

Sedgefield Conservation Area



Sedgefield
May 2016

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Key Dates

Original Designation 5 May 1971
Boundary Amended 30 July 1993
Boundary Amended 3 May 2016
Character Area Appraisal Approved 3 May 2016



Sedgefield

1 INTRODUCTION AND OVERVIEW

The Sedgefield Conservation Area was designated in May 1971 by Durham County Council, and was amended in August 1993 to exclude part of North End and West Park Lane, and include additional land at Ceddesfeld Hall. The former Borough Council also imposed an Article 4(2) direction removing permitted development rights for external alterations in July 1993 which was confirmed in January 1994 making the direction permanent. This means that formal Planning Permission is required for alterations to windows, doors, chimneys and roofs to elevations fronting the highway, open space or waterway

1 Planning Context

Public Consultation

Public consultation is an integral part of the appraisal process. This draft document is the basis for consultation with local people and other interested parties, after which it will be amended where necessary before being approved by the Head of Planning and Assets. Initial management proposals have been included in this document for consideration, which will be implemented on a phased basis where resources allow.

Planning Legislation and Policy Context

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 elsewhere. There is a general presumption in favour of preservation 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 County Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its conservation areas from time to time.

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

Specific guidance relating to development within conservation areas can be found within the National Planning Policy Framework and its accompanying practice guide which are published by the Department for Communities and Local Government, at national government level.

Para 137 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138 advises that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the

element affected and its contribution to the significance of the conservation area as a whole.

Conservation Area Character Appraisals

The Conservation Area Character Appraisal represents the first phase of a dynamic process aimed at the conservation and enhancement of the conservation area. It is an assessment of those features and qualities that make an individual conservation area special and add to the distinctive character and sense of place. Every area is different, derived from its topography, historic development, land uses and features such as street plans, hedges, trees, individual buildings and groups of buildings, architectural details and materials public spaces, open spaces and landscaping, and the relationships between all of these.

This appraisal will help to raise awareness and appreciation of Sedgefield's special character, while also providing a consistent and evidential basis on which to determine planning applications affecting the conservation area.

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

This appraisal discusses a wide range of structures and features within Sedgefield which define its 'special interest' and add to its significance, 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 or adds value to the character of the area.

Article 4(2) Directions

An Article 4(2) direction has been in place in Sedgefield since 1993, and removes permitted development rights for external alterations to dwelling houses. Flats and commercial properties are not covered by the direction as they already have restricted rights to make external alterations. The effect of the direction is that property owners must seek formal Planning Permission from the County Council for changes to windows, doors, roofs and chimneys. This gives the County Council as Local Planning Authority an opportunity to influence the quality of new work and adaptations within the conservation area, and prevent the loss of traditional features and materials which contribute to the significance of the conservation area. The application process is free and the application normally takes 6-8 weeks to be decided by the Council.

The Article 4(2) direction has been in force for 23 years and the effectiveness of the control was reviewed and analysed in October 2015 as part of the conservation area appraisal process. This involved a building by building survey of all the properties covered by the direction, which was then compared with a detailed survey undertaken in 2009 and later area surveys which are undertaken annually as part of the national

Heritage at Risk survey programme. The 2015 survey highlighted the quality of alterations which have been undertaken to many properties but also a trend of loss of historic features rather than repair which requires further monitoring. The Article 4(2) direction has undoubtedly resulted in an uplift in appearance of the conservation area but further education of repair options and also product options for new work would help address the trend of historic fabric loss.

2 Summary of Special Interest

The Sedgefield Conservation Area was designated in May 1971 by Durham County Council, and was amended in August 1993 to exclude part of North End and West Park Lane, and include additional land at Ceddesfeld Hall. The former Borough Council also imposed an Article 4(2) direction removing permitted development rights for external alterations in July 1993 which was confirmed in January 1994 making the direction permanent. This means that formal Planning Permission is required for alterations to windows, doors, chimneys and roofs to elevations fronting the highway, an open space or waterway.

The special significance of the conservation area is derived primarily from its high quality collection of historic buildings including key listed landmark buildings, the attractive tree lined routes through the conservation area, and the legibility of the historic core of the settlement despite later expansion. The street pattern is complex, essentially a T-shape but with a

number of off shoots splitting and curving away, and varying in width. The open spaces contrast with the much more confined spaces between buildings.

The variety of architectural styles and materials has created an eclectic mix of buildings, many of which have individual merit as well as contributing to the overall group character and significance. The incremental development of Sedgefield is evident in its street pattern and also the variety of elevational treatments, demonstrating piecemeal reworking and in some cases gentrification of older properties. The majority of the buildings date from the 18th century in the Georgian style, interspersed with Victorian, Edwardian and more modern infills. Most of the buildings are two storey, with some three storey and single storey examples hinting at the gradual evolution of the settlement from its rural origins. Traditional materials dominate with examples of brick, stone and rendered walls with slate and tiled roofs.

The remains of the historic stone walls to the north of the historic settlement boundary deserve particular note. They are almost complete along the northern boundary of the conservation area between East End and North End and on the western side of the village and can be seen in places on the southern and eastern boundary of the conservation area. This is one of the few characteristics of a planned settlement, with a more adhoc form of settlement expansion evident in Sedgefield.

3 Location and Boundary Description

The historic town of Sedgefield lies 8 miles south of the City of Durham within the Tees Lowlands with a sprawling settlement form based around the historic core. The designated conservation area focusses upon the historic centre of the town, roughly following the outline of the settlement shown on the 1860 – 1923 ordnance survey maps.

The boundary begins at North End close to the petrol station heading south along Church View and West End, until the beginning of Station Road. High Street and Front Street (formerly Fore Street) is the commercial centre of the town, and the conservation area boundary runs along the northern edge of the plot boundaries including the historic town walls. To the east the boundary includes East End/East Parade terminating at East Well House at the corner of Butterwick Road, and excluding the later property at 19 East Parade. The boundary then heads south, including Malton Terrace and St Edmunds Terrace at the beginning of Stockton Road, across to Rectory Row, then further south to enclose the boundary of the Grade II registered historic park at Ceddesfeld Hall. The boundary then continues west towards Spring Lane, including the historic pinfold and following the rear plot boundaries of the properties to the south side of West End.

4 Geology, Topography and Setting

Geology and topography

Sedgefield is built upon a low hill, clear of the surrounding marshy ground at approximately 107 metres above sea level, on a mixture of clay sands and gravel overlying magnesian limestone.

Setting

Sedgefield is situated within the area designated as the Lowland Plain. The key characteristics of this area are:

- Open lowland plain;
- Permian rocks are masked by a thick mantle of glacial clays, sands and gravels;
- Gently rolling or undulating topography with areas of flat or hummocky terrain;
- Seasonally waterlogged brown and reddish-brown clay soils with pockets of brown earths and brown sands;
- Mixed but largely arable farmland of cereals and oil-seed rape;
- Semi-regular patterns of old enclosures, often fragmented by amalgamation into large arable fields;
- Low clipped hawthorn hedges;
- Relics of rigg and furrow in older pastures;
- Few trees – thinly scattered hedgerow ash, oak and sycamore;

- Sparsely wooded but with some heavily wooded areas of old parkland and estate farmland;
- A visually open and broad scale landscape with long distance views to the Cleveland Hills to the south. Heavily wooded areas create a greater degree of enclosure and a more intimate scale.

The western entrance to the village is through a narrow lane defined by tight knit terraced houses on both sides. The road opens out to surround the central village green, which rises to form a mound in the centre, providing a platform for the listed Church. The Church dominates the immediate area and is the oldest building in the village. The Green offers discrete but important views of the surrounding countryside. The eastern entry to the conservation area is softer and greener, and follows the vast expanse of the local landscape into the heart of the village.

The Church of St. Edmund features in views across the wider countryside, particularly from Hardwick Park and the A689, contributing both to the setting of the Grade I listed church and the conservation area.

These characteristics combine to provide the setting of the conservation area, and reinforce its relationship with the surrounding rural countryside.

5 Historical Summary and Development

The centre of Sedgefield is compact, dominated by the Grade I listed church which is a key local landmark. The surrounding buildings are 18th and 19th century and mostly modest in scale providing group value and a variety to the streetscene. The transition from confined tree lined streets to open spaces, and small scale commercial activities add interest to the area.

