullioned traceried windows, the left blocked. 4-bay state room range set back to right has high ashlar plinth, rainwater heads dated 1664, and tall first floor. 3-light ground-floor windows have stone mullions and heads, and first-floor sashes have Gothick glazing bars, except in 4th bay which is obscured by lower projection containing porch to Chapel of St Peter. All parapets battlemented, the state room with full-height buttresses with pinnacles, the angles with ogee domes of Cosin's work as in Chapel of St Peter. Low pitched and flat roofs except Scotland Wing which has steeply pitched roofs to main and shorter 2nd rear parallel range. Left return has symmetrical south elevation to C18 addition, with 1:3:1 windows, the centre a canted bay. Set-back low-pitched gable to left of centre has blocked roundel under battlements. Similar gable set back at right to state rooms. Scotland wing at

west: south elevation 3 storeys, 10 windows. Large square buttresses with many offsets to first 2 floors to right of 4th window and almost full height to left of 3rd window from right end. Coped truncated chimney projection at centre. Ground floor has Tudor stone heads and label moulds to ledged boarded door at left and half-glazed door at right; flat-headed windows, all renewed and most blocked, with chamfered stone surrounds and label moulds. Sashes, smaller on first floor, have fine glazing bars with Gothic heads. Left return has first-floor stone oriel on stone corbels; eaves raised in brick from swept to straight pitch. Rear of whole building has much medieval detail and fine C18 Gothick work. INTERIOR: entrance hall to domestic range and offices has mid C18 Classical stone arcades. Ground-floor library to right has beams on corbels, and truncated stone pillar in centre of bay window. Offices to left have mid-C18 detail including Greek key fret to fireplace in Secretary's room. Above, private apartments at rear, partly on mezzanine floor, have broad glazing bars to windows to west and in part of Scotland wing which is included, and blocked narrow splayed medieval windows partly revealed in cupboards on east wall. At north end of this a private oratory contains re-used C16 panelling with painted heraldic devices of various European monarchs and of English counties along frieze. Raine describes such panelling as being in 'the housekeeper's room' which seems to have been in the bay with projecting window to right of the private entrance. Rooms at south in extension by Wyatt have late C18 stucco decoration. Rich mid-C18 rococo decoration to dining room, known as King Charles Room, including chimney piece with cornice breaking forward in scroll

brackets, and pilasters and inlay of coloured marble with carved panel on frieze showing children and bird's nest. Ceiling has stucco of Italian York school with central sunburst and rich mouldings, plus 6-panel doors in architraves, the mid C18 ones with cornices, some with broken pediments, on pulvinated friezes. State rooms: entrance is through ground-floor room known formerly as the Gentlemen's Hall, which has Wyatt decoration applied to older structure with beams and ceiling stuccoed with blind tracery, and Gothick chimney piece with re-used C17 carved wood overmantel. Wyatt inserted Imperial stair in W end of this room, with paired shafted Gothick balusters and ramped moulded handrail. Half-landing and landing windows are large sashes with delicate glazing bars. All doors in the state rooms are panelled with blind tracery, from the vestibule onwards, which like those to all rooms and cupboards in the major rooms is in Gothick arch with dripmould. Wyatt divided Cosin's long chamber, its wide floorboards still in situ, to make ante-room and throne room, both with Gothick detail including ribbed stucco ceiling panels. Ante-room has canted corners with arched niches. Throne room has delicate stucco shallow canopy to throne, and grey marble or limestone Gothick chimney piece. State dining room to south is mid C18 with rich decoration including chimney piece with terms supporting cornice over moulded frieze, deep dado rail, coved ceiling with guilloche panels with 2 leaf swirls for lights and central painted arms of Bishop Trevor. At north end of this range Bishop Trevor added private apartments now known as the Victoria Flat. They have fine mid C18 decoration including pronounced dado rails, with dentilled enrichment in

the bedroom, and with good chimney pieces in 2 bedrooms. Some ceiling cornices, all doors 6-panelled, and in north room, Bishop Trevor's arms on chimney piece. One room divided mid C19 to provide kitchen and bathroom, but canted corner chimney breast survives although chimney piece removed or obscured. In the angled passage to this flat from a narrow stair to left of the chapel porch there are walls which must be C18 lining; a small door high in this wall, at first-floor level, reveals painted wall decoration extending across 2 floor levels, showing a Cross of Lorraine and other heraldic devices - difficult to see. The Cross of Lorraine appears as part of Bishop Bek's patriarchal seal (Raine p.22). This painting could have been executed to decorate the grand stair which was removed by Wyatt. In east corridor of this flat a cupboard with C17 doors, which is in the rear of the west wall of the chapel. Former kitchen range has 3 octagonal stone piers down centre, fireplace detail obscured by boiler fittings. North door of principal room late C15, ledged and boarded with hollow-moulded Tudor arch, has part of inscription carved in spandrels. Similar inscription in serving hatch of Durham Castle kitchen inscribed 1499 for Bishop Fox is complete and reads Est Deo Gracia, suggesting that a door to the left has been removed. In small room to north of this, now fitted as public toilets, a creeing trough is set in square mortared rubble block beside steps to right of door. Scotland wing shows evidence of early fabric on ground floor although much obscured by plaster and removed by alterations, with deeply splayed blocked door in centre north, with smoothly dressed octagonal stone slab with rough edges set on round stone pedestal beside door. In

west bay a deeply-chamfered door. In short north range c1980 staircase inserted. On first floor a damaged elliptical fire lintel on south wall, now high above inserted mezzanine floor. Offices at west end include boxed-in medieval pointed arch, garderobe chamber on north wall, and mid C18 chimney piece and stucco ceiling cornice. Upper floor rooms have c1700 2-panel doors. Roof partly inspected. Throne room has king and queen posts with bolted struts to rafters from posts, and much old graffiti made by workmen. Scotland wing has collared pegged trusses with purlins at ridge and 2 levels at sides. The full account of this building's history by Raine gives many extracts from building accounts but must be read bearing in mind that Raine had not understood that the medieval hall is the present chapel. (Raine J: History of Auckland Castle: Durham: 1852-; Archaeologia Aeliana series 2: Hodgson J F: Article VIII The Chapel of Auckland Castle (for 1896): Newcastle upon Tyne: 1847-: 113-240; Billings R: Architectural Antiquities of the County of Durham (1974 ed): Newcastle: 1846-; Mackenzie E: County Palatine of Durham: Newcastle: 1834-: 294; Medieval Architecture and Its Intellectual Context: Cunningham J: Auckland Castle: Some Recent Discoveries: London: 1990-: 81-90; Boyle: The County of Durham: 1892-: 483-497). Selected Sources Book Reference - Author: Boyle - Title: The County of Durham - Date: 1892 - Page References: 483-497 Book Reference - Author: J Cunningham - Title: Medieval Architecture and Its Intellectual Context - Date: 1990 - Page References: 81-90 Book Reference - Author: J Raine - Title: History of Auckland Castle Durham - Date: 1852 Book Reference - Author: Mackenzie and Ross - Title: History and

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Name: AUCKLAND CASTLE WEST MURAL TOWER AND WEST WALLS

List Entry Number: 1196445

Grade: I

Walls around Auckland Castle garden, yard and lawn to west of castle (qv) with west mural tower. First wall is said to have been C14. Extensive rebuilding for Bishop Cosin c1660. C18 alterations. MATERIALS: rubble boundary wall and west tower with ashlar coping, irregular quoins and brick and ashlar blocking to tower. Battlemented ashlar coping to walls around lawn. Brick inner leaf to garden wall with rubble outer leaf on north and west, and coursed squared stone outer leaf facing lawn to rear wing of castle. At west, wall abuts outbuildings of 18 Market Place (qv), and at north end of castle yard has small boarded door to outbuilding set against south wall of mural tower. Pointed arched door in tower south wall. West wall of tower, visible from yard to east of Nos 24 & 25 Market Place (qv), one wide opening on each floor blocked with narrow bricks, and in lower an ashlar slab with cross slit inserted. INTERIOR of tower derelict with some beam ends for first floor

in situ. Substantial beams of low-pitched roof partly fallen. No roof covering visible. Kitchen garden walls tall, with low blocked flue arch. West wall to garden, dividing it from lawn, is thick stone and has high segmental arch inserted at south end and next to this a narrow, blocked pointed arch. In north wall a pointed arch with shaped panelled door.

Name: CHAPEL OF ST PETER AT AUCKLAND CASTLE

List Entry Number: 1196446

Grade: I

Domestic aisled hall, later chapel, with terrace and steps. c1190. For Bishop du Puiset (on stylistic evidence), possibly on foundations of earlier hall, completed by 1249. Aisle walls probably raised by Bishop Bek (1284-1311) replacing smaller gables. Conversion to chapel including rebuilding south wall, renewing clerestory, and refacing east and west walls, 1661-5 for Bishop Cosin. Craftsmen John Langestaffe mason, Marke Todd and James Hulle, joiners, Abraham Smith, John Brasse and Richard Herring, carpenters and carvers (Raine, Boyle). Aisle floors raised to level of nave, and chapel refloored, for Bishop van Mildert in 1827. Further restorations for Bishop Lightfoot, and 1978-83 for the Church Commissioners. MATERIALS: rusticated ashlar, coursed squared stone north wall, roof not visible. PLAN: chapel has 4-bay aisled nave and chancel with screen, to west full-width vestibule. South porch to west entrance passage and robing room. EXTERIOR: east elevation has tall 5-light window with geometric tracery, and 2-light aisle windows with trefoil heads. Below windows blocked

arches and relieving arch are vestiges of screens passage of former hall. In first bay of north wall a similar arch under the window is also blocked and was part of the domestic hall arrangements. South elevation refaced for Cosin has rich rustication, much with lozenge jewels. 3-light aisle windows have reticulated and decorated tracery. 7 clerestory windows probably for Cosin, with segmental heads and modified geometric tracery. Tall pinnaced buttresses, at aisle and clerestory angles polygonal with ogee coping. Crocketed pinnacles corbelled between clerestory lights. West gable has tall 4-light window with reticulated tracery, and at top a well-cut inscription ADORATE DOMINUM IN ATRIO SANCTO EIUS and Cosin's arms above. All parapets battlemented. South-east entrance projects with canted arcaded C18 Gothic porch below 2-light window under battlemented parapet. In porch, richly carved C17 doors. Terrace wall and steps at east end. Shallow stone L-plan steps flank wall with ashlar coping, the end sections forming parapets to steps. At centre, one 1881 inscription recording Bishop Lightfoot's work and his setting up of the second inscription, dated 1752 'JOSEPHUS EPISCOPUS FECIT' must relate to work done by Bishop Butler who began major improvements to the grounds. INTERIOR has black and white marble floor, 4-bay arcades, west screen, and panelled beamed roof on arched braces and corbelled wall posts. Arcades have many-moulded pointed arches on quatrefoil piers with shaft rings, north and south shafts sandstone, east and west shafts Frosterley limestone which is also used for capitals and arches. Central bays are shorter. West responds are head corbels, and capitals waterleaf, the southern more

elaborate; others moulded. Round lessenes above piers support large figures of angels. In west wall 3 arches of a blind arcade with stiff leaf decoration, discovered in 1980s restoration, have been left exposed; this was the dais end of the hall. In north aisle western bay a pointed arch is also revealed, with stiff leaf capital. 3 steps to altar with carved Frosterley limestone and oak reredos 1884 by Hodgson Fowler in Perpendicular style, carving by P de Wispelaere of Bruges. Woodwork for Cosin in his typical style, mixing Gothic and Baroque, includes pulpit and reading desk, chancel stalls with principal canopies, and magnificent carved oak screen with swags of fruit and foliage. MONUMENTS include Frosterley marble grave cover in centre of nave with long inscription to Bishop Cosin; seated figure of Bishop Trevor 1775 by Nollekens. Ceiling richly carved and painted with armorial bearings especially those of Bishop Cosin. C19 armorial bearings of Bishops set on aisle walls. Stained glass mostly by Burlison and Grylls. In west entrance vestibule, arms of Bishop Cosin in stained glass. (Raine J: History of Auckland Castle: Durham: 1852-: 45; Medieval Architecture and its Intellectual Context: Cunningham J: Auckland Castle: Some Recent Discoveries: London: 1990-: 81-90; Mackenzie E: County Palatine of Durham: Newcastle: 1834-: 294; Archaeologia Aeliana series 2: Hodgson J F: Article VIII The Chapel of Auckland Castle (for 1896): Newcastle upon Tyne: 1847-: 113-240; Archaeologia Aeliana series 2: Hodgson J F: Article VI The Chapel of Auckland Castle - Addenda (for 1897): Newcastle upon Tyne: 1847-: 113-240; Boyle: The County of Durham: 1892-: 483-497). Selected Sources Book Reference - Author: Boyle - Title: The

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 Article Reference - Title: Second Series - Date: 1847 - Journal Title: Archaeologia Aeliana - Page References: 113-240

Name: SIX PILLARS 3 METRES EAST OF WEST WALL OF AUCKLAND CASTLE

List Entry Number: 1196447

Grade: II

6 piers, probably for hay shed. Possibly C17. Coursed squared stone dressed to correct circle, with ashlar dressings. 6 tall round piers spaced approx 1.5m apart in a line parallel to west wall of Castle Yard. Chamfered bases and high plinths. Chamfered round abaci. Roof removed.