Sedgefield was formally established in the 10th century, with a record of Bishop Cutheard of Chester le Street purchasing land here c.915 AD. It is believed however that there was a settlement present in Roman times and maps of Roman roads show a route passing through Sedgefield, certainly sites of archaeological interest have been found at Hardwick Park to the west.

In 1183 the Bishop of Durham listed Sedgefield as containing 20 serfs, 20 farmers and a number of free tenants. In the 10th and 11th centuries the village was known as Ceddesfeld. This name possibly refers to a person called 'Cedd' or 'Segg', a Saxon warrior who was granted the land but may also refer to 'field of the sedge', which would fit in well with the marshy nature of the area.



Map 1 1860 and 2016 Ordnance Survey maps

By the 12th or 13th centuries, the settlement had become known as 'Seggefield' or 'Segesfeld'. The church was built in the mid 13th century in the centre of the village, on the highest point and surrounded by village green. The present church incorporates some of these early features as well as parts of an earlier Norman church.

The village was granted a market town charter in 1312, and markets were held in the centre of the village recently revived as a monthly farmers market. The original site of the market was marked until the early years of the 19th century by a large cross standing on 'Cross Hill', which is located next to the Parish Church. Although the cross itself has long gone the name of the hill continues as a reminder. The growing prosperity and expansion of Sedgefield is directly linked to its function as a market town.

The earliest buildings date from the 17th century although the remains of medieval buildings may well exist beneath their foundations. Most of these were adapted or rebuilt in the 18th and 19th centuries, building more permanent structures, changing materials for more durable options, and adding more decorative details such as bay windows and door surrounds. Coppers Almshouses at Front Street by the church were constructed in 1703, housing five men and five women over 50 years old. The living conditions gradually deteriorated until their demolition in 1969, losing one of the oldest terraces in Sedgefield.

Sedgefield was in the top 20 towns in England sorted by size prior to 1801, and the population of the county increased 10 fold between 1801 and 1914. In 1823, the local historian Robert Surtees describes Sedgefield as 'A small, neat, market town, with the appearance rather of a handsome village considerably elevated above the marshy lands to the south and west...' In this period Sedgefield was a very important coach centre with the 'Expedition' running daily to Leeds. The location of the town on the north to south toll road brought visitors and income to the coaching inns at the Hardwick Arms, Black Lion and The Hope Inn. From 1828 the town flourished through manufacturing agricultural products, like saddlery and straw hats. Flour milling and shoemaking were also carried out.

The population of Sedgefield expanded rapidly in the 19th and 20th centuries, with pressure for additional housing surrounding the historic core. A gas works was constructed near the Old Smithy on Cross Street in 1854 but demand was low, and this closed in 1890. A candle factory also once stood in Cross Street, opposite The Old Smithy. In 1850 a tollgate was still in use by The Golden Lion. Most of the trees aside from the churchyard and Ceddesfeld Park, are 20th century additions to the streetscene.

The following ordnance survey maps show the development of the conservation area between 1860 and 2016:

6 Archaeology

There are no scheduled monuments within the Sedgefield Conservation Area, but there is undoubtedly archaeological interest in the area.

Within the informal parkland known as East Park, lying to the west of the conservation area, are the remains of a Romano-British settlement situated astride the north-south Roman road known in modern times as Cade's Road and which linked Brough-on-Humber with Gateshead-Newcastle. This was discovered in 2002 by a Time Team investigation following up features recorded on aerial photographs some years previously. A major excavation and survey project, carried out jointly by Durham County Council's Archaeology Section and Durham University's Department of Archaeology each summer from 2005 until 2008, revealed that this settlement lined Cade's Road for a distance of at least 800 metres continuing beyond the confines of East Park both to the north and to the south. Other features showing up as cropmarks on aerial photographs of the area to the south, in the vicinity of the racecourse, suggest the settlement lay at the centre of a complex of sites in the Sedgefield area.

The East Park settlement, which may have origins in the pre-Roman Iron Age, consisted of a series of large fenced and ditched property plots measuring up to 50 by 50 metres in size. There was but a single line of these on the west side of the road but a far more complex and extensive arrangement covered

the area to the east. Geophysical survey has revealed that this continues beneath the 'Show Field' and clearly extends beyond into the area now occupied by the properties on the west side of North End and thus within the Conservation Area.

Unsubstantiated reports suggest that archaeological remains pertaining to this settlement were destroyed without record in the 1970s when the housing estate to the west of Durham Road was constructed. The settlement at East Park can legitimately be classed as a large village/small town and, as it apparently lacks any associated military installation, it is currently unique in the North East.

As to the post-Roman development of Sedgefield, some form of settlement is known to have existed here by the 10th century and it is entirely feasible that a community existed here or hereabouts throughout the intervening five hundred years. St Edmund's Church is thought to date from the 12th century but of course it could have been erected on the site of an earlier and far more modest building. The Conservation Area includes the centre of the medieval village and the majority of the street frontage properties have the potential to contain within their fabric and hidden from view elements of much earlier buildings. Similarly, the plots to their rear may well contain important archaeological deposits and artefacts relating to the occupation of the predecessors of these properties throughout the previous millennium.

7 Form and Layout

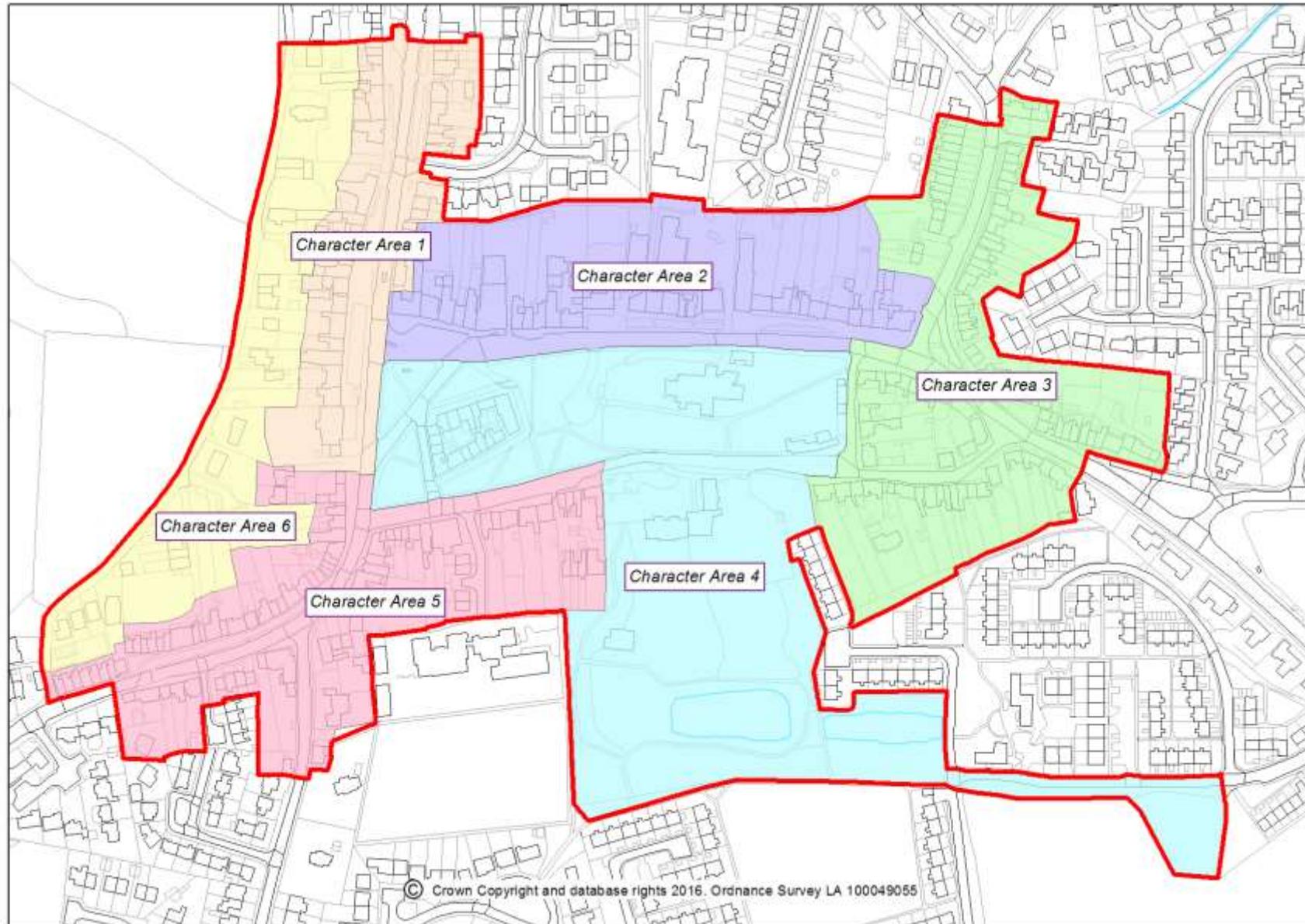
Sedgefield Conservation Area consists of the oldest part of the village, which surrounds the rectangle containing St. Edmund's Church and the village green. The church, on its raised mound and surrounded by high stonewalls, dominates the centre of the village. The adjacent green is an attractive open space with a distinctive character. Lined by mature trees, the green is made up of several smaller areas surrounding an attractive square of two storey cottages. To the south of the Church is the former rectory, an extensive building now used as two dwellings and the community centre, Ceddesfeld Hall. The property is set in walled gardens, which now form an attractive area of tree lined open space sloping down to the ponds and is a Grade II registered historic park.