Name: SCREEN WALL AND GARDEN WALLS TO SOUTH AND EAST OF AUCKLAND CASTLE

List Entry Number: 1196448

Grade: I

Screen wall, railings and gates to garden of Auckland Castle (qv), with wall around east and north sides of garden. c1795. By James Wyatt for Bishop Shute Barrington. Ashlar screen, rubble garden wall with ashlar coping, wrought-iron gates and railings. Gothick style. Main screen wall along south side of castle garden is ashlar, and battlemented throughout. Tall octagonal turrets with arrow slits and corbelled battlements define end bays and central gateway. Gateway has canted walls with wide pointed arches flanking high pointed entrance arch, with painted panels with arms of Diocese at left and of Bishop Barrington at right above. Long walls either side have 8 wide pointed arches to left and 7 to right, filled with plain wrought-iron railings with pointed heads, as are side arches of entrance. Gates in same style have quadrant bracing to upper panels. Garden wall to left of screen is coursed squared stone with battlemented ashlar coping, and near left end has service entrance with rectangular gate piers; gates in same style as those at centre of screen. To right of screen, coursed squared stone wall continues around west and north of garden and has battlemented ashlar parapets. At east and west ends of north wall pointed arches contain 6-panel doors with shaped top panels, the west door returning to join wall below Church of St Peter (qv). (Colvin H: A Biographical Dictionary of British Architects 1600-1840: London: 1978-: 750). Selected Sources

Book Reference - Author: Howard M Colvin - Title: A Biographical Dictionary of British Architects 1600-1840 - Date: 1978 - Page References: 750

Name: DRIVE BRIDGE OVER RIVER GAUNLESS

List Entry Number: 1196449

Grade: II

Bridge over River Gaunless carrying driveway from Park Head to Auckland Castle (qv). Dated 1757. For Bishop Richard Trevor. Coursed squared sandstone lower courses, rubble above, with ashlar arch and dressings. Recessed keyed segmental arch with drip moulds. North keystone inscribed RD (Richard Dunelm) 1757. Abutments and parapets have chamfered ashlar coping. In the course of building this bridge, workmen discovered 'a Roman urn of greyish clay ... filled with earth and human bones'. (Mackenzie E: County Palatine of Durham: Newcastle: 1834-: 294). Selected Sources Book Reference - Author: Mackenzie and Ross - Title: History and Antiquities of the County Palatinate of Durham - Date: 1834 - Page References: 294

Name: 22, MARKET PLACE

List Entry Number: 1196566

Grade: II

Formerly known as: Nos.11, 12 AND 13 KING STREET. Shown on OS map as 11, 12 and 13 King Street. House, subdivided into

3 houses. Late C17 with C19 alterations. Painted render on rubble, painted ashlar dressings, right return gable of thin bricks. Welsh slate roof with stone gable copings and brick chimneys. 2 storeys and basements, 5 windows. C19 doors at centre of first 2 bays, at left of next wider bay, and at left of next 2 wide bays, each have 4 panels with studded surrounds, and plain overlights in doorcases of narrow pilasters and scroll-bracketed cornice hoods. Cellar openings, rising from below pavement under 2nd window and to right of 3rd window, have stone mullions and chamfered surrounds. Projecting stone sills and painted narrow architraves to 4-pane sashes, the top lights with flat-pointed heads, ground floor with 2 windows to first house and one to other houses, first floor 2:1:2. Steeply pitched roof has stone gable copings on moulded kneelers; 3 gabled dormers from eaves have vertical glazing bars to horizontal sliding sashes, and flat stone gable coping extending over shaped kneelers. 3 tall ridge chimneys.

Name: 23, MARKET PLACE

List Entry Number: 1196567

Location

Grade: II

Formerly known as: No.10 KING STREET. Shown on OS map as 10 King Street. House, now part of restaurant. Late C17 with C19 alterations. Pebble-dash render with painted plinth and dressings. Concrete tile roof with brick and render chimneys. 3 storeys, 3 windows. Central 6-panel door and plain overlight in

doorcase of narrow pilasters and bracketed cornice. Renewed glazing to 3-light windows in outer bays on ground and first floors, single window over door, and small windows on second floor set against eaves of 2, one and 2 lights, all in plain reveals. Floor bands. Steeply pitched roof has stone gable coping on moulded kneelers; end chimneys, the left rendered and the right brick.

Name: 24 AND 25, MARKET PLACE

List Entry Number: 1196568

Grade: II

Formerly known as: Nos.9 AND 9A KING STREET. Shown on OS map as 9 and 9a King Street. 2 houses, now restaurant. Late C17 with alterations. Painted rough render, plinth and ashlar dressings. Synthetic imitation Welsh slate roof, with stone gable coping and render chimneys. 3 storeys, 2 windows. Central part-glazed door and flanking 3-light windows with painted stone surrounds and projecting sills, jambs shared by door and windows. 3-light windows on first floor and small 2-light windows on second floor have painted surrounds revealed from render. All glazing renewed. Steeply pitched roof has left gable coping on moulded kneeler, and end chimneys. Left return has lower rear stepped extension, with vehicle door at left, small door at centre in outshut and small window in gable of main house at right. Large renewed light over central door, small light at left of gable and balcony to tall opening in top floor.

Name: THE ELMS, 27, MARKET PLACE

List Entry Number: 1196569

Grade: II

Formerly known as: The Elms SILVER STREET. House, later savings bank, now municipal offices. Mid C18. Flemish-bond brick with ashlar plinth, quoins and dressings. Rubble returns and rear with brick dressings. Concrete tile roof with brick chimneys. 3 storeys, 4 windows, with set back 2-storey one-window extensions at each side. 6-panel door and patterned overlight in third bay with painted Ionic porch, front columns fluted and rear pilasters enriched as are door and its surround. Rinceau frieze over door. 12-pane sashes on first floor and to right of door have flat brick arches and painted sills, similar arches to long 12-pane windows inserted to left of door in narrow openings, with brick courses continuing the lintels. 4-pane second-floor sashes have painted sills, and lintels obscured by eaves gutter board. Hipped roof with right end and left rear chimneys. Left extension has vehicle doors under a high brick arch with 6-pane light above. Right extension has small first-floor window and pent roof. At rear, 2 Venetian windows on ground floor.

Name: WALL IN FRONT OF NUMBER 27 MARKET PLACE

List Entry Number: 1196570

Grade: II

Wall and piers, formerly to garden in front of The Elms (qv), now in front of car park. Mid C18. Brick with ashlar plinth and coping. High wall along street frontage to The Elms, interrupted by square piers at ends and gate which have low pitched stone coping. Gate piers in left part have inner pilasters with ashlar blocks to receive hinges. Gates missing. Included for group value.

Name: 29, MARKET PLACE

List Entry Number: 1196571

Grade: II

Shown on OS map as in Silver Street. House, later club. Early C18. Rendered rubble with painted plinth and ashlar dressings. Slate roof with rendered chimneys. 3 storeys, 5 windows. Central double door and blocked overlight in plain stone surround. Painted stone surrounds to flanking boarded wide windows and 4-pane sashes on upper floors, the 3 on second floor smaller, all with slightly arched top lights. Steeply pitched roof has stone gable copings on moulded kneelers, and end chimneys. Slates possibly from Cumbria, a mixture of purple and grey. Right return shows 2-storey pent outshut. Said to have had Venetian windows on ground floor. The heads may survive below render.

Name: POST CHAISE HOTEL, 36, MARKET PLACE

List Entry Number: 1196572

Grade: II

Formerly known as: No.41 MARKET PLACE. Shown on OS as 41. Public house. Late C18 with C20 alterations. Painted render with painted ashlar plinth and quoins. Welsh slate roof with brick chimneys. 3 storeys, 6 windows. 3 left bays wider. Very wide double door at left and wide double door in 4th bay have plain overlights and fluted surrounds of pilasters and cornice. Plain reveals to ground-floor sashes, paired in 3rd bay and triple to right of 2nd door. C20 casements with projecting stone sills on first floor; renewed 8-pane sashes with similar sills on 2nd floor. Painted quoins and eaves band. Roof has right gable coping resting on small round kneeler. End rendered chimneys, the left raised in brick.

Name: OLD BANK CHAMBERS, 45, MARKET PLACE

List Entry Number: 1196573

Grade: II

Bank, now council housing office, with railings. c1860. Possibly for National Provincial Bank. L plan. Gothic Revival style. Snecked stone with ashlar plinth and dressings. Welsh slate roof. 2 storeys, 2 windows with corner turret. Gabled porch at left has raised segmental arch over panelled door and blocked overlight, with a quatrefoil window above. Pierced trefoil in

cusped bargeboards on paired brackets. At right, wide relieving arch over a triple plain sash stone mullion window with raised roll-moulded heads on nookshafts with stiff leaf capitals. First-floor sill string continues around round turret which breaks forward at left and has 2-light window on first floor with flat stone lintel and alternate block jambs, plus a high conical roof. 2 through-eaves dormers over paired cusped lights with plain sashes, sloping sills, chamfered mullions and blind quatrefoils in soffits. Paired shaped brackets support arched bargeboards with top pierced quatrefoils. Steeply pitched roof has right end chimney with sloping plinth and top cornice. Left return blind turret has one dormer. Low chamfered walls from porch to turret at left, and adjoining house which breaks forward at right, have twisted cast-iron railings with cross finials to principals and fleur-de-lys heads to dogbars framing pierced cast-iron panels. INTERIOR shows Gothic doors and stucco cornice, C20 partitions.

Name: 46 AND 47, MARKET PLACE

List Entry Number: 1196574

Grade: II

Formerly known as: Nos.25 AND 25A MARKET PLACE. Shown on OS as 25 and 25a. House, later council offices. Early C18. Painted render with painted ashlar dressings, pantiled roof with stone gable copings and brick and rendered chimneys. 2 storeys, 4 windows. Central door with Gothic panels and painted stone surround under cornice with prominent hood on shaped brackets. Renewed sash windows on each floor.

Steeply pitched roof has swept eaves and flat stone gable copings on moulded kneelers. End chimneys, brick at left and rendered at right. Right return has small window inserted at right on each floor.

Name: THE ALMSHOUSES, 49-50, MARKET PLACE

List Entry Number: 1196575

Grade: II

Formerly known as: Nos.16-19 KING STREET. Shown on OS as 16-19 consecutive. 4 almshouses, now 2. Dated 1845. For Bishop Maltby, replacing almshouses built 1662 for Bishop Cosin. Tudor style. Coursed squared stone with ashlar quoins and dressings, and porches with ashlar plinth; slate roof with ashlar gable copings and chimneys. 2 storeys, one window to each original house. Gabled porches with ashlar plinths, between each pair have boarded doors in stone surrounds in left returns, windows inserted in doorways on right returns, and front window under inscribed stone plaque in gable peak. Left plaque, partly eroded, JOHN COSIN BISHOP OF DURHAM AD 1662; right plaque ENLARGED BY EDWARD MALTBY BISHOP OF DURHAM AD 1845. Chamfered surrounds with long and short stones forming jambs to renewed 2-light casements flanking porch. Roofs have flat gable copings on moulded kneelers, with damaged finials to porches; conjoined ashlar chimneys on stone plinths and with ashlar cornices at ends and at centre of ridge. INTERIOR, partly inspected, shows all features renewed late C20.

Name: MCINTYRE, 25, NEWGATE STREET

List Entry Number: 1196577

Grade: II

House, now shop. c1800 with c1900 alterations. Painted stucco with brick right return gable and Welsh slate roof with brick chimney. 3 storeys, 2 wide windows. c1900 wooden shop front has 2 recessed doors with long curved windows, and brass sills with slender Art Nouveau leafy details to shop windows and doors. Granite stall risers and renewed window fascias. Full-length shop fascia has paired end brackets and central oval panel, with lettering moulded in back of glass and gilded: central McINTYRE graduated to fit oval, flanked by BOOTS and LEATHER. First floor has wide bay windows with slender pilasters, curved glazing to sides, and central Ipswich-type glazing, under bracketed cornice. Second floor tripartite fixed lights without glazing bars.

Name: WESLEY METHODIST CHURCH AND ATTACHED RAILINGS, NEWGATE STREET

List Entry Number: 1196578

Grade: II

Wesleyan Methodist Church with railings attached. 1908-1914. By Gordon & Gunter. Builder Thomas Hilton. Foundation stone laid 1912. MATERIALS: rock-faced stone with ashlar dressings. Stone from Witton-le-Wear. Roof Lakeland slate with red ridge

tiles. PLAN: modified C14 style. Chancel with south-east boiler house, north vestry and south organ chamber; aisled nave with short transepts; west vestibule with north-west tower porch and north-east meeting room. Oriented north-south.

EXTERIOR: high east window has plate tracery to 5 lights, the central 3 transomed, with cusped tracery. 2 groups of 3 stepped lancets in clerestory, and 3 paired lights with simple pointed tracery in long straight vestry window. Boiler house breaks forward at left and has paired lights flanking door under continuous lintel. Inscription from street of cottages formerly on this site, BROUGHAM PLACE, set in boiler house wall. Vestry to right has low pointed arch to chamfered surround of door, and plain window to right. Transepts of same depth as aisles, with high transept lights similar to east window. 4 lower aisle windows, recessed in plain surrounds, have 5 cusped lights in pointed arches with long voussoirs extending to moulded parapets, bays defined by diagonal pilasters with crocketed pinnacles. Transept and vestry have similar parapets, with raised panel over vestry and ball finial on transept gable. Clerestory has 4 groups of 3 stepped lancets. Tower has 2 stages, the second very tall. Steps up to double boarded doors on north with elaborate hinges and cusped overlight in pointed triple chamfered surround with flower-stopped drip mould. Polygonal angle buttresses to second stage flank corbel table with Tudor flowers. Long diagonal shafts to paired louvred belfry openings with cusped tracery and transoms. Clock faces above. String to parapet with high pierced battlements with blind tracery panels and crocketed angle spirelets. West elevation has paired arched entrances

with boarded doors deeply recessed under triple chamfered heads. Meeting room entrance breaks forward at right with half-glazed boarded door in double chamfered surround, 1:3:1 stone mullioned lights above, and rainwater heads with Tudor flower decoration. INTERIOR has ashlar arcades and arch braced hammer beam nave roof, scissor trusses to chancel roof. Dripstring over moulded pointed arches on chamfered piers with tongue-stopped bases. High triple chamfered chancel arch has ballflower stops to drip mould. Similar stops to wide Tudor arch to organ. FITTINGS: wooden fittings include, altar with trefoil piercing and Tudor-arched reredos, pulpit and lectern carved oak. Oak font a WWII memorial. Pews boarded with shaped ends. STAINED GLASS: east window high quality stained glass is WWI memorial, showing St George below Christ and the Centurion. Other windows have central floral motifs. Vestibule has foundation stone in west wall.

SUBSIDIARY FEATURES: walls, piers, gates and railings enclose yard between boiler house, vestry, Newgate Street and lane on south. Paving of yard includes inscription stone from previous Methodist chapel: WESLEYAN CHAPEL ERECTED 1842 in well-cut Roman capitals. Rock-faced stone walls have chamfered coping. Wrought-iron railings and gate have panels of Art Nouveau style with bud and leaf patterns. Some railings damaged at time of survey (1991).

Name: KING JAMES I SCHOOL, LOWER SCHOOL, SOUTH CHURCH ROAD

List Entry Number: 1196583

Grade: II

Grammar school, later lower school of comprehensive school. Founded 1604, first building on this site schoolroom and house in 1864. Extensions 1873-4 to accommodate boarders; front block 1897 addition of technical workshops and physical laboratory. 1864 building by Austin of Newcastle (Brodie 1955 p.11), probably Thomas Austin. Front block, thin courses of squared stone with ashlar plinth, quoins and dressings, and polychrome brick rear block. Welsh slate roofs with grey ridge tiles. Front block: Gothic Revival style. 2 storeys, 1:2:3:2:1 bays. Symmetrical, ends projecting under gables and centre projecting under polygonal hipped roof. Central entrance bay has steps up to diagonal boarded double doors and plain overlight in double chamfered surround with Tudor arched head under drip mould. Large carved stone above has inscription SCHOLA REGIA AD 1605 AUCKLANDENSIS and heraldic device. Continuous dripstring over this and moulded stone mullion and transom windows, 3 lights in end bays and 2 in others, recessed in panels with low relief carving in soffits of pointed-arched roll-moulded heads. Similar lights to upper windows, those in outer bays with relieving arches. Louvred slits in gable peaks which have coping on moulded kneelers and ashlar mid-slope blocks and apex, with moulded stone finial. Small gabled louvre vents in ridges between gable and centre. High central octagonal louvre with fleche which has

swept eaves and moulded lead covering point. Right return one bay 1897, abutting 1864 house and schoolroom, now classrooms. 1 storey, 3 windows. Left bay gabled to front. Step up to boarded door with fillets between 2nd and 3rd windows, in surround of projecting brick, with bracketed gabled doorhood with scalloped edge. Other ground floor windows are C19 inserted canted bays with matching brick below windows with wood pilasters on mullions, and top cornice. 4-pane sashes to these and to windows with projecting stone sills in gable of first bay and in gabled half-dormer to left of door. Red brick bands at sill level and at impost of Gothic arch outlines, paired in first bay and single over door and other windows. Grid patterned eaves band interrupted by upper windows, which have red lintel bands and the left a Gothic arch above. All roofs half hipped. Transverse ridge red brick chimneys. Right return of this building has 2 gabled bays with similar detail. INTERIOR shows tongue-and-groove boarded dado, half-glazed folding wood screens between classrooms, 4-panel doors in architraves. Rear wing has boarded door leading from front range, with elaborate wrought-iron hinges; other 4-panel doors with Gothic detail, and some C19 chimney pieces. Late C20 plaque on front of building commemorates Arthur Stanley Jefferson, (Laurel of Laurel and Hardy), a pupil 1902-1903. (Brodie A: A Short History of King James I Grammar School, Bishop Auckland: Bishop Auckland: 1955-). Selected Sources Book Reference - Author: A Brodie - Title: A Short History of King James I Grammar School, Bishop Auckland - Date: 1955 Name: TOILET BLOCKS AND STORAGE BUILDINGS TO KING JAMES I SCHOOL, SOUTH CHURCH

ROAD List Entry Number: 1196584 Grade: II Toilet blocks, former cycle shed, and storage building to King James I Grammar School, now Bishop Auckland Comprehensive School (qv). Dated 1910, with c1962 alterations. MATERIALS: coursed squared stone with ashlar pilasters and dressings. Lakeland slate roof with grey ridge tiles. PLAN: 3 buildings linked by boundary wall, links obscured by additions. All have quoins, stone mullioned windows with moulded sills and ashlar lintels, eaves bands, and stone gutter cornices. EXTERIOR: One storey, 1:7:9 bays. North elevation to drive has rainwater heads dated 1910. East building one bay with 2-light window at eaves, and boarded double doors in left return. Central toilet block has open arched porch, with keyed round-headed arches at sides on square columns. Formerly linked to corresponding porch on school building opposite by roof forming covered way. 3x3-light windows at eaves at either side. Hipped roof on porch. West building has door with alternate block jambs and flat stone lintel at left, 2-light window beside door and in right end bay. Between these, 4 bays have Doric colonnade now blocked and with small high windows inserted. This may have been cycle shed or playtime shelter. All visible returns of buildings have open pediments on pilasters. Included for group value.

Name: 13-23, VICTORIA AVENUE

List Entry Number: 1196587

Grade: II

Terrace of 11 houses with walls. c1880. Thin courses of squared sandstone with ashlar plinth, quoins and dressings. Welsh slate roof with stone chimneys. 2 storeys, most houses 2 windows. 3 windows to Nos 19 & 23. Quoins framing Nos 18 & 19 and at each end. Nos 13 & 14 project slightly. Segment heads to overlights of panelled doors in stone doorcases of pilasters, most Tuscan, Nos 20 & 21 with crocket capitals, with frieze, cornice and blocking course. Overlight spandrels panelled and keyed. Ground-floor canted bay windows have slender pilasters and entablature to plain sashes with shallow segmental heads. Similar first-floor sashes, paired over bay windows, have chamfered jambs and mullions to plain stone surrounds with roll-moulded heads and sloping sills. Paired eaves gutter brackets. Hipped roof with transverse ridge corniced chimneys, 3 inserted roof lights to No.19. Door of No.23 at right blocked and window inserted, right return has 3 windows. SUBSIDIARY FEATURES: dwarf walls in front have chamfered stone coping, railings removed.

Name: COOPERS PUBLIC HOUSE, 65-66, FORE BONDGATE

List Entry Number: 1196588

Grade: II

65 shown on OS as 66. House, now public house. Late C18 with late C19 bar front. Painted Flemish-bond brick and ashlar dressings; wood bar front; roof not visible. 3 storeys, 3 windows. Bar front Gothic style with renewed glazing. Renewed wide double doors and overlight at right; 4 bays defined by partly-fluted pilasters have shouldered heads to plain lights over panels. Rope-moulded architrave, plain fascia, cornice. Upper floors have 3 bowed projections resting on cornice and containing bowed sills and lintels to windows, renewed in flat glazing in 2 left bays; right bay has curved sashes with fine glazing bars. First-floor central window has cracked sill and lintel. Late C20 light fittings in C19 style attached to bar front. Upper floors derelict at time of survey (1991).

Name: BRIDGE OVER RIVER GAUNLESS, GIB CHARE

List Entry Number: 1196599

Grade: II

Road bridge. Early C19. Coursed stone with ashlar dressings. Wide segmental arch recessed under string, with wall at north-east corbelled out to take road. Chamfered stone coping to parapet walls, that at north-west curving to join circular pier, at south-west ending in stone steps down to riverside path. At

east end parapets join renewed masonry. Wrought-iron lamp standard with spiral post fixed to parapet at north-east. Small boundary stone on footpath at centre of south side inscribed BABH (Bishop Auckland Board of Health) probably c1880.

Name: GAZEBO TO NORTH OF NUMBER 6, HIGH BONDGATE

List Entry Number: 1196600

Grade: II

Shown on OS as to north of 41a. Gazebo. Early C18. Water-worn cobbles, brick, and render; synthetic roof slates. 2 storeys, one window. Square plan. Lower courses of ground-floor walls of cobbles, upper floors of brick with rendered first floor at east. Empty first-floor door on south side towards garden; one empty window on each side of first floor. Pyramidal roof. INTERIOR has fragments of plaster on walls of first floor above dado level. Derelict at time of survey (1991).

Name: STONE HORSE TROUGH AT JUNCTION WITH WEST ROAD, HIGH BONDGATE

List Entry Number: 1196601

Grade: II

Horse trough. Early C19. Stone. Gothic style. Chamfered square plinth to base with wide, rounded basin projecting from north side under tall arched niche with segmental head in lintel

with sloping sides. From this the square plan is broached to an octagonal stepped, squat spirelet with stone finial which probably formerly held a lamp.

Name: WAYNES SHOES, 1, MARKET PLACE

List Entry Number: 1196604

Grade: II

Early C19 house, late C19 shop, mid C20 part of department store. 3 storeys, 2 windows. Incised stucco, with Welsh slate roof. Ground floor C20 shop with fascia perhaps obscuring early C20 detail. Upper floors have 9-pane lights with opening transoms in plain reveals. Side giant pilasters, eaves gutter cornice, blocking course. Included for group value.

Name: 5, MARKET PLACE

List Entry Number: 1196605

Grade: II

Formerly known as: No.10 MARKET PLACE. House with railings attached. Mid C18. Flemish-bond thin bricks with ashlar plinth and dressings. Concrete tile roof. 3 storeys, 3 windows. Plain stone surround at left to 6-panel door with half-glazed side lights and rectangular overhead with patterned radiating glazing bars. Foot scrapers in recesses in surround. 2-storey shallow bowed projection at right. Thin flat stone lintels and sills to sashes with fine glazing bars. Wider windows, 16-pane below and 20-pane above, in projection which has eaves

band and coped low parapet. 12-pane sash at left on first floor, 9-pane above this and another 9-pane above the projection. Roof has swept eaves and thin projecting gable at left with moulded kneeler, and transverse ridge end chimneys. Spear-headed wrought-iron railings link bow with quoins of No.3 at right.

Name: (LEFT PART) 9, MARKET PLACE

List Entry Number: 1196606

Grade: II

Formerly known as: No.15 MARKET PLACE. Shown on OS map as 15. Offices, now left part of club. Dated 1873. Thin courses of squared stone with ashlar plinth, quoins and dressings. Welsh slate roof. Gothic Revival style. 2 storeys, 5 windows. Stone step up to panelled door and shaped overhead recessed in stone surround; moulded shouldered head on leaf-carved capitals of nookshafts with stiff leaf decoration which is repeated on recess to door. Plain sash windows, on ground floor in shouldered stone surrounds with alternate block jambs and projecting stone sills; on first floor with moulded surrounds and carved brackets to moulded sills which have cast-iron Gothic rails. Eaves gutter brackets on string. Roof has flat stone gable coping on moulded kneelers, and transverse ridge corniced chimneys. Rear elevation more elaborate with central canted porch containing door with 6 Gothic panels under pointed arch with carved stone dated 1873. Flanking sashes on both floors, the first with ball flower stops to floor string, and in ground floor canted end bays, have alternate block jambs and

bar stopped chamfers. Decorative iron cresting to bay windows. Quatrefoil over central bay, trefoils in gabled end bays with shouldered kneelers to stone gable copings, the right with wrought-iron finial.

Name: 11, MARKET PLACE

List Entry Number: 1196607

Grade: II*

Formerly known as: No.18 CASTLE SQUARE. Shown on OS map as 18. House. Early C18, possibly incorporating earlier fabric. Pebble-dash render. French roof tiles with C19 yellow brick chimneys. 2 storeys, 3 windows. Central 6-panel door and plain overlight in plain wood jambs and lintel. 16-pane sashes either side and on first floor, with thin tile sills. Wrought-iron brackets to eaves gutter. Steeply pitched roof with C19 end chimneys, large at right and small at left. Right return has low right gabled wing with swept eaves and right rendered chimney raised in yellow brick. Part of significant group with Castle gateway.

Name: 15 AND 16, MARKET PLACE

List Entry Number: 1196608

Grade: II

Shown on OS map as 2 and 3 Park Gate Houses. 2 houses. Early C18, on site of medieval college, with C20 alterations. Painted render with painted ashlar dressings. Concrete tile roofs with

rendered chimneys. 2 storeys, 4 windows to each house, with segmental arched entrance at left to rear yard. Auckland Castle gateway wall (qv) breaks forward between 3rd and 4th windows of No.15. Door surrounds c1700 have lugged architraves with pulvinated frieze, No.16 with pediment, C18 doors have 4 fielded panels and 3-pane light inserted in place of top panels. C20 casements with glazing bars, 3 lights on ground floor and 2 above, plus 2 small fixed lights under 5th window. Roof hipped at right, with end and paired central ridge chimneys. INTERIOR of No.16 shows renewed close-string stair, and segmental arches, some blocked, along rear of first floor as if for connecting corridor.

Name: JOCK'S BRIDGE OVER RIVER GAUNLESS NEAR CONFLUENCE WITH RIVER WEAR, AUCKLAND CASTLE PARK

List Entry Number: 1208804

Grade: II

Bridge carrying public road to Binchester over River Gaunless near confluence with River Wear. South parapet forms part of Auckland Castle Park boundary wall. Dated 1819. For Bishop Shute Barrington. Coursed rubble with ashlar arch and dressings. Elliptical arch has raised keystones, the west inscribed SD (Shute Dunelm) 1819, and is flanked by shallow pilasters, those on east at junction with Castle Park wall. Dripstring above arch on each face, and on west face at road bed level.

Name: BAY HORSE PUBLIC HOUSE, 40, FORE BONDGATE

List Entry Number: 1209685

Grade: II

Public house. c1900. Painted render with painted wood and brick bar front. Plain tile roof with brick chimneys. Free Vernacular-Revival style. 1:2 storeys, 3 windows. Bar front has 5 bays, the left of one storey, defined by scroll-topped pilasters, with recessed renewed door at left. 4 windows on brick stall risers have segmental heads to lower lights, the central 2 tripartite, and upper glazing bars. Fascia between pilasters in all bays; cornice with scrolled pediments over pilasters. First floor has wide segmental pediment to central window with 2 casement lights with glazing bars; similar casements to flanking 4-light windows with central 2 lights as canted oriels, each on single curved wood bracket. Similar casements to shallow wide 4-light window in half-timbered gable peak, with carved wood brackets to half-timbering over window, and stepped bargeboards to big gable breaking through eaves. Roof has end brick chimneys. Reconstruction of adjacent property at time of survey may continue over left bay single storey.

Name: DRINKING FOUNTAIN, GIB CHARE

List Entry Number: 1210028

Grade: II

Drinking fountain. Dated 1873. For Temperance League. Dressed stone and ashlar. Square plan, Gothic Revival style. Roll moulded segmental arch over round-lipped basin of ogee projection above chamfered base. Side and rear panels have small arches, open on right return. Front arch lintel has sloped sides above which high coping is broached to 2 octagonal stages and cast-iron finial, probably originally lampholder. Inscription ERECTED BY THE TEMPERANCE SOCIETY 1873 above lintel. Damaged water pipe inside left. No longer functioning.

Name: 8, HIGH BONDGATE

List Entry Number: 1210069

Grade: II

Formerly known as: No.40 HIGH BONDGATE. Shown on OS as 40. House. c1880. Painted incised stucco with painted rusticated quoins and ashlar dressings; Welsh slate roof with brick chimneys. Gothic Revival style. 3 storeys, 3 windows. Steps up to central panelled door in doorcase of prominent hood on carved brackets and shafts with stiff leaf capitals and fluted clasping rings. At right, inserted straight-pointed arch with double panelled doors which replace bay window described in previous list. At left, 4-pane sashes in canted bay

window with pilasters in style of doorcase and cornice on moulded brackets. Similar sashes on first floor with bracketed projecting sills and chamfered segmental-arched lintels, on second floor with similar sills and roll-moulded shouldered lintels. Roof has mid-slope brick chimneys.