Properties in the conservation area are laid out in the form of long terraces of two to three storey houses and commercial buildings fronting on to the roads flanking the church and green. The buildings themselves are of a variety of styles and periods, some dating back to the early 18th century; several are listed buildings. Most properties front directly on to the street although sections of Front Street, Church View and North End are set back behind tree-lined frontages. Most properties are characterised by long rear gardens, which represent the historic 'garths' or property boundaries. These open areas contribute to the historic character of the village core by contrasting with the denser built up frontage.

8 Character Assessment Toolkit and Character Areas

The Sedgefield Character Assessment Toolkit (CAT) was a local area project based on a format developed by Oxford City Council working in partnership with Historic England, and adapted for use in County Durham. The toolkit survey was designed to assess the character of spaces, buildings and places, and to identify the features that contribute to the distinctiveness, interest and amenity of the area. The Sedgefield toolkit was carried out on a street by street basis by a small group of local residents in partnership with the Sedgefield Civic Trust during Summer 2015. A presentation was also made to the Sedgefield Town Council and an advert seeking volunteers placed in the Sedgefield News, to publicise the project.

For the purposes of the toolkit survey the conservation area was split into 6 character areas, broadly selected by their use, activity and physically grouping. These character areas have then formed the basis for the structure of this appraisal document. The results of the toolkit survey have been collated and assessed, and have influenced the review of the Article 4(2) direction and the designated boundary as well as the management proposals for the area.



Map 2 Character Sub Areas

2 CHARACTER AREA ASSESSMENTS

CHARACTER AREA 1 - NORTH END

1 Location and Boundary Description

The North End character area stretches from the Grade II* Manor House at the junction with High Street, up to the northern edge of the designated conservation area boundary at 44 North End. The boundary includes a notable street tree in front of 29 North End to afford this some protection. The character area includes the building frontages only on the western side of North End, the remaining properties to the west are assessed within Character Area 6: West Park Lane. On the eastern side of North End the character area includes buildings within the conservation area as far south as The Black Lion outbuildings. The Grade II listed Black Lion is assessed within Character Area 2: High Street/Front Street as part of the commercial area.

2 Form and Layout

North End has a flowing slightly curving building line with some properties directly fronting onto the pavement, and others with low boundary enclosures or shared verges to the front separating the properties from the highway

To the western side the historic garths to the rear of the historic properties stretch towards West Park Lane, many of which have unfortunately been lost to modern development.

To the eastern side, the rear of North End abuts the modern housing estates which have expanded around the historic core of Sedgefield, transforming Sedgefield from a confined village to a larger town.

3 Architectural Character

This character area is a collection of interesting historic buildings many of which have individual historic or architectural merit, as well as group interest. Later infill properties are generally neutral, although some of the refurbishment of older properties conceals their historic origins.



Image 1 Modern infill respects the historic buildings



Image 2 Tree lined North End and the Hardwick Arms

The North End character area is an important entry point into the conservation area, and contains a large number of historic buildings including five listed structures. The majority of the modern infill developments contrast positively with their historic neighbours and the overall impression is one of a collective character despite changes in ridge heights and a varying building line. The infill development at No.40 North End won a Civic Trust award in 1959. The tree lined route has a green leafy character which softens the impact of the traffic, and effectively leads visitors into the historic core. The wide nature of the road with solid building frontages either side and long distance views through the conservation area is also distinctive, the other character areas are more inward looking

At North End the properties are predominantly rendered, with mostly traditional window proportions and varying ridge heights and pitches. Tall chimneys are a particular feature of the east side of North End. The architectural and historic interest of the buildings is complemented by the wide tree lined frontages which contribute to the setting of the buildings. The stepping up of ridge heights on the west side from the petrol station (just outside the conservation area) to the Police Station building is notable and adds to the sense of arrival, leading visitors into the village. The Hardwick Arms marks the transition point between North End and Church View.

Church View has a strong relationship with the other adjacent character areas and contains a group of historic buildings, most of which retain historic features and fabric. The building line is consistent here with more open grassed frontages than at North End. Architectural details vary with a mixed pattern of openings and window styles, and a mixed palette of external materials employed. The repetitive rhythm and tall form of the chimneys add interest to the group, and combined with a near consistent ridge line, emphasises the group relationship between the properties. The St. John Fisher Roman Catholic Church is a 20th century addition to the group. Hardwick Arms and the Manor House act as bookends to the group, being the largest and most prominent landmarks here.



Image 3 Strong building lines

4 Important Buildings

Listed Buildings

There are 5 Statutorily Listed Buildings in this Character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character. Details of the listed buildings are given below.

<i>Name</i>	<i>Grade</i>
The White House, 34 and 36 North End	II
3 and 5 North End	II
Hardwick Arms, 1 North End	II
Magistrates Court House (Manor House)	II*
Gate Piers, 10 Metres East Of Magistrate's Court House (Manor House)	II

White House, 34 and 36 North End

This is a pair of houses that date from the early 18th century and have been altered over time, and are Grade II listed. The exterior consists of rendered brick and rubble walls with a concrete-tiled 20th century roof, which has rebuilt brick

chimneys. Each house is two storeys divided into three bays, No. 34 on the right has a central, late 18th century fielded six-panel door, which has a patterned overlight and is set in a 19th century doorcase with reeded pilasters. No. 36 has a central, replaced six-panel door, which is set in a pedimented doorcase. The windows to both properties have replaced twelve-pane sashes, those to No. 34 have projecting sills. Around both properties is a continuous eaves cornice of wood. The roof of the properties is steeply pitched and has slightly-swept eaves and raised verges with small shaped kneelers. The roof has two end and two ridge chimneys.



Image 4 - 34 and 36 North End

3 and 5 North End

This pair of 19th century houses is Grade II listed primarily for historic value and have been altered. The building's exterior consists of painted and rendered walls with a pantiled roof and brick chimneys. They consist of two storeys and three windows. The ground floor has four openings and there are 20th century planked doors in bays one and three. In bays two and four there are bay windows, which have 2 plus 6 plus 2 pane sashes. The first floor is completely glazed with replaced six-pane sashes. The roof of the properties is steeply pitched and has a right end chimney of old brick and one rebuilt ridge chimney.

Hardwick Arms

This hotel dates from the early 19th century but with later 19th century additions and is a prominent building within a wider group of historic properties. The structure is Grade II listed and has a pebble-dashed brick and masonry exterior, Welsh slate roof and rendered brick chimneys. It is built of three-storeys which are divided by a seven bay front, which also has a rendered plinth. It also has a carriageway, which has spur stones and side doors leading via a public right of way to West Park Lane. This runs through the third bay and has a raised, elliptical-arched surround, with a central keystone and impost blocks to the front. The building is glazed with four-pane sashes, which have projecting stone sills and stuccoed wedge shaped lintels. The second floor windows are small and square.



Image 5 3 and 5 North End and The Hardwick Arms

The hotel has a coggled brick eaves band on which the roof sits with its raised verges and its two ridge and two end chimneys. The later alterations and additional outbuildings are not of special interest, and are partially occupied by a local business.