Name: 46 AND 48, HIGH BONDGATE

List Entry Number: 1210079

Grade: II

Formerly known as: Nos 1 and 2 Railway Cottages. Shown on OS as 1 and 2 Railway Cottages. Railway cottages. c1857. For the North Eastern Railway Co. Flemish bond brick with ashlar dressings. Welsh slate roof with ashlar gable coping and brick chimneys. 2 storeys, 2 windows. Stone step up to partly glazed door at left recessed under wedge stone lintel. Similar lintels to 12-pane sashes on ground floor and 9-pane sashes on first floor with brick sill bands, painted below windows. Low pitched roof on brick eaves band with brick corbelled cornice and end brick corbels to gable coping. Large central chimney stack and small left end stack, tapered square yellow pots with ramped tops. Right return has small door and windows. Especially interesting as unaltered examples of mid C19 railway workers' housing. Built for the Bishop Auckland branch line which was begun in 1854 and opened in 1857. They are associated with the tunnel from which the line emerges to cross the Newton Cap Viaduct, which they overlook. (Tomlinson W W: North Eastern Railway 3rd edition: Newton Abbott: 1987-: 551, 556). Selected Sources

Book Reference - Author: WW Tomlinson - Title: North Eastern Railway - Date: 1987 - Page References: 551,556

Name: 1A AND 1B, MARKET PLACE

List Entry Number: 1210111

Grade: II

Formerly known as: Auckland House MARKET PLACE. House and later shops. Former department store now 3 separate shops. Left part c1850 with C20 ground floor alterations. Ashlar with brick right return. Welsh slate roof. Classical style. 3 storeys, 7 windows. Ground floor has renewed shop windows and doors; left shop has double door at left, wide entrance with roll shutter in 2nd and 3rd bays. Right shop has central recessed door. Full width fascia possibly obscures original shop entablature. Giant attached Corinthian order above, 2nd and 6th bays wider, supports entablature with dentils, modillions and blocking course. Plain reveals to fixed lights with fine glazing bars, possibly metal, and opening transoms. Voussoirs to round heads on first floor and segmental arches of paired lights in wider bays. Second floor has 9-pane lights on bracketed sill band behind orders.

Name: 4, MARKET PLACE

List Entry Number: 1210112

Grade: II

Formerly known as: No.9 The Vicarage MARKET PLACE. Shown on OS map as 9. House, formerly vicarage, now offices. Mid C18, raised mid C19. Thin bricks in Flemish bond, raised in larger bricks in same bond, with painted ashlar plinth, quoins and dressings. Welsh slate roof with brick chimneys. 3 storeys, 3 windows. 6-panel door at right, with side lights and wide segmental overlight with glazing bars, in surround of Tuscan pilasters and entablature with prominent cornice. Renewed plain sashes with projecting stone sills and painted keyed flat brick arches, the upper half of top floor sashes in raised part. Quoins and stone gable coping on moulded kneeler at left only. Roof has left end brick chimney.

Name: 8, MARKET PLACE

List Entry Number: 1210113

Grade: II

Formerly known as: No.13 MARKET PLACE. Shown on OS map as 13. House, now restaurant and flat. Early C18 with early C19 alterations. Painted pebble-dashed render and ashlar plinth and dressings. Concrete tile roof. 3 storeys, 1 window. Plain stone surround to 6-panel door with plain overlight. Shallow tripartite bow window at right with fine glazing bars to 8:12:8-pane sashes, and scroll brackets to cornice. First-floor sill band

to paired 12-pane sashes with flat stone lintel, plain stone surround to 9-pane second-floor sashes. Stone eaves gutter cornice. Roof has plain stone gable coping at left, and end chimneys, the right raised when adjacent house built to higher level. Left return rendered when adjacent building demolished. INTERIOR shows ground-floor rooms united and some late C20 Art Deco style stained glass. Some doors on first floor have fluted architraves with corner paterae; first-floor front room has stucco ceiling decoration of leafy frieze and palmette band. Second floor has 2-panel doors to closet at left end of transverse passage, and to small room in rear wing. The latter room has early C18 Greek key fret frieze on dado of raised fielded panels, all painted dark blue in C18 manner. Some early C19 cast-iron fire grates. Stair early C19 with stick balusters and curved handrail.

Name: 10, MARKET PLACE

List Entry Number: 1217892

Grade: II

Formerly known as: No.16 MARKET PLACE. Shown on OS map as 16. House, now offices. Late C18. Coursed squared sandstone with ashlar plinth, quoins and dressings. Welsh slate roof with stone gable copings and stone and ashlar chimneys. 2 storeys, 3 windows. Plain stone surround to central 6-panel door with big pointed hood on shaped brackets. Keyed plain stone surrounds to sashes tripartite in side bays, with fine glazing bars. First-floor sill band below surround. Alternate quoins; wood eaves board with gutter brackets. Roof has

gabled dormer over right bay, with 4-pane sash and spike finial, and flat stone gable coping, with shaped kneeler at left. Moulded ashlar coping on left end stone chimney.

Name: 12, MARKET PLACE

List Entry Number: 1217902

Grade: II

Formerly known as: No.19 CASTLE SQUARE. Shown on OS map as 19. House. Early C18. Limewashed pebble-dash render with painted ashlar dressings, rear wing rubble with quoins. French roof tiles. 2 storeys, 2 windows. Plain stone surround to 6-panel door at right and to 12-pane sashes with broad glazing bars at left and on first floor. First-floor band. Ground-floor wall extends to abut Castle gateway and Castle Lodge (qv). PO letter box with monogram ERVII set in wall at left. Steeply pitched roof has small square right end chimney with top band. Right return blank except small light to left of centre on ground floor, with ogee broad glazing bars to 2 panes. Rear pent one-storey outshut.

Name: WESTCOTT LODGE, 14, MARKET PLACE

List Entry Number: 1217919

Grade: II

Formerly known as: No.4 CASTLE SQUARE. Shown on OS map as 1 Castle Square. Estate house in bishop's park. Early C18 with later C18 alterations, probably incorporating medieval

fabric. Limewashed render and concrete tile roof with rendered chimney. 2 storeys, 4 windows. Arch at right leading to courtyard. C20 two-light casements with thin projecting sills. Roof has end ridge chimneys.

Name: 17 AND 18, MARKET PLACE

List Entry Number: 1217931

Grade: II

Shown on OS map as 1 Park Gate Houses and 20 Market Place. Stable and cottage, now 2 estate cottages. Early C18 with C20 alterations. Painted render with painted ashlar dressings. French tile roof. 1:2 storeys, 2:3 windows. No.18 at left, former stable, has central C20 door, and 3-light C20 windows. Eaves gutter brackets. Gabled dormer rises from eaves at left and has decorated bargeboards. Roof has rendered left end chimney. Rear elevation shows full-height carriage arch, now blocked. No.17 at right has central 6-panel door, upper panels glazed, in painted ashlar surround of architrave with pulvinated frieze and cornice. C20 casements, 3-light on ground floor and 2-light above, in plain reveals. Roof has end rendered chimneys. Included for group value.

Name: 48, MARKET PLACE

List Entry Number: 1217971

Grade: II

Formerly known as: No.15 KING STREET. Shown on OS as 15 King Street. House, later council offices. Late C17 with alterations. Painted render, pantiled roof with brick chimney. 2 storeys, 2 windows. Half-glazed door at left in plain reveals. Full height canted bay window to right of door with renewed fixed lights, and beyond a 2-light window to each floor with 8-pane horizontal sliding sashes. Roof continues over bay window and has tall renewed brick chimney at centre ridge. Narrow right pent offshut of one high storey.

Name: 1, NEWGATE STREET

List Entry Number: 1218095

Grade: II

House, later shop. Late C18. Painted brick with painted ashlar dressings, and Welsh slate roof with brick chimneys. 2 storeys, 2x2 windows. Ground-floor shop front has late C20 fascia boards, possibly covering earlier detail, and shop window with recessed entrance at left. First-floor shallow bowed sashes have 20-panes on curved projections with stone sills and lead-flashed cornices. Second floor has smaller sash at left, 3-over-6-panes, with projecting stone sill, and similar sill to paired narrow sashes at right. Eaves gutter board. Hipped roof with chimney at right end, and along ridge to Market Place. Left

return to Market Place has central recessed shop entrance, on first floor 2 bowed sashes and on second floor two 9-pane sashes similar to those in Newgate Street.

Name: MIDLAND BANK, 21, NEWGATE STREET

List Entry Number: 1218106

Grade: II

Bank. Dated 1901 on rainwater heads. For York City and County Bank. Grey granite ground floor, bright red Flemish-bond brick above with ashlar dressings. Lakeland slate roof with stone gable copings and brick and ashlar chimneys. 2 storeys, 5 windows. Ground floor has continuous banded rustication with voussoirs of renewed door at left, and 4 windows with transom lights and recessed aprons. c1960 fascia with MIDLAND BANK superimposed on granite; original detail may survive behind. Tall, closely spaced cross windows above have leaded lights, stone architraves and 2 linking bands, lintel band broader. Modillioned eaves gutter cornice. Broad, curved rainwater head with date and initials YCCB between second and third windows. Roof has casements with glazing bars in 2 dormers with segmental heads. Right gable coping. Tall chimney between second and third bays has ashlar bands strings, cornice and angle pilasters. Smaller chimney at right end.

Name: RAILINGS AND PIERS TO KING JAMES I SCHOOL LOWER SCHOOL, SOUTH CHURCH ROAD

List Entry Number: 1218341

Grade: II

Walls, piers, gates and railings to King James I Grammar School, later lower school of King James I Comprehensive School (qv). Probably 1897 with gates and railings renewed c1950. Coursed squared stone with ashlar coping; wrought-iron gates and railings. Low walls along street front of site have chamfered coping. Rectangular piers to vehicle entrances at north and south, and at intermediate points, in same style. Railings and gates have ramped top rails, and central lattice posts to each section. Included for group value.

Name: KING JAMES I SCHOOL LODGE, SOUTH CHURCH ROAD

List Entry Number: 1218386

Grade: II

Lodge to Bishop Auckland Girls' Grammar School, now Middle School of King James I Comprehensive School (qv), with yard walls attached at rear. 1910. MATERIALS: irregular courses of squared stone with ashlar plinth, quoins and dressings. Roof small thick slates with stone gable coping to porch, stone chimneys with ashlar dressings, and pierced dark grey tile ridge cresting. PLAN: L-plan with yard walls along remaining 2 sides of square. EXTERIOR: free Jacobean style. 2 storeys, 3 bays to

front. Central full-height porch with irregular quoins has chamfered stone surround to boarded door under first-floor string; irregular block jambs to single casement above eaves level below shallow ogee gable. Plain lozenge panels above door and window. 3-light window to left of door has irregular block jambs and flat stone mullions, with small-paned metal casements. Single casement to right of door. First floor blind. Quoins rise through eaves as flat coped pilasters. Porch gable coping has stone bud finial. Transverse ridge chimneys to right of porch and on rear wing. Right return has wide pilasters breaking gable feet, and a 3-light window on each floor. SUBSIDIARY FEATURES: high yard walls have flat stone coping.

Name: 5-12, VICTORIA AVENUE

List Entry Number: 1218446

Grade: II

Terrace of 8 houses, with walls and railings. c1870. Coursed squared stone in thin courses, with ashlar plinth and dressings. 2 storeys and attics, end houses 3 windows, other houses 2 windows. Panelled doors of varying patterns, some with Gothic detail, all with overlights, in round headed doorcases of attached columns with crocket capitals, and corniced lintels with keyed dripstrings. No.9 has ALBERT HOUSE incised in stone panel. Steps up to doors of Nos 10 & 11, No.11 with basement window and No.10 with blocked basement area. All ground-floor windows canted bays with bracketed sills, slender pilasters and shallow segmental heads to lights. Nos 10 & 11

have shouldered arches and hipped roofs to bay windows, 11 with fishscale tiles. First-floor windows, paired over canted bays, have chamfered surrounds and shouldered lintels with shallow carved decoration. Gabled dormers, to all except No.12, have similar windows and shouldered kneelers to stone gable coping. Bracketed eaves gutter cornice, and roof with corniced transverse ridge chimneys. **SUBSIDIARY FEATURES:** dwarf walls in front of houses, railings lost except to No.11 which has cast-iron railings to street. Nos 10 & 11 have plain wrought-iron balustrades on steps.

Name: 28, HIGH BONDGATE

List Entry Number: 1242334

Grade: II

Formerly known as: No 28 Greenbank HIGH BONDGATE. Shown on the as map as 30. House. Late C18, altered C20. Stucco with painted rendered plinth and ashlar dressings. Pantile roof with stone gable coping and brick chimney stacks. 2 storeys, one window. 3 stone steps up to 4-panel door with plain overlight in doorcase with pilasters and entablature. Full height canted bay window with C20 wooden sashes at right, with projecting painted stone cills, plain pilasters, and fascia and entablature to each, the upper with fascia brackets. Iron brackets to eaves gutter. Roof has gable copings resting on moulded kneelers. Right chimney with round and octagonal yellow pots. Interior retains a fine wooden staircase with 2 turned balusters per tread, ramped and moulded handrail and curved end to turned newel. Upper floor has original shutters,

doors and doorcases. Original plan form and roof structure, plus some decorative plasterwork and doorcases on the ground floor.

Name: NEWTON CAP RAILWAY VIADUCT OVER RIVER WEAR

List Entry Number: 1269762

Grade: II

Railway viaduct. Line begun 1854 and opened 1 April 1857 for the North Eastern Railway Company Bishop Auckland branch line. Rock-faced stone with ashlar dressings and brick-lined soffits. 11 round arches on tapered piers with impost bands. Low parapets with flat copings, and low pyramidal copings to parapet pilasters. Railway disused and track removed.

Name: WALLS, PIERS, GATES AND RAILINGS TO KING JAMES I SCHOOL

List Entry Number: 1291998

Grade: II

Walls, piers, railings and gate to lodge and drive of Bishop Auckland Girls' Grammar school, now King James I Comprehensive School (qv). 1910. For Durham County Council. Coursed squared stone walls with ashlar coping, and wrought-iron railings and gate. Low walls with flat stone coping run along front of garden to lodge and continue to entrance to

drive. Tall square piers of coursed squared stone, at either end of lodge garden, at drive entrance, and terminating entrance wall to south, have ashlar plinth and flat stone coping. Drive entrance piers are set diagonally and have corniced coping with stone ball finials. Railings linking piers are in sections with ramped top rail divided by lattice panels. Gate to lodge has posts in lattice work and lower part of gate has cross bracing.

Name: 80, NEWGATE STREET

List Entry Number: 1292114

Grade: II

Co-operative stores. 4 builds dated left-right 1894, 1893, 1873 and 1882. 1894 build snecked stone with ashlar dressings; others ashlar. Roof not visible. 3 storeys, 3:6:4:6 windows. Ground-floor shop front renewed but fascia may obscure original detail. 1894 build: central bay projects under shaped gable with Gibbs surrounds to stone mullioned 3-light first and 2-light second floor windows, the latter with sill string to flanking bays which have renewed first-floor windows with inserted flat stone lintels. Second floor has architraves, and frieze and entablature to all windows below top cornice. Parapet balustrade to outer bays. Ball finials on parapets and gables. 1893 build in Gothic Revival style with shaped gable over 2 right bays. Earlier builds to left are in similar style with gables over groups of paired windows between 3-window sections. Drip string over roll-moulded segmental window heads, the central paired, with round headed lights recessed under plain spandrels; crocketed nookshafts with impost

strings. Bracketed prominent second floor moulded sill to windows with low segmental heads under label moulds. Gabled bays have raised pointed arch in top dripstring under shaped gables with bind trefoils; pierced balustrades link gables.

Name: NEWTON CAP BRIDGE, NEWTON CAP BANK (A689)

List Entry Number: 1292118

Grade: I

Road bridge. Reputedly built for Bishop Skirlawe late C14, but probably much rebuilt. c1900 widening of road and footpaths on cantilevered girders. Original parapets remain between road and paths. Stone with ashlar dressings; iron handrails to cantilevered paths. 2 arches, the north segmental with span approx 30m, the south pointed with span approx 28m, both with 3 rings of voussoirs, the inner ones stepped back. No ribs. Pedestrian refuges above massive pointed cutwater between arches. Stone road drains at road bed level. South end probably had bridge gate, on projecting foundations which were removed from bridge abutment in alterations c1900 (Thompson 1901). Stile in east parapet south end leading to L-plan steps, flanked by stone-coped rubble walls and partly renewed, down to river bank. Restored inscription on west parapet coping near north end 'Edw. Palfrey's Leap, 1744'. Conyers Surtees' references to Raine are inaccurate. Scheduled Ancient Monument. (Raine J: History of Auckland Castle: Durham: 1852-: 45; Surtees H C: History of the Township of Newton Cap: Mainsforth: 1922-: 10; Proceedings of the Society

of Antiquaries Newcastle upon Tyne, 2: Thompson J: Notes: Newton Cap bridge, near Bishop Auckland: Newcastle upon Tyne: 20-23).

Name: CHURCH OF ST PETER, PRINCES STREET

List Entry Number: 1292120

Grade: II

Parish church with hall, piers and railings attached. 1873-5. By RJ Johnson. MATERIALS: thin courses of squared sandstone with ashlar dressings; purple slate roofs with stone gable copings and copper-covered church tower. PLAN: church: apsidal chancel with N vestry and SE tower; aisled nave with NW choir vestry. EXTERIOR: C14 style with cusped reticulated and intersecting tracery and coped, stepped buttresses rising from deeply-sloped plinth. Windows mostly 2-centered arches, all with drip moulds and sill strings. E apse windows, with Perpendicular tracery with daggers in top panels, separated by prominent buttresses each with 4 offsets. SE tower has 2 stages, the first very high with 2-centred windows and the 2nd with groups of 3 lancets, those on W on sloped sill. E stair turret tower cornice. N and S elevations, the S forming the principal street front, have 4-light windows formed by buttresses which define bays; square-headed windows in west bays, that on S the baptistry which projects slightly and has shallow buttresses. Roll-moulded gabled parapet. W elevation has square-headed aisle windows with reticulated tracery flanking prominent, high buttresses. Central W door in double-chamfered surround in projection under large 7-light window in

gable and 2-light window in gable peak; boarded doors have wrought-iron tendril hinges. NW choir vestry projects to N of door. Steeply-pitched roof with hipped projection over SW baptistry in S aisle. Pyramidal roof to tower, gabled to vestry. INTERIOR: plaster with ashlar dressings; painted timber roof. 6-bay nave arcades have hoodstring over high, pointed, hollow-chamfered arches. Octagonal ashlar piers with moulded bases and capitals. Similar organ arch. Panelled boarded ceiling and moulded frieze painted in strong primary colours. Windows have drip moulds and irregular block jambs. Shouldered surround to NE boarded vestry door, pointed-arched surround to NW studded vestry door, both with wrought-iron band hinges. One step to choir in E bay of arcade, one step to sanctuary and one to altar. Chancel oak-panelled to commemorate diamond jubilee of church in 1935, top panels with blind tracery, incorporating carved frieze probably earlier with radiating leaves flanking quatrefoils. Carved wood Perpendicular reredos painted in bright colours with blind tracery, pinnacles and canopies. Canopied niche to S of altar. Brass Communion rail on scrolled and tied wrought-iron balustrade. Wood pulpit has open tracery and 5 steps. Tabernacle transferred to S aisle chapel S wall. Octagonal stone pedestal font in S aisle at W end is 1875 gift from King James I Grammar School. Stained glass in E windows WWI memorial. Low relief bronze panel on N chancel wall records names of dead 1914-1918, framed by angel with flowing drapery holding a loosely-furled flag; smaller WWII panel. Boarded pews have blind quatrefoil over umbrella rails in shaped ends; churchwardens' staffs; open tracery in screen to

front pew. Plaque in S aisle commemorates baptism on 21 October 1891 of Arthur Stanley Jefferson, Stan Laurel of Laurel and Hardy. Hall: attached to W of church by one-storey link with mullion windows. One storey, 1 x 2 windows. Gable to street has relieving arch over tall mullion and transom window of 3 stepped lights; flat stone gable coping on chamfered kneelers. Right return to yard has double panelled door and 2-pane overlight; trefoil carved in soffit of chamfered pointed arch with flower-stopped drip mould. Flanking 2-light stone mullion windows, the right partly blind and crossed by external stair with iron balustrade to attic door breaking eaves. **SUBSIDIARY FEATURES:** 2 tall piers to yard have coped buttresses to street, and stepped hipped coping with moulded ridge; spike railings on chamfered wall end in 3rd pier attached to church.

Name: CHURCH OF ST ANNE, MARKET PLACE

List Entry Number: 1292201

Grade: II

Chapel of ease, with railings and gate attached. Incorporating community centre since 1985. On site of medieval chapel. 1846-8. Designed by William Thompson. Built by William Edgar. Alterations 1867, and internal alterations 1893. **MATERIALS:** coursed squared sandstone with ashlar plinth, quoins and dressings. Graduated Lakeland slate roof with stone gable copings. **PLAN:** chancel with north organ chamber and south vestry, aisled 4-bay nave with south porch, and west belfry. **EXTERIOR:** Early English style. East elevation has 3

lancets to chancel, boarded doors in pointed arched surround to aisle and straight headed vestry door. South elevation has 3-light vestry window under low gable with stone cross finial. Other lights lancets, paired in aisles and very long in west, with drip moulds with head stops. Gabled porch in 3rd nave bay has deeply moulded surround to double boarded doors. West elevation has stepped buttresses to clerestory height, boarded central door in moulded surround, corbelled octagonal belfry rising between lancets to arcaded lancet louvres and stone spirelet. Steeply gabled roofs, lower over chancel and pent on aisles, have stone gable copings with stone cross finials. Railings attached to east end enclose door to chancel aisle and have spike heads and iron gate loop. **INTERIOR** plastered with ashlar arcades and dressings. Chancel and porch waggon roofs, nave arch braced trusses with high collar with trefoil in western apex. Dripstrings to double chamfered pointed arches of nave arcades with moulded capitals on octagonal piers. South arcade blocked and community centre formed by glazed screen with filleted mullions and transoms. Pointed chancel arch on shafts. Wider organ arches to chancel and north aisle, the latter filled with Gothic wood screen. **FITTINGS** include chancel panelling and reredos with blind tracery and high cresting, the reredos also having painted panels. Perpendicular tracery to organ arch. Octagonal pulpit with brass handrails, octagonal font of painted stone dated 1892, gift of the children of the Barrington School, with C17 style carved wood cover dated 1893 gift of the teachers. Choir pews have poppyheads and pierced flowing tracery, nave pews have shaped ends with nailhead decoration. Glass with heraldic devices, including

arms of Bishop Cosin in west windows, set in clear lights. East window memorial to John Proud and his wife Ellen d.1905 & 1882, figures set in grisaille and signed Percy Bacon Bros 11 Newman Street London. The church paid for by public subscription, including 1,000 guineas from Bishop Maltby. (St Anne's Bishop Auckland; A Brief Historical Sketch: Bishop Auckland; Directory of County Durham: 1894: 328).

Name: 9, MARKET PLACE

List Entry Number: 1292260

Grade: II

Formerly known as: The Mount School MARKET PLACE. Shown on OS map as No.14. House, later school, now right part of club. Mid C18 with C19 roof alterations. Render with painted ashlar plinth and dressings. Welsh slate roof with brick chimneys. 3 storeys, 3 windows. 6-panel door and blocked round overlight in surround of pilasters and raised open entablature. 2-storey canted bay at left under hipped roof has plain stone surrounds to 3 sashes on each floor, glazing bars to upper sash in each. Similar surrounds and complete glazing bars to sashes in 2 right bays, 12-pane on ground and first and 6-pane on second floors. Eaves gutter board has moulded brackets. Roof has shaped kneelers to flat stone gable coping, and flat-headed 2-light dormer over canted bay, plus ridge and end chimneys with ashlar cornices. Right return has plain door inserted when adjacent building demolished.

Name: 6, MARKET PLACE

List Entry Number: 1292306

Grade: II

Formerly known as: No.11 MARKET PLACE. House, now surgery. Early C19. Pebble-dashed with ashlar plinth and painted dressings. Welsh slate roof. 3 storeys, 2 windows. Paired 6-panel doors with patterned overlights at right in plain stone surrounds, the centre jamb shared. Right door probably to yard. Fine glazing bars to shallow bow window at left with tripartite sashes and scroll bracketed cornice. Similar glazing bars and projecting stone sills to 12-pane first-floor sashes with wrought-iron balconies, the right one damaged, and 9-pane second-floor sashes. Plain brackets to eaves gutter. Low pitched roof with left end chimney which was raised when house at left built to higher level.

Name: 4 AND 6, HIGH BONDGATE

List Entry Number: 1292354

Grade: II

Formerly known as: Nos.41 AND 41A HIGH BONDGATE. Shown on OS as 41 and 41a. 2 houses. Mid C18. Incised stucco with painted rusticated quoins and ashlar dressings; Welsh slate roof with stone gable copings and brick chimneys, one painted. 3 storeys, 2 windows. Paired central renewed doors; plain renewed sashes with painted slightly projecting stone sills. Roof has right gable coping on moulded kneelers;

projecting right chimney with painted stone cornice; brick left chimney, raised in C19. INTERIOR not inspected but said to contain original detail. Derelict at time of survey (1991).

Name: WESTHOLME, 25, GLENSIDE, 27, HOLLIN HOUSE, 29 ETHERLEY LANE

List Entry Number: 1292520

Grade: II

3 houses. Dated 1854. Coursed squared stone with ashlar plinth, quoins and painted dressings, Welsh slate roof. Terrace plan. 2 storeys, each house 3 windows. Ionic porches with plain columns on moulded bases, and entablature. Varied central doors, 2:3:3 panels to No.25, 4-pane to No.27, 2 long panels to No.29. Quoins at left of No.25, and both sides Nos 27 & 29. Inscribed stone WEAR TERRACE 1854 at left first floor. Ground-floor sashes, in canted bay to No.25, and shallow bows to others, all flanking doors and with slender fluted pilasters supporting cornices. First-floor renewed fixed lights, except 4-pane sashes to No.27, all with projecting painted stone sills and painted stone lintels, the first 2 flat lintels and the third wedge shaped. Roof, hipped at left, has eaves gutter brackets and corniced ridge brick chimneys.

Name: 7, MARKET PLACE

List Entry Number: 1297528

Grade: II

Formerly known as: No.12 MARKET PLACE. Shown on OS map as 12. House. Mid C19. Brown-streaked yellow bricks with ashlar dressings. Graduated Lakeland slate roof with gable copings. 3 storeys, 1 window. Steps up to 6-panel door and plain overlight in tall doorcase of pilasters and entablature. Shallow canted tripartite bow window at right, on painted rendered plinth, has renewed fixed lights imitating sashes with fine glazing bars, and altered cornice. 4-pane sashes in first-floor shallow tripartite bow with cornice, and similar sashes with flat pointed-arched top lights to second floor with flat stone lintels and projecting stone sills. Prominent eaves gutter cornice. Roof has flat stone gable copings and end brick chimneys, the left with tapered square yellow pots.

Name: CASTLE LODGE 13, MARKET PLACE

List Entry Number: 1297529

Grade: I

Formerly known as: Castle Lodge CASTLE SQUARE. Lodge to bishop's park. Now 2 flats including house for Park Warden, and conference room. C17, possibly incorporating earlier fabric. Coursed squared stone with ashlar dressings; returns and rear rubble; roof not visible, said to be blue slates. Basement and 3

storeys, 3 windows. Stone steps up to central door with 2 shaped panels in stone architrave with enriched scroll brackets on acanthus leaves, and pulvinated frieze to pediment. 2-light windows over door. Full height canted bays either side, with 3 lights in front, have pulvinated frieze and cornice. Stone mullions to all windows, and transoms to ground and first floor, with leaded casements. Battlemented roof parapet. Roof said to have 3 ridges. Rear elevation at lower level has central boarded basement door, large C18 wheel window to stair at each floor, and blocked square central window. INTERIOR shows close-string dogleg stair through 2 floors, with fat turned balusters and ramped handrail with altered top. Top flight removed and balusters used to form first-floor gallery by making up canted tops to new height. Basement shows cobbled and brick floors, old plank partitions to front with blocked cellar shutters; beams of large scantling, with run-off chamfer. Studded rear door has strap hinges with curled splayed ends. Rear right room has C17 boarded door with glazed rough-hewn light and strap hinges with curled splayed ends; cupboard door in opposite wall has C17 L hinges. Ground floor has inserted partitions forming 2 entrances to separate flats and 3rd to conference room. Left room has imposing stone fire surround with architrave, pulvinated frieze and scroll-bracketed cornice with enrichment in style of external door surround. Moulded stucco cornice to this room, interrupted by C20 partition. Other rooms inspected have C20 doors and finishing, including right ground-floor rooms being converted to conference room at time of survey (1991) with late C20 cornice in style of late C17. Top floor disused at time of

survey. An important feature in the setting of Auckland Castle (qv), this lodge can be seen in an earlier form, without wheel windows, in an undated painting in the castle.

**Name: WAR MEMORIAL IN FRONT OF NUMBER 45
MARKET PLACE**

List Entry Number: 1297549

Grade: II

Formerly known as: War Memorial STATION APPROACH. War memorial. To those who died in the Great War, the Second World War and the Falklands Conflict. c1920. Sandstone ashlar and polished granite. 3 square sandstone steps to granite column with square base to chamfered plinth, raised to support scroll consoles to corner shafts of large inscribed block. Corniced coping, pedimented in centre and supporting round pinnacles at corners, and high round granite colonnette with fluted dome and ringed cross finial. Moved c1980 from Station Approach, Newgate Street.