Image 6 The Manor House

Manor House and gatepiers

The former Magistrates Court House known as the Manor House is a large three storey, red brick property and is Grade II* listed in recognition of its age and high architectural quality. The symmetrical red brick frontage is constructed in English garden wall bond with stone quoin details. The pantiled roof has been renewed, retaining the tall brick chimneys. The main entrance has a 19th century part-glazed door and tall margined

overlight in linked architraves with frieze and segmental pediment above. The mural sundial to the front elevation is dated 1707 and is original to the building. The side extension is a 20th century addition but matches the details of the historic building. Internally the fine staircase, Palladian stair window, panelled rooms and cornicing are notable features. The building was originally a Manor House, then a boarding school in the 1820's, then became a Magistrates Court, then local Council offices, and is now a business centre with meeting rooms for hire and rented offices. Historic plans show large landscaped gardens to the rear of the property, now lost to car parking and new residential development to West Park Lane.

The front gardens are enclosed by red brick walls and gatepiers which are Grade II listed in their own right. The brick gatepiers were rebuilt in the 20th century but retaining the 18th century stone bases, and ornamental pineapple finials. The flanking brick walls are 20th century additions but mimic the form of enclosure shown on the historic maps. A 1949 photograph within the Durham Record shows the reconstructed walls and piers, and an earlier c.1910 postcard shows higher walls with simpler design.

Non-Designated Heritage Assets

In addition to the listed buildings above, a number of other buildings and structures combine to add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the

general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such 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 in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Building Name

The Whins, 7-13 North End
Hardwick House, 17 North End
Police Station, 17 North End
St John Fisher RC Church

5 Building Materials, Detailing and Features

External Façades

To North End the buildings are predominantly cream coloured render, with the former police station in red brick providing a deeper hue. To Church View the external materials vary more, with examples of red brick, stone detailing and different render colours and textures.

Roofs

Like the other character areas, roofs are a mix of slate, pantile clay or concrete tile, with little consistency and only smaller groups in matching fabric such as . Chimneys are prominent features, and although many have lost their pots but retain their height and presence in the streetscene.

Rainwater goods

Like elsewhere in Sedgefield, the majority of the traditional cast iron rainwater goods have been lost to plastic replacements.

Joinery, windows and doors

Timber sash windows dominate, with some examples of casement units. Unfortunately there are a few cases of uPVC windows and doors, almost all of which were present when the Article 4 direction was made in 2003.

6 Boundaries and Means of Enclosure

The North End Character Area has a mix of boundary enclosures, the older properties having well defined curtilages with low boundary walls, whilst other properties fronting directly onto the public footpath. On the western side of North End and partially on the eastern side, expansive green verges soften the streetscene with mature trees creating an avenue effect. The verges are bounded either side by public footpaths, strengthening pedestrian routes through the town and providing a high level of accessibility.



Image 7 View of North End from the High Street

7 Open Spaces and Trees

There are no Tree Preservation Orders within this character area, but there are a number of trees of significant amenity value which contribute to the character and appearance of the conservation area. The tree lined entrance to the village from the north is particularly significant.

The grass verges on both sides of North End and at Church View are part of the designated village green.

8 Views and Vistas

The tree lined view into the conservation area from the north is significant, with a positive balance of historic buildings, mature trees and green verges creating an attractive route into the settlement. This character area also includes an important group of listed and unlisted buildings between the Grade II listed Hardwick Arms and the Grade II* listed Manor House. This group with its wide grassed verge has historical and architectural significance and its location at the main junction with High Street is a key vista in this part of the conservation area. This character area intersects with the other character areas at this point, and many key views cross into and out of the other defined character areas.

9 Activity

North End is a busy entry point into Sedgefield, and a through route to the surrounding highway network. Traffic calming has been introduced at the northern end of the settlement to address the speed of vehicles. Although this is outside the conservation area boundary it emphasises the transition of visitors into the historic hub of Sedgefield.

There are some small business uses within this character area, in a scattered group from the corner of White House Drive to the corner of High Street. These provide additional pedestrian activity particularly around The Corner Shop.

Parking congestion is an issue here like many areas of Sedgefield, adding to the sense of a busy well frequented place but equally detracting from the appearance of the streetscene.

10 Public Realm

The public realm within this part of the conservation area is in a mix of ownership between the County Council and the Town Council. The main highways being maintained by the County Council, and many of the footpaths are within the Town Council remit. Car parking is an issue throughout the conservation area, and the shared area in front of the Hardwick Hotel, although in private ownership, reads as part of the public space. The dominant material of the floorscape is tarmacadam.

11 General Condition

A few isolated properties are showing signs of a lack of maintenance, but there are low vacancy rates throughout Sedgefield which has helped retain an air of active preservation. The grass verges and adjacent footpaths would benefit from environmental improvement works, and this has been reflected in the draft management proposals for the area.

CHARACTER AREA 2 - HIGH STREET/FRONT STREET

1 Location and Boundary Description

The High Street/Front Street character area is at the heart of the historic village, and contains the main commercial area with a range of retail units and café uses. This area also includes key community buildings such as the local library, health centre and Sedgefield Town Council offices. The character area is bounded to the north by remains of the historic town walls, which stretch between North End and East End along the rear boundary of Front Street.

2 Form and Layout

High Street and Front Street is the main commercial area of Sedgefield, and merge at The Hope Inn, a Grade II listed building. At this point the building line changes from a curved but consistent frontage group to an inset and staggered group separated from the highway by a wide grassed verge, repeating the tree lined character seen elsewhere.

The layout is one of extended linear plots stretching northwards with the majority of buildings fronting onto High Street/Front Street with few infill developments to the rear of the main group. The Town Council offices and adjacent Health Centre are two examples of such infill beyond the main building line. These linear plots are clearly defined on the

historic ordnance survey maps and bounded by the old town walls with an established public right of way running along the northern edge of the designated conservation area.



Image 8 The commercial heart of the village

3 Architectural Character

The High Street/Front Street is the commercial centre of Sedgefield and as such the character of the individual buildings is influenced by the mix of uses and activity levels. This area has also been subject to the highest level of alteration through the 20th century, as businesses and associated shopfronts and signage requirements have changed. Above the retail units are a mix of storage and residential uses, the use type and level often evidenced in the attention to ongoing maintenance.



Image 9 Mix of uses across High Street

High Street contains a mix of building types, heights, materials and detailing. The varying building height ranges from two to three stories, with peaks and troughs along the group. The three storey element of The Black Lion (a Grade II listed building), the three storey No. 3 High Street and 11/12 High Street (a Grade II listed building) are notable not only for their height but for their historic interest and street presence.

Alterations have been undertaken to several of the buildings, the loss of the first floor bay windows to No.3 for example, but overall the historic integrity and interest has been retained.

No.9 was demolished and rebuilt in 2010 incorporating traditional sash windows and shopfront.

Front Street, formerly known as Fore Street, shifts in character and architectural quality with a 20th century group of infill properties at 1-11 Front Street and the library building making a neutral contribution to the conservation area. The Parish Hall at 19 Front Street is a positive contrast to the Library building. Here begins a group of residential properties rising up to the three storey Grade II listed Elm House then gradually stepping down to The Dun Cow PH on the corner of East End. The group is a mixed collection of historic buildings with a varying materials palette of render and brick, tile and slate.

Window details vary from multi paned sliding sash, simpler arched lintel sashes and bay windows adding interest. The recently refurbished property at No.31 reflects the traditional detailing of the area, and has improved the appearance. No. 39

retains its historic sash windows, and no. 41 and 43 have a decorative Victorian doorpiece. The Dun Cow at 45 Front Street is not listed but is thought to date from the 18th century, with Victorian bay windows added. The building is a positive end stop to this group of historic buildings, and a focal point on the corner of the road junction.



Image 10 Parish Hall above and the recently refurbished No. 31

4 Important Buildings

Listed Buildings

There are 5 Statutorily Listed Buildings in this Character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character. Details of the listed buildings are given below:

<i>Name</i>	<i>Grade</i>
Black Lion Public House and Former Stable Wing	II
Joan's Fruit And Freezer Centre	II
Kensington House (10 High Street)	
NSS Newsagents (11 and 12 High Street)	II
Hope Inn	II
Elm House (23 Front Street)	II

Black Lion PH

The Black Lion Public house was constructed in two stages. The left section is the earliest dating from the early 18th century with the three storey right section dating from the late 18th to early 19th century. The building has evolved over time like most historic properties and has late 19th century alterations and replacement windows. The two storey stable wing to the rear is thought to date from the early 19th century. The buildings are rendered with renewed Welsh slate roofs and brick chimneys; the stable wing has a pantiled roof and is currently vacant. Above the first floor windows is a restored sundial.



Image 11 Black Lion PH

No.10 High Street

This building consists of a shop at ground floor level with domestic accommodation above and is Grade II listed. It dates from the early 18th century and has been altered over time. The building is rendered masonry, renewed pantile roofing and rendered brick chimneys. Its configuration consists of three-storeys and a two-bay front. It has a 19th century four-panelled door and an overhead set in a doorcase. To the left the shop front is glazed with a large early 20th century pane. The first floor is glazed with renewed 12-pane sashes whereas the second consists of 9-pane sashes. The roof is steeply pitched and has a raised brick verge to the left. The shop has a left end chimney and one ridge chimney.

11 and 12 High Street

This Grade II listed building again consists of a shop with domestic accommodation above. This building dates from the early 18th century and has later alterations. It consists of rendered masonry and brick and has a renewed, pantiled roof, which has a rendered brick chimney. The structure has a reversed U shaped floor plan. It has three-storeys and has an irregular four-bay front. The shop has a central late 20th century glazed shop front. To the left of the shop front there is an early 20th century window, which has paired sashes and a late 20th casement. The original openings above are glazed with replaced sashes and late 20th century metal casements. The shop has a steeply pitched roof, which has a raised brick verge to the right and a ridge chimney. The right return has a

replaced door and overhead, which is set within a late 19th century doorcase. This has a 19th century 16-pane sash canted bay window to the left, with a 6-pane sash above, to the right. The rear of the building consists of two-storey and has two three-storey wings projecting outwards. These are gabled stair wings. The render was recently repaired.



Image 12 No 10, 11 and 12 High Street



Image 13 11 and 12 High Street (above) and the Hope Inn



Image 14 Elm House

Hope Inn

The Grade II listed Hope Inn Public House dates from the mid 18th century, with early 20th century alterations and re-fenestration. The exterior is painted and has pebble-dashed walls. The roof is French-tiled with brick chimneys. The structure is two storeys and the ground floor has five openings. It has a late 19th century four-panel door and a margined overlight, set in a swept architrave, under an early 20th century shell hood on scrolled brackets. All windows consist of four-pane sashes. In the left bay they are set with pilasters, frieze and a cornice whereas the first-floor casements have metal glazing bars, and smaller, side-hung opening sections. The roof is steeply pitched and has one ridge chimney and two end chimneys and has slightly projecting external gable stacks. Planning Permission was recently granted for internal alterations and extensions to the listed building, and two new houses in the yard to the rear but has not yet been implemented (Jan 2016)

Elm House

Elm House is a mid 18th century Grade II listed building at 23 Front Street. The building is three storeys high, unusual in this area, constructed in red brick in English garden wall bond with a pantiled roof and brick chimneys. The front elevation is symmetrical with multi paned timber sliding sash windows, and a panelled door with overlight, fluted doorcase and hood.

Non-Designated Heritage Assets

In addition to the listed buildings above, a number of other buildings and structures combine to add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such 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 in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Almost all of the buildings within this character area have historical and/or architectural interest, and the group character is significant but of particular note are:

Building Name

2 High Street (currently Tickety Boos gift shop)
3 High Street (currently Baroque Beauty Lounge, Chic Hair Studio and Robinsons Estate Agents)
Parish Hall, 19 Front Street
39, 41 and 41a Front Street (currently Jayne and Dowens)
Dun Cow Inn

5 Building Materials, Detailing and Features

External Façades

Smooth render predominates in this part of the conservation area, with some examples of exposed red brick frontages and a few modern textured renders. Paint colours are generally white or cream, contrasting positively with the red clay tile and slate roofs. The three storey property at 3 High Street is a notable exception not only for its unusual height but the contrasting use of red brick with buff brick detailing.

Shopfronts and signage obviously have a visual impact on building frontages as well as ground floor activity levels within this character area. Many of the shopfronts are traditional in style with stall risers, pilasters and timber fascia boards that respect the character of the individual historic buildings for example at No.2 and No.10 High Street. Signage is colourful with a variety of palette and lettering styles employed, which adds vitality to the streetscene.



Image 15 Mix of materials within this character area

Roofs

Throughout Sedgefield the roofscape varies from red clay tile, pantile, modern concrete tiles and natural Welsh or Spanish slate. Within the High Street/Front Street character area there is a shift in material at the transition point between the two streets, with a group of slate roofs at the western end of High Street, concrete roof tiles in the centre, then a group of red tiles where Front Street begins stretching eastwards. From the Parish Hall eastwards the roof materials almost alternate with a mixed pattern of roof pitches, ridge heights and colour tones.

Most buildings retain historic chimneys in some form, with some examples shortened and chimney pots removed. The rhythm of the chimney stacks adds interest to views through the character area, particularly in views westwards from the Dun Cow Inn.

Rainwater goods

Like many parts of the conservation area, plastic rainwater goods dominate along High Street/Front Street with only a few cast iron examples surviving such as at 39 Front Street.

Joinery, windows and doors

Timber sliding sash windows are the dominant traditional style throughout the conservation area, and there are many examples of this within the High Street/Front Street character area, in both simple one over one and multi paned styles. Bay windows are a consistent feature adding architectural interest

to many of the buildings, both at ground and upper level. Many of the windows are modern replacements but retain traditional proportions and delicacy of details. The group of properties between the Hope Inn and the Library have a variety of modern window styles which unfortunately detracts from the overall appearance of the group.



Image 16 Bay windows add interest

6 Boundaries and Means of Enclosure

All of the buildings within this character area front directly onto the pavements and footpaths with no boundary enclosures. There is a long grass verge with footpaths on either side along Front Street which gives a sense of transition between the public highway and private land. The line of trees here also softens the appearance of the streetscene.

To the rear of the building plots are the historic town walls which provide a sense of enclosure to the northern edge of the designated area, and create a tight insular feel to the public footpaths running east to west through the town. The walls are significant in terms of both historic and archaeological interest, and although altered/repaired/rebuilt/opened up in some places retain strong evidential value of the development of the settlement. There is very little information available about the origins of the walls but their position suggests that they precede the present built form of the settlement, perhaps as a form of tenancy enclosure rather than a defensive measure.

7 Open Spaces and Trees

There are no open spaces within this character area, other than the linear raised verge to Front Street which provides only low level activity rather than an active public space. The character area does obviously have a strong relationship with the village green opposite, both historically and visually.

At Front Street there is a strong and cohesive line of Maple trees on a linear grassed strip, all of which is within Town Council ownership and part of the designated village green. The trees, whilst not protected by a Tree Preservation Order have significant amenity value and contribute positively to the appearance of the conservation area. The trees are particularly attractive in the Autumn as the golden hues of the foliage contrast with the pale renders of the adjacent properties.



Image 17 Stone boundary walls



Image 18 Autumn colours on Front Street

8 Views and Vistas

The main views through this part of the conservation area are defined by the main highway edged on either side by attractive trees and groups of historic buildings. From Church View, views into the character area emphasise the extended linear form of the historic village core. Moving westwards High Street is the main group in the foreground, with Front Street tucked behind as the road bends slightly; The Hope Inn only becoming visible as visitors turn at 10-12 High Street. The Church of St. Edmund is a key landmark on the opposite side of the road and features strongly in views throughout Sedgefield, but particularly along High Street/Front Street. As visitors approach the church from the west, Front Street emerges into view with a far reaching line of trees leading to the edge of the character area boundary.

From the east looking westwards, parking congestion issues become more apparent with a line of cars usually seen outside the Dun Cow, along the edge of the village green on one side of the road, in front of the residential properties on the opposite side, and then also outside the Hope Inn. Only glimpsed views are possible along the public right of way behind the town walls because of the shifting alignment of the walls, and again only partial views into the property gardens/yard areas through gaps in the walls.



Image 19 View along High Street/Front Street

9 Activity

This part of the conservation area is the most publicly active with frequent comings and goings by residents, visitors and business operators. Pedestrian footfall is high particularly around the Coop supermarket and in the summer months outside seating adds an additional sense of busyness. Vehicle traffic and parking dominates in this part of the conservation area.