Name: TOWN HALL, MARKET PLACE

List Entry Number: 1297550

Grade: II*

Town hall and market, with reading room and assembly room, originally incorporating 2 shops. In process of conversion to community centre and library. 1860-62. By JP Jones. For

Bishop Auckland Town Hall and Market Company Ltd. Design modified by John Johnstone of Newcastle. C20 internal alterations. MATERIALS: coursed squared sandstone with ashlar dressings, and Welsh slate roof with bands of fishscale. PLAN: Gothic Revival style. Symmetrical. EXTERIOR: 2 storeys, 6x8 windows. Paired 2-centred arches in central bays have wide pilasters with elaborate foliage capitals. Left arch blocked and containing 2-light window with 2-centred heads in stone lintel. 3 large moulded stone brackets over pilasters support first-floor pierced stone balcony. Former shops flanking entrance each have 4-panelled double doors and overlights flanked by paired windows, all with shouldered heads and nookshafts. First-floor string. Aprons and sloping sills to tall first-floor windows which have pointed arches and plate tracery, with 2 shouldered lights below transom formed by impost string on which drip moulds rest. Central pair open onto balcony. Eaves corbel table. Steeply pitched hipped roofs over outer pairs of bays linked by ridge of principal roof with high central octagonal louvred lantern, with 8 lucarnes at base of tall spirelet. Gabled clock faces in east and west fronts of base to lantern. Tall gabled 2-light dormers in main roof have roundels in gable peaks; lancets in 3 stepped lucarnes in flanking hipped roofs which have ornamental cast-iron crestings. Long left return in similar style but without central emphasis. INTERIOR shows ribbed quadripartite vaults, with leaf terminals, to entrance arches. Central covered market hall has small shop units opening off, most altered but some with cast-iron piers visible, and one with small corner cast-iron fire surround. Main and subsidiary stairs have iron balusters with

hollow-moulded corners supporting moulded handrail, wreathed at foot on fluted newel. Hall along front on first floor has wave-moulded frieze and hammer-beam roof, shallow north apse with fluted Corinthian pilasters and shallow segmental head to proscenium arch. Proscenium arch in front, c1960 is to be removed in current restoration. Council chamber inserted over covered market has borough arms in stained glass of windows high in wall. Interior being altered at time of survey (1991). (Builder: April 1860: 210-211; ; Views of Bishop Auckland 1860-67: UD/BA/238).

Name: 17, NORTH BONGATE

List Entry Number: 1297552

Grade: II

Formerly known as: No.16 NORTH BONDGATE. Shown on OS as 16. House, now shop. Late C18. Painted incised render with painted ashlar dressings. Welsh slate and composition tiles roof with stone gable kneelers. 2 storeys, 3 windows. First bay blank over C20 six-panel door in plain reveals. Half-glazed door with overlight in third bay. 4-pane fixed lights flanking door and on first floor have painted keystones and projecting stone sills. Steeply pitched roof has narrow moulded kneelers to gables, at left with coping removed and at right with thin rendered coping. No chimneys visible. INTERIOR shows ground floor altered and stair renewed. Substantial roof has side purlins on pegged collared trusses with principals crossed at apex.

Name: KING JAMES I SCHOOL, MIDDLE SCHOOL, SOUTH CHURCH ROAD

List Entry Number: 1297556

Grade: II

Formerly known as: Bishop Auckland Girls' Grammar School SOUTH CHURCH ROAD. King James I Girls' Grammar School, now Bishop Auckland Comprehensive School and community centre. Dated 1910. MATERIALS: snecked stone with horizontal tooling to ashlar plinth, quoins and dressings. Lakeland slate roof with stone copings and wood lanterns. PLAN: E-plan with hall in large east wing. Free Jacobean style. Classroom and office blocks 2 storeys, 3 windows; one-storey links; hall one high storey, 7 windows. EXTERIOR: south elevation to drive. East block has projecting pedimented centre with rusticated pilaster strips supporting open pediment. Round-headed window over porch. Double panelled doors in porch. Porch has wide keyed open arches at side, plain lintel at front where former roof linked with similar porch on toilet block opposite (qv) forming covered walk, and hipped roof. 3-light windows in flanking bays with stone mullions and ground-floor transoms, plus first-floor band, and top cornice. Stair and library wing set back to left has 2 lower storeys with quoins, and bands at ground-floor lintel, first-floor and eaves levels. Mullioned windows, and top parapet with flat stone coping on plain balusters on scooped link to corner pilasters. Central classroom and office block has giant pilasters framing bays, the central with open pediment, and 4-light mullioned windows, with transoms on ground floor, first-floor band, and top

cornice. Stair wing set back at left similar to corresponding stair near east end. West wing has 3-light mullion and transom window set at right of long wall, with quoins and top cornice. Rain water heads dated 1910. Roofs have tall ridge ventilators over hall, laboratory and library, open ogee arches under pyramid roof over library, ogee dome over hall and laboratory, the latter with louvres. Tall boiler house chimney is square stone tower with tapered pilasters flanking arched top stage, pronounced batter and swept low-pitched coping, rear east of central block. Corniced ashlar chimneys on west wing. Rear courtyard elevation shows hall wing breaking forward at left with high windows in bays defined by wide pilasters, and ramped parapet. 4 gabled classrooms in aisles to hall, and 2-storey gabled wing at hall end with impost band to high Diocletian window over ground floor with small 2-light window. Central 2-storey gabled laboratory projection has 2-light windows flanking 3-light in central panel, the upper with round head and dripstring below large carved coat of arms of Durham County Council. One-storey block at right. Linking corridors have elliptical stone arches over doors, with plain stone surrounds, the left with GIRLS inscribed, and mullioned windows. INTERIOR shows plaque in vestibule commemorating opening by Mrs Walter Runciman on 5 October 1910, with motto NON SIBI SED ALIIS/ BISHOP AUCKLAND GIRLS COUNTY SCHOOL and DCC. Brown faience dado throughout corridors and stair wells. Hall has half-glazed screens to flanking classrooms, arcaded end upper galleries now glazed, and queen post roof on carved corbelled braces.

Name: 55, 55A, 55B AND 57, FORE BONDGATE

List Entry Number: 1297559

Grade: II

Formerly known as: Nos. 55 AND 56 FORE BONDGATE. Shown on OS as 55 and 56. House, now 2 shops and workshop. Early C18. Painted incised render with painted ashlar dressings and brick right return gable. Roof composition tiles with stone gable copings. 3 storeys, 3 windows, the left bay wider. Central renewed door and plain overlight in low ground floor, flanked by late C20 shops. Continuous C20 fascia possibly obscures earlier fascia. Plain sashes on upper floors recessed in render, sills of first floor concealed by fascia, second floor with painted projecting stone sills. Steeply pitched roof has end brick chimneys, front stone gable coping at right, both gables with moulded kneelers; right return gable shows brick edge of gable at steeper angle than coping. INTERIOR said to have large roof trusses; top floor out of use and said to be in poor condition (1991).

Name: 3, GREAT GATES

List Entry Number: 1297563

Grade: II

House, now rear premises of shop on Newgate Street. c1800. Thin courses of squared stone with painted ashlar dressings; Welsh slate roof with stone gable copings. 2 storeys, 2

windows. Internal step up to central 6-panel door and plain overlight in stone surround of narrow pilasters and simple entablature, with bracketed hood. Painted flat stone lintels and projecting stone sills to ground-floor renewed lights and first-floor sashes with glazing bars. Eaves gutter brackets. Low pitched roof has end brick chimneys and stone gable copings on moulded kneelers.

Name: LIBRARY, KINGSWAY

List Entry Number: 1297565

Grade: II

Public library, now also community centre. c1890. Snecked sandstone with ashlar plinth, quoins and dressings. Welsh slate roof with pierced terracotta cresting and lead lantern. Jacobean Revival style. 2 storeys, 1:2:1 bays. Wide 6-panel door recessed in roll-moulded surround in third bay has 3-pane overlight with stone mullions. Ballflower stops to stepped label mould over door and eroded carved arms of Bishop Lightfoot. Tall 2-light stone cross mullion windows. Louvred slit vents in high gables of end bays. Roll-moulded gable coping rests on moulded kneelers. Corbelled eaves gutter to steeply pitched roof which has ridge cresting, tall corniced chimneys rising from right return eaves, and central octagonal ridge lantern with small lucarnes, pierced vent panels and lead spirelet.

Name: BARCLAYS BANK, 2, MARKET PLACE

List Entry Number: 1297567

Grade: II

Formerly known as: No.7 MARKET PLACE. Shown on OS map as 7. Bank. 1870. By GG Hoskins. For Backhouse & Company. Bright red brick with ashlar dressings and marble nookshafts. Welsh slate roof with brick and ashlar chimneys. Gothic Revival style. 3 storeys, 5 windows. Painted plinth. Ashlar floor bands. Ground-floor openings have raised segmental heads with polychrome voussoirs and roll-moulded dripstring; enriched arches on impost string; ashlar jambs with marble nookshafts, paired to renewed glass door in 4th bay, with clasping rings and stiff leaf capitals. Elaborate wrought-iron grille in door overlight. Steeply sloping sills on Lombard frieze between jambs. Similar impost strings and ashlar nookshafts to renewed upper windows. First floor has shouldered surrounds and raised square heads, and wrought-iron rails on moulded sills. Second floor has bracketed moulded sills to smaller windows with segmental heads which rise to top cornice. Roundels in gablets above windows contain carved stone shields except in centre which has date 1870. Flower stops to drip moulds over roundels; prominent mace finials to footstones and gablet copings. Steeply pitched roof breaks forward between end gables, with spirelets on front angle and 3 half-hipped dormers between. Gables have high end chimneys with ashlar plinth and cornice. INTERIOR has entrance screen of 3 Gothic arches, other original partitions removed. Ceiling heavily moulded in continuous repeating

pattern of flowers in linked circles. (Durham Archaeological Journal: Chapman V: George Gordon Hoskins JP, FRIBA Part II: Durham: -1988: 68).

Name: DEER SHELTER IN AUCKLAND CASTLE PARK

List Entry Number: 1297608

Grade: I

Deer shelter. c1760. For Bishop Richard Trevor. Coursed squared sandstone with ashlar dressings. Roof missing. Gothick style. Rectangular enclosure formed by arcaded walks with solid walls on inside, arched entrance at north-east and tower at south-west. Outer walls have pointed arches, 15 on each long side, with voussoirs resting on impost mouldings of square piers. Crocketed pinnacles on diagonal corner buttresses and on piers flanking entrance arch. 2-stage tower flanked by 6 arches each side has canted battlemented ground-floor projection with pointed arched windows, glazing missing. Blind cross slits above arcades, and on gateway and tower. First floor has blind quatrefoils. North-west passage has opening on inner face to central enclosure. Passages have internal cross arches at corners, with some brick patching.

Name: WALLS AND PIERS IN FRONT OF NUMBERS 25, 27 AND 29, ETHERLEY LANE

List Entry Number: 1297614

Grade: II

Walls and piers in front of Wear Terrace (qv). 1854. Stone rubble walls with ashlar coping; ashlar piers. Walls with low-pitched ashlar coping enclose gardens in front of terrace of 3 houses, breaking forward from No.25 at left, becoming taller around garden of No.25 as ground falls away, joining low wall in front of Nos 27 & 29, joining high wall at S side of garden to No.29 at right. Tall square ashlar piers with low pyramidal coping form entrance to each house, divide walls belong to each garden and form junction with high wall at south end of garden to No.29. Railings removed and garden gates renewed.

Name: AUCKLAND CASTLE ENTRANCE GATEWAY, AUCKLAND CASTLE PARK

List Entry Number: 1297645

Grade: I

Castle gateway with gates. 1760. By Sir Thomas Robinson of Rokeby for Bishop William Trevor. Ashlar with ashlar dressings and lead roofs. Gothick style. Vehicle arch in high gate flanked by lower screen walls with pedestrian arches. Moulded pointed arch rests on impost and chamfered pilasters, flanked by triple shafts with clasping rings which end in tall octagonal spirelets with bud finials. Recessed pairs of Gothic daggers in spandrels.

Narrow set back side sections have niches with ogee heads, below pierced quatrefoils. Architrave, frieze and cornice, in manner of Classical entablature, and battlemented parapet. Square clock tower set on sloping, lead-covered plinth behind parapet, has angle pilasters with ball-topped obelisk finials, and swept low pyramidal lead spire with ball finial. Clocks on east and west fronts, blind quatrefoils with cross slits on north and south. Central arch has quadripartite ribs, and pointed arched door surround and oak panelled door in south wall. Flanking lower side walls have moulded, pointed arches, and eaves string below battlements. Rear elevation similar to front. Vehicle and pedestrian gates have spear-headed alternate principals and dogbars; pedestrian arches have wrought-iron guards in arch heads. (Colvin H: A Biographical Dictionary of British Architects 1600-1840: London: 1978-: 703).

Name: POTTING SHED AND GARAGES WEST OF AUCKLAND CASTLE

List Entry Number: 1297646

Grade: II

Part shown on OS as 2 and 3 Castle Square. Ancillary ranges to Auckland Castle (qv), around east and north sides of yard to west of main buildings. Medieval use unknown; late medieval prebends' college. Carriage house alteration of north range. Now east range potting shed and north range garage and garden shed. C14 and C16; C18 carriage house and C19 shed. C19 and C20 alterations and additions including rebuilding of

upper east walls and alteration of carriage house to garage. MATERIALS: east range has painted plinth and rendered rubble walls, with ashlar dressings on right return gable; similar materials to right return, with low shed against high rendered garage. Concrete tile roofs. EXTERIOR: east range has pronounced offset at door head level. Left bay, adjacent to passage and Westcott Lodge (qv), has wood door in plain reveals, glazing bars in 3 sections of tall window at right, then similar door and 2 similar windows. Right return gable has blocked early C16 window low in gable wall, with moulded spandrels to pointed-arched lights. Possible blocked tall opening above, evidence confused by patchy mortar. Tall round projection at right possibly oven flue. North range: 2 storeys, 5 bays. 2-bay pent shed under catslide roof has 2 wide fixed lights with glazing bars and with one panel opening. To right, a lower pent roof on 4 early C19 cast-iron columns, with end and central bays enclosed by rendered walls with 2-light casements with glazing bars. Low first storey above pent shed has 3 small square windows with Yorkshire sliding sashes. Within shed, wall of garage block obscured by shed is a mixture of rubble and squared masonry, obscured by patchy mortar, and shows wide pointed medieval arch with 2 mouldings, the outer wider, and blocked with rubble. C17 door loosely set against shed at right end has cock's head hinges, and flat panels in stile and rail frame. INTERIOR of east range shows medieval pointed arch head just above ground level on inner face of front wall in first bay, and stone basin in partition wall between this and next bay. C19 fire beam in end gable, detail of fire partly obscured by later piping. North range interior

shows late medieval stone arch in wall adjacent to east range with moulded elliptical head, and pointed arch in north wall. (Raine J: History of Auckland Castle: Durham: 1852-: 100-101).