Image 20 Busy commercial hub

10 Public Realm

The floorscape in this part of the conservation area is a mixture of tarmacadam and concrete paving. The public realm is in a mix of ownership between the County Council and the Town Council. The main highways being maintained by the County Council, and many of the footpaths are within the Town Council remit.

The footpaths to the rear of Front Street alongside the historic town walls are uneven and narrow in places, with overgrown shrubbery from neighbouring properties encroaching. This combined with the high stone and brick walls creates a perception that the routes are unsafe. This public right of way would benefit from maintenance of the surfacing and walls.



Image 21 Rights of way feel enclosed

Car parking is an issue throughout the conservation area, and the parking areas in front of 2-5 High Street, the Hope Inn and the Dun Cow are well used and often congested. The area of parking in front of 19-33 Front Street is softened by the tree lined frontage. The bollards outside of the Coop Supermarket by the bus stop are obviously intended to prevent parking on the pavement, and are traditional in style.

11 General Condition

The general condition of the buildings and spaces in this part of the conservation area is good, with no vacant buildings and no serious lack of maintenance evident. Management of the trees and public footpaths is obviously important to encourage residents and visitors to visit Sedgefield and its businesses. This area has been subject to the highest level of alteration through the 20th century, as businesses and associated shopfronts and signage requirements have changed. Above the retail units are a mix of storage and residential uses, the use type and level often evidenced in the attention to ongoing maintenance.

The historic town walls are in need of comprehensive repair to address structural movement and eroded stonework. Several sections have been poorly repaired in the past with modern materials that detract from the overall group value. There also appears to be ongoing issues with graffiti, aided by the concealed nature and lack of surveillance of the public footpath.



Image 22 Issues with maintenance and graffiti

CHARACTER AREA 3 - EAST END/FRONT STREET (EAST) /RECTORY ROW (EAST)

1 Location and Boundary Description

Character Area 3 contains the residential areas at East End, Malton Terrace, St. Edmunds Terrace, the eastern end of Rectory Row, Cross Street and the commercial group at the eastern end of Front Street.

The conservation area boundary currently terminates at East Well Farm close to the junction with Butterwick Road, omitting the modern development at Eastwell Close and the last property at East End which is a later addition. The boundary sweeps round curving into Malton and St. Edmund Terraces and across Stockton Road to the last Victorian property at No.1. The eastern edge to the conservation area follows the line of the historic garths or garden spaces to the rear of Rectory Row as shown on the 1860 OS Map. This character area also includes a small section of historic town walls along the narrow footpath leading from East Parade along the rear of Front Street.



Image 23 View of the East End from Front Street

2 Form and Layout

The pattern of development, plot layouts and building form varies greatly in this part of the conservation area. East End depicts two contrasting types of development with the modest terraced properties of East Parade set well back from the road on one side, and a range of two storey cottages on the opposite side.



Image 24 East Parade

Rectory Row perhaps most strongly typifies the historic built form of Sedgfield with a curving line of two storey properties and extensive linear gardens beyond. The block of properties on Front Street, Crispin Court and Cross Street separates the two halves of the character area, and also the levels of activity with a much quieter ambience to Rectory Row. This solid group respects the historic layout despite later elements of redevelopment and infill. St. Edmunds Terrace has a truncated feel as if it were meant to continue further along Stockton Road.



Image 25 Rectory Row

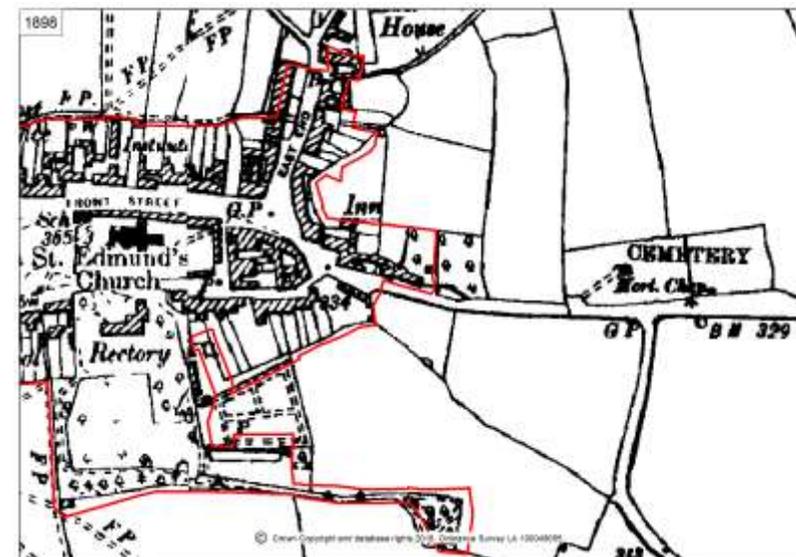
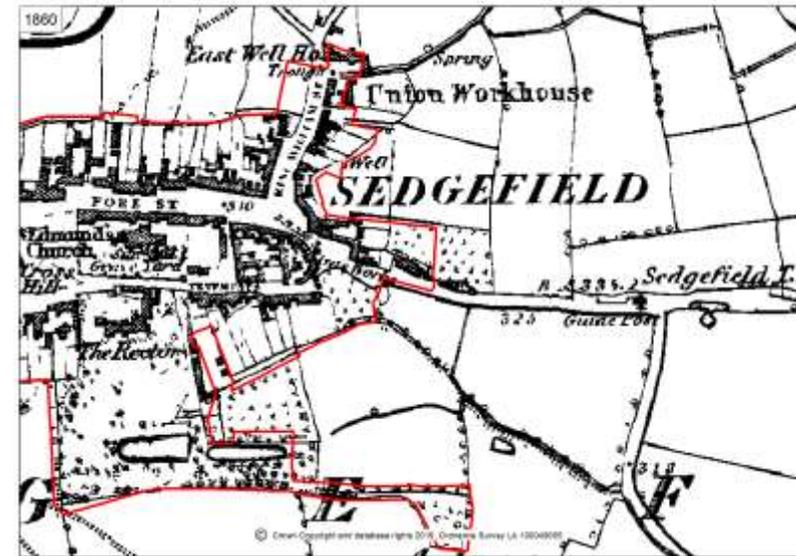
3 Architectural Character

This character area has a varied architectural character as a result of the various phases of development and expansion.

East End, formerly known as King William Street, originally contained the row of 18th century cottages on the eastern side with the Union Workhouse to the north where East Well Close now sits. A replacement workhouse was built in 1861 at Station Road, just outside the present conservation area boundary. The red brick terraced group at 21-24 East End appears to be a later addition to the street, possibly redeveloped after the demolition of the workhouse but following the previous building line. No.18 and 19 have been recently amalgamated

into one dwelling but contain 17th century elements and the remains of a cockpit have been found in the garden. The long terrace at East Parade was added in the late 19th century and was built as one continuous group, unusually for Sedgefield. No's 5-8 however date from the late 17th century, although much altered. The contrast in character between the uniformity of the East Parade terrace and the individuality of the properties on the opposite side of East End is marked. Similarly the elevated position of East Parade and provision of front gardens, contrasts with the lack of boundary enclosures to East End emphasising the phases of development.

East End curves round to the east with an increase in scale at the corner, and bay windows becoming more frequent features of each property. The terrace of three properties at No's 7-9 retains a Welsh slate roof but the window styles have been changed. Historic maps show a consistent group of buildings, now broken up by the pair of red brick properties at No's 4 and 5 added in the mid 20th century. The Golden Lion is a key focal point on the corner of Stockton Road, and is shown on the earliest 1860 OS Map later marked as Inn on the 1898 OS Map, so perhaps was a house originally.



Map 3 Ordnance Survey Maps of 1860 and 1898

The L shaped Malton Terrace is unusual in its orientation set back from the road with No.5 and 6 jutting out into views along Front Street, particularly as No.4 is partially concealed by No.5 at right angles to it. St Edmunds Terrace appears to have been constructed in two phases with the first group of three terraced houses shown on the 1860 OS map, and the second group not appearing until the 1923 OS Map.

At the end of the row was Orchard Farm, now replaced with No's.9 and 10. The properties opposite St Edmunds Terrace are much altered, but the brick chimneys hint at the 19th century origins of the buildings. The last property on the corner before Rectory Row has stained glass windows.

Crispin Court is a neutral addition to the streetscene which lacks architectural detailing or articulation, but at least follows the established height of buildings in the area. The footprint is close to that shown on historic maps of older buildings, retaining the curved building line.

The eastern part of Rectory Row is within this character area, up to the small open space adjacent to Barrington Lodge - well maintained by the Sedgefield in Bloom group. This part of Rectory Row has been affected by the level of alteration to many of the properties widening window openings, renewing roofs in modern materials and removing chimneys. The central group at No's 30-34 however retains examples of traditional sash windows, timber panelled doors, welsh slate roofs and substantial brick chimneys. The rhythm of the chimneys

particularly adds interest to the roofscape and can be seen in historic photographs.



Image 26 Malton Terrace and St Edmunds Terrace



Image 27 Rectory Row

4 Important Buildings

Listed Buildings

There are no statutorily listed buildings within this character area.

Non-Designated Heritage Assets

In addition to the listed buildings above, a number of other buildings and structures combine to add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such 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 in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Building Name

Golden Lion PH

Malton Terrace

5 Building Materials, Detailing and Features

External Façades

The external facades in this part of the conservation area are predominantly rendered, with some examples of exposed red brick, painted brickwork and exposed stone to one property at 18 East End.



Image 28 Render is the dominant finish

Roofs

Natural welsh slate is the predominant roof material in this character area, with some examples of Spanish or manmade slates which lack a depth of texture and patina. There are also several examples of concrete roof tiles replacing original slate, and some properties have clay tiles and pantiles. Front Street (east) has an inconsistent group of roof heights, pitches and materials which almost alternate between the different types of tiles and slates.

Rainwater goods

Rainwater goods are predominantly modern plastic replacements particularly on East Parade with some surviving cast iron examples on East End and Rectory Row.

Joinery, windows and doors

Windows and doors are a mixture of uPVC and timber, and in a mix of opening styles. There are a few surviving historic units in Rectory Row which add to the authenticity of character within the conservation area. Several examples of double glazed timber sashes can also be seen which demonstrate that energy efficient windows can be installed without sacrificing traditional details or proportions.



Image 29 Windows to Rectory Row

6 Boundaries and Means of Enclosure

The properties to East Parade are well set back from the road with solid stone walls enclosing the front gardens, separated from each other by timber fencing. On the opposite side the East End properties front directly onto pavement, as do the historic properties on Rectory Row, Cross Street and Front Street (East). St Edmunds Terrace has a mix of low brick and rendered walls, some with modern steel railings.

A section of the historic town walls is within this character area linking East Parade through to North End.



Image 30 Well maintained boundaries



Image 31 Golden Lion

7 Open Spaces and Trees

To the rear of 23 Rectory Row is a large chestnut tree which is covered by a Tree Preservation Order in recognition of its significant amenity value.

There is a lack of street trees within this character area, in contrast to the rest of the conservation area. A small group of trees within the linear strip of designated village green at Rectory Row have some amenity value.

There are no notable open spaces within this part of the conservation area, but there are several sections of designated village green at East Well Farm, 11-24 East End, outside Malton Terrace and to the northern side of Rectory Row. These are a mix of small green spaces and narrow grassed frontages to the residential properties. The sweeping curved grassed area in front of 4-10 East End is not designated village green but softens the appearance of the junction, separates the small parking area from the highway, and the undeveloped space allows views through the character area. A small seating area outside The Golden Lion PH adds activity on the corner.

8 Views and Vistas

St. Edmunds Church is a prominent landmark throughout Sedgefield, and features in views westwards along Rectory Row and from the corner of East End along Front Street.

Views across the character area are limited, with a distinct change in ambience between East End and Rectory Row. Elongated views are possible along East End with a strong group of historic properties curving southwards.

The tree lined view out of the conservation area moving eastwards along Stockton Road is significant, emphasising the rural location of the settlement and announcing the end of the historic built core and transition to open countryside.



Image 32 View out of the conservation area

9 Activity

The junction of Front Street, Stockton Road and East End is a busy part of the conservation area with continual through traffic at peak times. The Golden Lion PH provides a focus for community activity on the corner of the junction. The commercial properties on Front Street are a mix of day and evening uses with frequent pedestrian footfall. The residential properties at East End and East Parade are quieter in nature, and the footpath link between East Parade and the rear of Front Street appears underused.

10 Public Realm

This part of the conservation area is dominated by tarmac paving, with priority given to the highway network rather than pedestrian spaces. At East End the surfacing is a mix of grass, tarmac and concrete paving which gives the impression that the change in materials defines the edges of private and public ownership. The pavement width is generous to East End, and much narrower on the opposite side. East Parade is concrete paved with a step up from the highway, and a lack of maintenance evident.

Rectory Row is a mix of paving and tarmac, the appearance softened by the small grassed areas with trees on the northern side which is owned by Sedgefield Town Council. The pavement widens on Rectory Row, and narrows on Cross Street as it heads towards Front Street. The commercial group on Front Street is fronted by a wide tarmac area with a line

of setts separating the formal footpath by the road, from the rest of the space, possibly delineating ownership. The overall impression of the public realm is positive with adequate provision for pedestrians and vehicles, however lack of maintenance is an obvious issue.



Image 33 Poor paving quality

11 General Condition

Vacancy rates are low within the Sedgefield Conservation Area and there are no buildings at risk identified within this character area.

The condition of the historic walls to the footpath network is of some concern with areas of crumbling and poorly repaired

stonework. The mix of ownerships is obviously a factor in securing more comprehensive and consistent repairs.



Image 34 Historic pathway

A few of the historic properties would benefit from more regular routine maintenance, clearing gutters, renewing paintwork etc. but this is not a significant issue in this part of the conservation area.

CHARACTER AREA 4 - THE SQUARE/ST. EDMUND'S CHURCH /CEDDESFELD

1 Location and Boundary Description

This character area centres upon the designated village green, St. Edmunds and Ceddesfeld Hall and contains the key open spaces within the Sedgefield Conservation Area and key landmark buildings. This character area forms the historic core of the settlement and a green heart to the conservation area.

The character area includes the registered historic park to the south, the western side of Cross Street including The Old Smithy and Sedgefield Social Club, the Church of St Edmund and its churchyard, and the central village green up to where it abuts High Street and Church View. This character area adjoins several other character areas and obviously has a strong interaction and impact upon those areas.

The designated conservation area boundary closely follows the outline of the registered historic park to the south, enclosing the historic gardens and ponds and omitting the later development on Wykes Close to the west, and Sedgefield Primary School to the east. Many of the streets outside of the boundary to the west were named after former clergy of Sedgefield such as Wykes, Swyfte, Caden and Thurlow. An

extension to this part of the conservation area was approved on 3rd May 2016.



Image 35 Village Green

2 Form and Layout

This character area forms the focal point of the historic core of Sedgefield, and can be traced in a similar form through historic map regression. The 1860 OS Map identifies the Market Place in the northwest corner and Cross Hill to the south of the Green, with a through route between Fore (Front) Street and West End. An early 20th century photograph shows the green as an informal space, which by the 1940's had become enclosed by railings into a much more formal recreation space.



Map 4 Ordnance Survey 1860

The Square is a block of two storey cottages and commercial buildings in the centre of the village green. No. 3 The Square and the Crosshill Hotel are both Grade II listed buildings. Across the green is the Grade I listed Church of St. Edmund a notable historic building and local landmark, with its Grade II listed lychgate, war memorial, churchyard walls and memorial tomb.

To the south of the Church across Rectory Row is the former rectory, an extensive building now used as two dwellings Shute House and Barrington Lodge, and the community centre, Ceddesfeld Hall. The property is set in walled gardens, which form an attractive tree lined open space sloping down to two ponds, and is a Grade II registered park.

3 Architectural Character

The special character of this area is as much derived from the attractive open spaces, as the historic and architectural buildings within them. The group character of this part of the conservation area is strong with an interrelationship between the buildings on the Square, the village green and the Church. Likewise the historic rectory at Ceddesfeld Hall, the adjacent former service wings (now Shute House and Barrington Lodge) and surrounding stone walls create an attractive group of historic assets leading to the Grade II registered historic parkland.

The Church of St Edmund has been the focal point of the green since the 13th century and makes a significant contribution to the character and appearance of the conservation area, and dominates views through the character area. The entrance to the churchyard is framed by a Grade II listed lychgate, Grade II listed war memorial and historic stone walls which add interest to views across the green, and the setting of the Grade I listed Church. The church is Grade I listed in recognition of its high historic and architectural significance. A new market cross was added here in 2012 marking the 600 year anniversary of the original market charter.