**Name: GARDEN AND DRIVE WALLS AND RAILINGS
SOUTH OF AUCKLAND CASTLE DRIVE**

List Entry Number: 1297647

Grade: II

Walls enclosing kitchen garden, and railings attached enclosing Auckland Castle Park. C18 and C19 walls, C19 railings. Coursed squared stone walls with ashlar dressings and brick inner leaf. Wrought-iron railings and gates, with founder's mark A&I Mawe & Co., Glasgow, London & Dublin. Large garden south of Castle Lodge (qv) extends down hill to River Gaunless and is enclosed by walls with rubble outer and brick inner leaves, with ashlar coping. Formerly heated wall, flues and arches now blocked. Across garden a further terrace wall divides the area into two. North wall partly a retaining wall, with battlemented parapets on side facing drive to Auckland Castle (qv) and park. From north-east corner of garden railings run east and return to join the east wall of the castle garden (qv), with vehicle gate and kissing gate in return section. Plain wrought-iron rails pass through flat wrought-iron posts; gates have diagonal bracing, and S-shaped handle from opening edge principal lying along top rail. Gate posts are tapered octagonal cast-iron with moulded tops, and founder's mark partly obscured by paint.

Name: Newton Cap Bridge

List Entry Number: 1005581

Grade: Scheduled Monument

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Deer shelter in Auckland Castle deer park

List Entry Number: 1011641

Grade: Scheduled Monument

Summary of Monument Reasons for Designation Deer parks were areas of land, usually enclosed, set aside and equipped for the management and hunting of deer and other animals. They were generally located in open countryside on marginal land or adjacent to a manor house, castle or palace. They varied in size between 3ha and 1600ha and usually comprised a combination of woodland and grassland which provided a mixture of cover and grazing for deer. Parks could contain a number of features, including hunting lodges (often moated), a park-keeper's house, rabbit warrens, fishponds and enclosures for game, and were usually surrounded by a park pale, a massive fenced or hedged bank often with an internal ditch. Although a small number of parks may have been established in the Anglo-Saxon period, it was the Norman aristocracy's taste for hunting

that led to the majority being constructed. The peak period for the laying-out of parks, between AD 1200 and 1350, coincided with a time of considerable prosperity amongst the nobility. From the 15th century onwards few parks were constructed and by the end of the 17th century the deer park in its original form had largely disappeared. The original number of deer parks nationally is unknown but probably exceeded 3000. Many of these survive today, although often altered to a greater or lesser degree. They were established in virtually every county in England, but are most numerous in the West Midlands and Home Counties. Deer parks were a long-lived and widespread monument type. Today they serve to illustrate an important aspect of the activities of medieval nobility and still exert a powerful influence on the pattern of the modern landscape. Where a deer park survives well and is well-documented or associated with other significant remains, its principal features are normally identified as nationally important. Auckland Park was one of the main holdings of the medieval bishops of Durham and the deer shelter is a typical component of a deer park. It is well-preserved and is a good example of late 18th century Gothic architecture. In addition, it demonstrates that, unusually, the deer park remained in use in the late post-medieval period. Details The monument is a deer shelter situated on a promontory within the former deer park of Auckland Castle. It is a roughly square building including an inner enclosure wall surrounded by an arcaded outer wall, both of which are c.2m high and constructed of coursed rubble faced with plaster. The side facing north-east includes a central gateway flanked on the outside by pilasters or square,

projecting columns. The arcade, which faces outward, has six bays on either side of the gateway whereas, on the featureless north-west and south-east sides, it has fifteen bays. All the bays have semi-circular arches. On the south-west side, six bays flank each side of a huntsman's lodge which comprises a single storey semi-octagonal projection built below a tower with a room overlooking the enclosure. The tower is pinnacled and the walls of the deer shelter are castellated. Originally, the passage between the two walls was entirely covered over with stone slates. The passages were paved and connect with each other and the internal courtyard through doorways. Auckland Castle is the residence of the bishops of Durham. The deer shelter was built in 1760 by Bishop Trevor and has been in the care of the State since 1952. It is also a Grade I Listed Building. MAP EXTRACT It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation. Selected Sources Book Reference - Author: Pevsner, N and Williamson, E - Title: The Buildings of England: County Durham - Date: 2003 - Page References: 106 - Type: DESC TEXT - Description: Revised E. Williamson Book Reference - Author: Raine, ? - Title: Auckland - Type: DESC TEXT

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: AUCKLAND CASTLE PARK

List Entry Number: 1000727

Grade: Registered Park II*

Details A medieval deer park associated with the residence of the bishops of Durham, Auckland Castle, which has C12 or earlier origins, with landscaping of C18 date. Walled gardens around the Castle are of late C17 or earlier origin, as is the kitchen garden. HISTORIC DEVELOPMENT The park originated as a deer park, probably in the C11 or C12. A reference of 1153 states that the 'The early Bishops of Durham were mighty hunters. At home there was a park of Auckland of a much greater extent than at present' (Bolden Buke, quoted in DCC 1983). The park had a herd of wild cattle until the C17 and there are records of successive restocking with deer. Leland wrote of 'the faire parke by the castelle' in 1538 (quoted in DCC 1983), and in 1627 it was described as a 'dainty, stately park' by Sir William Brereton (ibid). The park fell into decline during the Interregnum at which time the trees were cut down, but it was restocked and the fishponds renewed by Bishop Cosin during the period 1660 to 1671. In 1750 Bishop Butler described the park as being 'too bare of wood'. He extended it to take in areas of woodland and began renewing the pale and planting, operations which were interrupted by his death in 1752. He was succeeded by Bishop Trevor, who continued with the improvements, spending more than £8000 on the Castle and park during the period 1752 to 1771. A map of the Castle and park was prepared by Jeremiah Dixon for Bishop Egerton in 1772, and apart from the creation of a golf course in 1894 the

basic structure has remained the same. Ewan Christian undertook a refurbishment of Castle and park during the 1880s for Bishop Lightfoot. The site remains (1998) in the ownership of the Church Commissioners for England.

DESCRIPTION
LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The gardens and park occupy an area of c 120ha and lie immediately north-east of the town of Bishop Auckland, on land which falls eastwards to the River Gaunless before rising to a plateau east and north of the river. The confluence of the Gaunless and the Wear is on the west side of the site, and the land falls to the north and the valley of the Wear. The boundary is largely walled, with stretches of fencing where the walls have disappeared. The park is set in agricultural land with the exception of the south-west side which adjoins the town.

ENTRANCES AND APPROACHES The principal entrance is from the Market Place in Bishop Auckland, where there is an archway flanked by pedestrian entrances surmounted by a clock tower (listed grade I) constructed in 1760 by Thomas Robinson for Bishop Trevor. A lodge adjoins the south side of the entrance. A wide drive, with a broad grassed verge and the battlemented walls of the Castle gardens on the north side, and the battlemented north wall of the kitchen garden and cast-iron railings on the south side, leads east to the Castle entrance. A painting of c 1700 (CL 1972) shows that the south side of the drive had a battlemented wall for the whole of its length at that time, and this wall may have been partially removed to open up views of the park, perhaps in the late C18. The drive continues to the park entrance at the south-east edge of the Castle garden where there is a gate which replaces

an entrance with an opening in a battlemented wall shown in a view by Buck of 1728 (ibid). A second entrance on the north side of the park is reached by a track across fields. A lodge, called Middle Lodge, shown at this entrance on the 1st edition OS map (surveyed 1854-7), was demolished C20. The drive leads south-west and south through the park to a bridge over the River Gaunless (1765, listed grade II), and on towards the Castle with views through trees of a pinnacled deer shelter (see below) which foreshadows the view of the Castle on high ground to the south. The drive continues to the park entrance at the east end of the main entrance drive.

PRINCIPAL BUILDING Auckland Castle (listed grade I) stands on a spur overlooking the valleys of the Gaunless to the east and the Wear to the north. The Castle is the official residence of the bishops of Durham and probably originated as a manor for Bishop du Puiset in the C12 although reference is made in the Bolden Buke to earlier ecclesiastical occupation of the site, perhaps from the late C11 onwards. The Castle was successively enlarged, with substantial rebuilding taking place c 1660-5 for Bishop Cosin and 1767-72 for Bishops Trevor and Egerton. The medieval great hall, on the east side of the building, was converted into St Peter's Chapel for Bishop Cosin, 1661-5. The residential and state rooms are centrally placed and an elongated wing called Scotland extends west from the main building. The Castle remains in use as the residence of the Bishop of Durham and parts of the building are in use as diocesan offices and private flats (1998). Some 30m west of the Castle there is a U-shaped range of buildings around a yard (listed grade II) which consists of rebuilt

medieval buildings of unknown function which were altered and adapted to form a carriage house and garden stores and for other ancillary uses during the C18 and C19. **GARDENS AND PLEASURE GROUNDS** The main entrance to the gardens is on the south side of the Castle where there is a battlemented screen wall with a canted entrance which has three pointed-arch openings flanked by octagonal battlemented turrets (James Wyatt c 1795 for Bishop Barrington, all listed grade I). The walls on each side have a range of eight open pointed arches to the east and seven to the west, with railings within the openings. On the west side the screen terminates with a turret from which point the wall continues westwards alongside the drive as a crenellated rubble wall, of lower height than the screen and possibly the wall shown in this position on a painting of c 1680 (CL 1972). On the other side the wall continues around the east and north sides of the garden. A drive from the entrance runs north between lawns to a gravel turning circle in front of the chapel. The eastern part of the garden consists of a central sunken lawn, marked Bowling Green on the 1st edition OS map, with a terraced perimeter walk following the garden walls around the south, east and north sides of the garden and continuing along the west side of the lawn. There are views over parkland from the walls, and there are two arched doorways into the park at each end of the north wall. At the end of the north walk steps lead up to a platform with a battlemented parapet on the south side which is attached to the east end of the chapel from which views over the gardens and parkland can be obtained. This part of the garden is as shown on a plan of 1826. On the west side a wall

divides the garden from a courtyard in the angle formed by the Scotland wing. A cobbled path leads north from an entrance with a gate off the drive, and from this two paths lead diagonally north-east across lawns to entrances to the Castle, as shown on the 1826 plan. At the north-west side of this area a path leads between the Scotland wing and the service block to a third enclosed garden which has inner walls lined with brick and a simple pattern of borders with cobbled paths. A further walled compartment lies to the west, where the west wall has an attached medieval tower (listed grade I) at the north corner. Six circular stone piers (C17, listed grade II) are ranged c 3m east of the wall, probably representing the remains of a barn or store. The painting of c 1680 shows that Wyatt's walls partially replaced existing walls around the garden, and that there was an additional wall running south from the east end of the chapel. A centrally placed gazebo is shown in the east wall. Buck's view of 1728 shows the same layout, though by this time the roof of the gazebo had been raised and there were railings in front of the Castle's main entrance. It is possible that the walled gardens were formed as part of Bishop Cosin's later C17 improvements to the Castle, which the c 1680 painting may have been commissioned to reflect. **PARK** The park extends to the north and east of the Castle. It is divided into three distinct areas: the inner or Near Park encompassing the area between the Castle and the Gaunless; High Park to the north and north-east, and High Plain to the east. Near Park consists of open grassland with scattered trees and clumps, and the wooded valley of the Gaunless. A path called Broad Walk leads south-eastwards from the main park entrance down to the Gaunless,

to the site of a footbridge shown on the 1924 OS map. This led over the river to a folly called the Temple, c 400m south-east of the Castle, which was built in 1810 and demolished in 1961. There is an entrance to the park opposite the main garden entrance where a cast-iron gate leads to a double flight of steps, ruinous on the east side, which descend on either side of a stone shelter with an arched head, from which views of the river can be obtained. This entrance gives access to a doorway into the kitchen garden and to a path which leads down to the riverside as shown on the 1st edition OS map, when there was another footbridge over the river. A number of commemorative trees, including an oak planted by Bishop Barrington in 1794, were planted at various times on the banks of the river. Some 250m north-east of the Castle there is a large deer shelter (listed grade I) which was built in 1760 for Bishop Trevor. The shelter is on land overlooking the Gaunless and it is of rectangular plan with a pinnacled tower and arcaded sides with crocketed pinnacles at the angles. There are views over to the steep wooded east side of the river. The land drops eastwards to the riverside where there are grassed hollows which may have originated as fishponds, though the irregular outlines suggests that they may have been remodelled for ornamental purposes. Fishponds in the park are mentioned in records of the C12. The land on the west side slopes down north-westwards as open grassland with scattered trees, and there is a rectangular pond in the western corner of the park, c 180m north-west of the Castle. This is shown, with another smaller pool south of it, on the 1772 plan. North of the Gaunless the wooded sides of the Coundon Burn, which flows into the

Gaunless at a point between the drive bridge and the western boundary, extends north-east and east in High Park. Paths lead through the area and there are three C18 stone bridges over the Burn (all listed grade II). An icehouse c 50m north-east of the drive bridge is set into a bank overlooking the Burn. To the north the land rises in an area of grassland and thin woodland called Hazel Bank Plantation. A small stone pyramidal structure lies c 950m north-east of the Castle. Its purpose is obscure though it may be a well-head, or possibly a shooting butt. The eastern part of the park, called High Plain, is an area of open land with scattered planting mainly of C20 date used as a golf course, which is divided from the side of the valley of the Coundon Burn by a fence. A disused railway line runs through the eastern tip of the park. The 1772 map shows planting along the eastern banks of the Gaunless and along the valley of the Coundon Burn, as well as in the area south of the deer shelter. Clumps shown in High Park do not appear to survive, but the basic pattern conforms broadly with current (1998) tree cover. KITCHEN GARDEN The kitchen garden is on land which slopes steeply down to the south-east towards the river from the entrance approach behind the lodge and c 100m south of the Castle. It is of sub-rectangular plan enclosed with stone walls (listed grade II) which have brick inner faces. The west wall was realigned in the C20, probably when Durham Road carrying the road bridge over the Gaunless was improved. The garden is divided into three unequal compartments with a wall running north/south forming a narrow compartment on the west side and a wall running east/west which divides the remaining garden area into two

unequal parts, with the smaller compartment to the north. Brick footings for glasshouses lie between parts of the inner faces of the north boundary wall and the parallel subdividing wall to the south. These probably represent the remains of glasshouses shown on the 1962 OS map. There are two entrances: the first is in the north wall immediately east of the lodge, and the other is at the north end of the east wall where there is an opening with a door which leads out into the park and to steps leading up to the drive (see above). A walled garden is shown in this position on the painting of c 1680 and on Buck's 1728 view. The 1772 map shows it divided into rectangular compartments. It is currently (1998) in use as a commercial market garden. REFERENCES *Country Life*, 151 (27 January 1972), pp 198-202; (3 February 1972), pp 266-70; (10 February 1972), pp 334-7 *Auckland Park Management Plan*, (Durham County Council 1983) *Maps R Morden, County Map*, 1689 T Jefferys, *County Map*, 1770 J Dixon, *A Plan of the Park and Desmesnes at Auckland Castle...*, 1772 (in DCC 1983) *Plan of the Castle and gardens*, 1826 (in CL 27 January 1972) OS 6' to 1 mile: 1924 edition OS 25' to 1 mile: 1st edition surveyed 1854-7 Archival items Bolden Buke, *A survey of the diocese compiled by Bishop de Puiset in 1153* (quoted in DCC 1983).

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, and through the planning process could be identified as non-designated heritage assets. 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	Merry Monk (May 2014), 30 Market Place
2	The Castle Bar Hotel, 41 Market Place
3	Queens Hotel, 38 Market Place
4	Smith Roddam, 56 North Bondgate
5	Gregory's, 105 Newgate Street
6	Former education buildings, Kingsway/South Church Road junction
7	Former warehouse Kingsway
8	<i>Etherley lane</i>



- 1 Public house of some scale terminating views from North Bondgate through Market Place, within the immediate setting of a number of listed buildings and at the main access point to Wear Chare.



- 2 Following extensive restoration in the late 20th century the building now occupies a key position at the corner of Market place, one of the lost significant unlisted buildings in this character area.



- 3 Given the scale and design of the building its significance within the Market Place is considerable. It has Tudor revival influences which are unusual within Bishop Auckland.



- 4 Stone built office building, now standing in isolation in North Bondgate, a building of considerable quality and detailing.



- 5 Prominent within Newgate Street as a result of its unique upper floor appearance in this area, again with Tudor revival influences.



- 6 A significant range of stone built buildings with a range of educational, social and public uses, located in a key location linking character areas within the conservation area, also significant in the setting of adjacent listed school buildings.



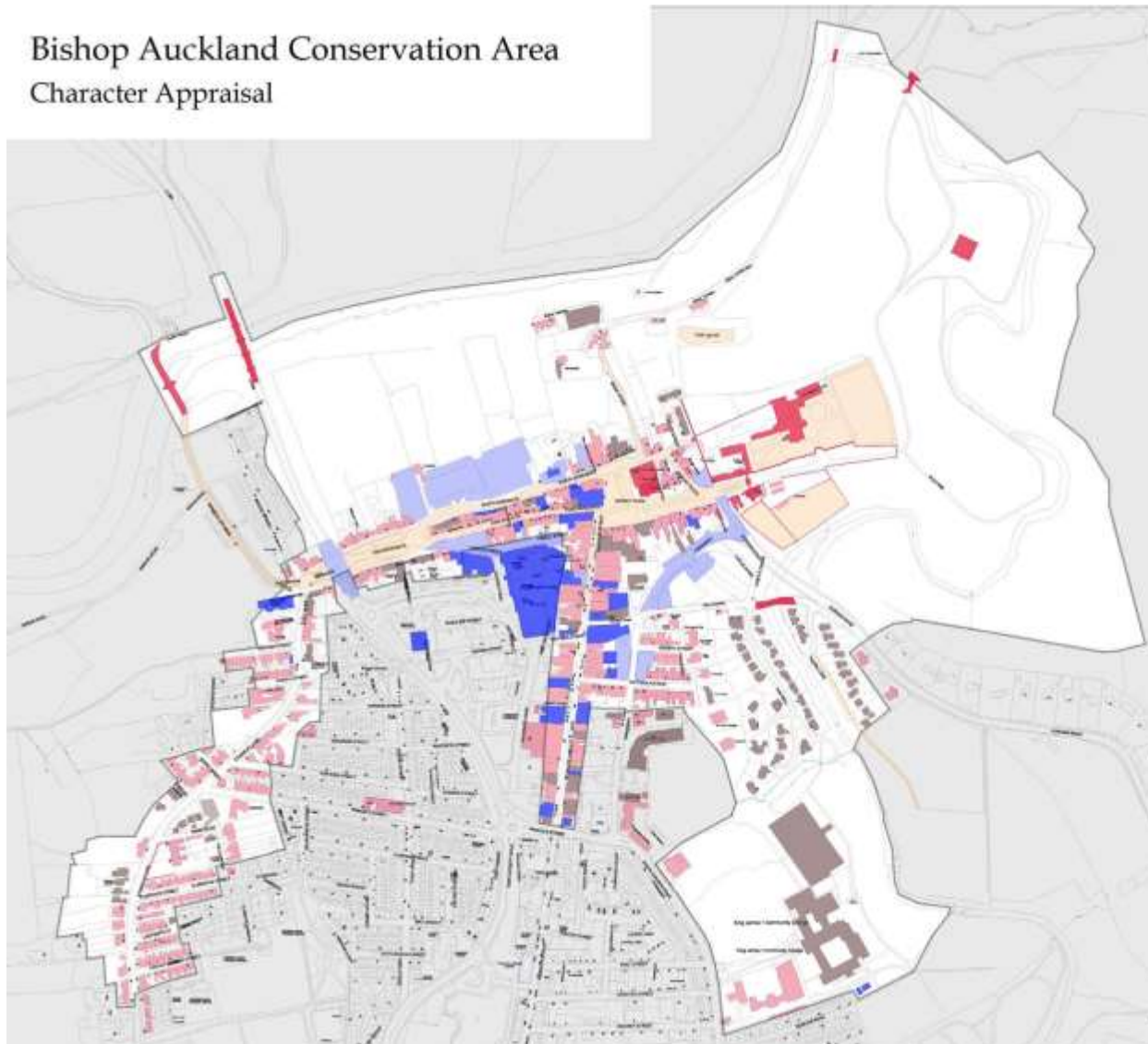
- 7 A former warehouse building now converted to residential use, prominent within the skyline of the town from numerous locations.



- 8 Prominent residential property within the Etherley Lane Character Area, with moulded red terracotta dressings and decoration, and decorative half-timbering over the centre section.

APPENDIX 3 - SIGNIFICANCE ASSESSMENT

Bishop Auckland Conservation Area Character Appraisal

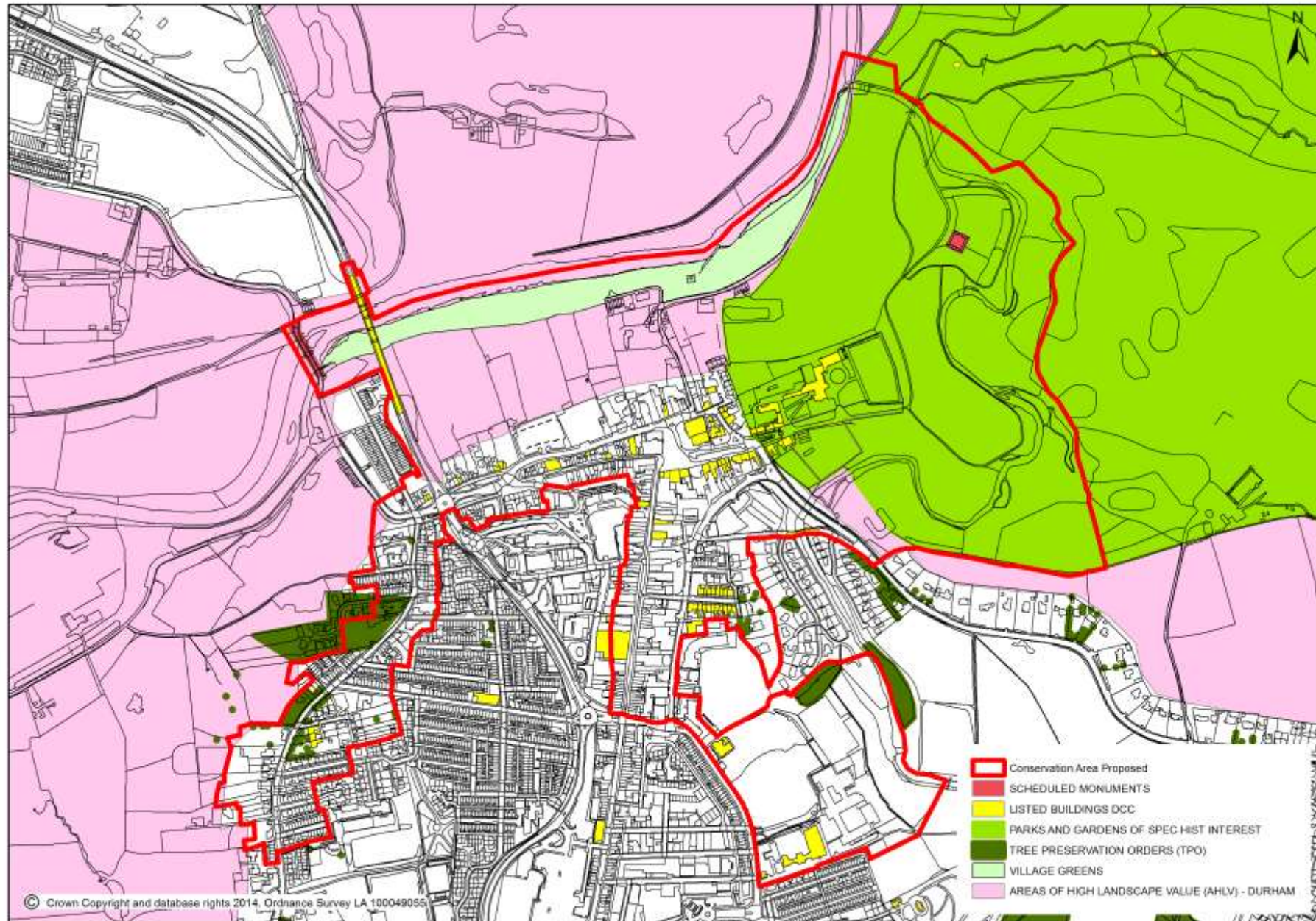


Significance Assessment of Buildings and Key Spaces

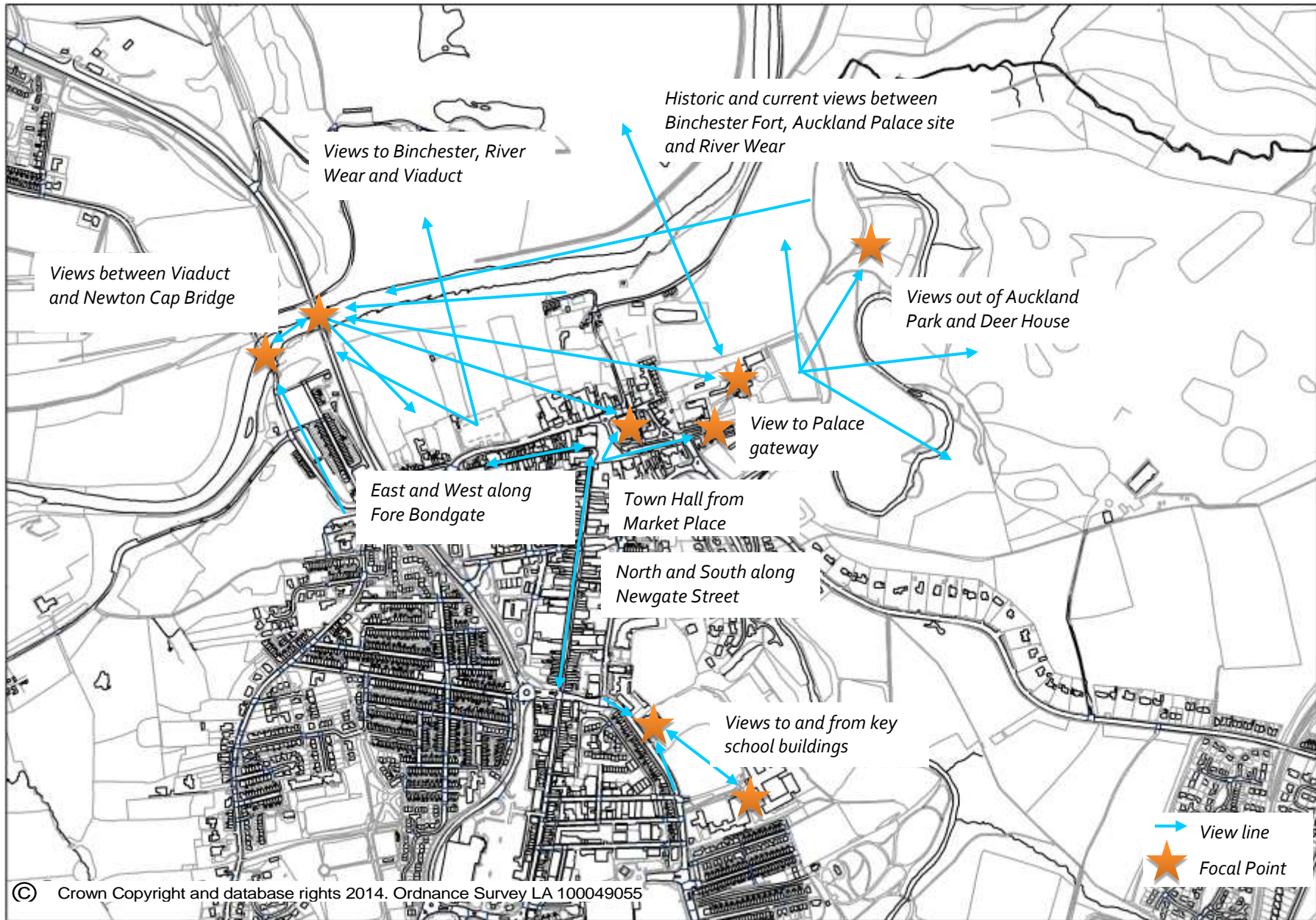
- Conservation Area boundary
- Key buildings and spaces
- Positive
- Neutral
- Negative

Simpson & Brown Architects
January 2009

APPENDIX 4 - CURRENT DESIGNATIONS



APPENDIX 5 - KEY VIEWS



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