Across the green the rectangular group of historic properties including the Grade II listed Crosshill, depict a mix of architectural styles, detailing and palette of materials that can be said to represent the wider pattern across the conservation

area. Here render, brick and stone as well as slate and tiled roofs are represented in a medley of heights and roof pitches that have clearly evolved over time as plots have been developed. Crosshill and the cottages to the northern side of The Square are believed to date from the early 18th century, the properties on the southern side of The Square appear to be 19th century.

Ceddesfeld Hall, Shute House and Barrington Lodge are all Grade II listed buildings and were once one large property, the rectory to St Edmunds. Ceddesfeld Hall is an 18th century property, and retains Georgian features and proportions despite the modern render which has been applied to the facade. The current building and landscaped garden designed by Joseph Spence replaced an earlier property damaged by fire in 1793.

The Hall and the church tower rising beyond are prominent in views north across the registered historic park. The former 19th century service wings are now separated off into two individual dwellings, but the group relationship remains legible. The stone boundary walls enclosing the buildings and the Grade II registered historic park, are significant in terms of their historic interest and add prominence to the status of the site. The conservation area was extended to add the historic heated wall at Wykes Close to the designated boundary on 3rd May 2016.



Image 36 St Edmunds Church and The Square



Image 37 Ceddesfeld Hall

This character area also includes the western side of Cross Street containing the Sedgefield Social Club and The Old Smithy. The Social Club is a much altered reworking of an older 19th century property judging from historic photographs. Sash windows were installed in the late 1990s improving the appearance of the building. The Sedgefield Pottery now occupies the former smithy in a sensitive restoration scheme which has preserved the character of the building.

4 Important Buildings

Listed Buildings

There are 11 Statutorily Listed Buildings in this Character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character. Details of the listed buildings are given below.

<i>Name</i>	<i>Grade</i>
Church Of St Edmund	I
Churchyard Wall, 40 Metres West Wall, 50 Metres South West Of Church	II
War Memorial, 40 Metres West Of Church	II
Lych Gate, 45 Metres West Of Church	II
Monument To Frederick Hardwicke, 15 Metres North Of West Tower Of Church Of St. Edmund	II
Crosshill Hotel	II
3, The Square	II
Barrington Lodge	II
Shute House	II
Ceddesfeld Hall	II
Gate Piers, 30 Metres North Of Ceddesfeld Hall	II

Church of St Edmund

The Church of St. Edmund dates from the 13th century and the nave, transepts and chancel date from this period with the diagonally buttressed tower added to the west c.1490. This tower with its octagonal turrets and spirelets remains a prominent feature in distant views towards Sedgefield. The clock in the tower was funded by public subscription at the end of the 19th century to mark Queen Victoria's Jubilee. The south porch was added in the 19th century, and the north vestry to the chancel and the organ chamber in 1913.

The building is constructed in coursed and rubble stone. The 3-bay nave has buttressed aisles with low-pitched aisle slated roofs and a steeply-pitched nave roof. The lower, 3-bay chancel has a blocked priest's door and angle-buttressed east end with two 18th century wall monuments. The interior is finely detailed with 14th century effigies, 17th century woodwork and panelling, and an 18th century font and organ case. The oak chancel screen with pinnacled canopies and the choir stalls and panelling are of particular note.



Image 38 Church of St Edmund

Churchyard wall

The Grade II listed stone churchyard walls are believed to date from the 17th century, and are an L shaped group beginning to the west of the church heading south across the green then turning east into Rectory Row. The 50m section fronting the green is broken by the listed Lychgate, and partially concealed by the modern memorial to the Shrove Tuesday football match, vegetation and the listed war memorial. The longer 110 metre section runs the length of Rectory heading east, punctuated by a pedestrian access to the churchyard with gate and steps. The wall increases in height along Rectory Row and ends where it meets the Social Club near the corner of Cross Street.



Image 39 Church boundary walls and War Memorial

War Memorial

The Grade II listed war memorial stands to the west of the church on the edge of the village green, and commemorates the casualties of the First World War. The memorial was erected in 1920 and has a square pedestal with an octagonal shaft topped by a cross. The structure is sandstone with slate memorial plaques listing the names of fallen soldiers from Sedgefield. The inscription on the rear facing plaque reads 'Pass not this stone in sorrow but in pride, and may you live as nobly as they died. Lord grant them eternal life'

Lychgate

The Grade II listed lychgate lies in the centre of the churchyard walls adjacent to the war memorial, forming the entranceway to the church and churchyard to the east. The lychgate dates from 1906 and has ashlar sandstone walls, an oak frame above with green slate roof to match the church.

Monument to Frederick Hardwicke

The Grade II listed sandstone monument to Sergeant Hardwicke was added to the churchyard in 1854 and stands about 2 metres high. The square base supports a rectangular pedestal with projecting pedimented top with shield detail. The pedestal has an attached Tuscan colonette at each corner and is inscribed with Gothic lettering and some scrollwork.

Crosshill Hotel

The Grade II listed hotel was originally three houses and dates from the early 18th century. It consists of rendered and painted walls and the two-bay left section is brick and has a pantiled roof. The remainder is built of coursed rubble with 20th century concrete tiled roofing and brick chimneys.

The left section consists of two-storeys and two bays and is glazed by twelve-pane sashes and 20th century casements above a dentilled brick eaves band. The roof is steeply pitched and is hipped to the left. The left return has a 20th century plank door situated underneath a margined overlight and set in a late 19th century doorcase. Flanking the door is a shallow mid 19th century bow-fronted shop window and to the right is a replaced 12-pane sash window. The right section is a mixture of two to three storey divided into two bays. It has scattered fenestration including some original 16-pane sashes. There are two late 20th century glazed shop fronts to the right. The steeply pitched roof has slightly-swept eaves and is hipped to the right. The building was recently refurbished when it became part of the Greene and King group.



Image 40 Crosshill Hotel

No.3 The Square

This is an early 18th century two storey house with 19th century alterations, and is Grade II listed. It has rendered masonry, renewed pantile roofing and rebuilt brick chimneys. The ground floor has five openings including a pair of 19th century two-panel doors, underneath an overlight and set in flush stone surrounds with bracketed hoods. These are flanked by a central canted 20th century bay window. There are identical windows in both end bays. The glazing consists of 12-pane sashes and one 16-pane sash above. The roof is steeply pitched and has slightly-swept eaves and ridge chimneys. The property is one of a group of historic buildings, the others are unlisted but do contribute positively to the conservation area.



Image 41 3 The Square

Barrington Lodge

This dwelling house was previously a service wing to Ceddesfeld Hall. It is a Grade II listed building and dates from the early 19th century with late 20th century additions and alterations. It has pebble-dashed walls and a pantiled roof, with stone chimneys. It has two storeys and a four-window front. The right bay breaks forward and contains a door with six flush panels and a renewed radial fanlight. The entrance front and rear front have mixed fenestration including some original twelve and sixteen pane sashes. The low-pitched roof has coped gables, shaped kneelers and end chimneys either side. The property is well concealed from public view from Rectory Row by the high stone walls and mature trees.



Image 42 Barrington Lodge

Shute House

This Grade II listed house was formerly part of the L shaped service wing to Ceddesfeld Hall. It was built in the early 19th century but has been subject to late 20th alterations. The house is rendered with pebble-dashed brick and has a 20th century concrete-tiled roof with rendered brick chimneys. The house adjoins the left return of the former rectory (Ceddesfeld Hall) and has a lower entrance block attached across the front. The one-storey recessed; round-arched wall panel has a replaced tripartite window to the left and a 12-pane sash to the right, and two small, blind attic windows above. The property has a low-pitched hipped roof. The rear of the two-storey, three bay main block has a central, replaced tripartite windows and flanking twelve pane sashes to both storeys. To the left the roof is low pitched, hipped to the left and has two ridge chimneys. The name Shute House is a reference to Shute Barrington, Bishop of Durham, who commissioned the new rectory in 1793 following destruction of the previous building in a fire.

Ceddesfeld Hall

This Grade II listed building was formerly used as a rectory and is now a community centre, and home to the Sedgefield Community Association. It was built in 1793 for the Rev. George Barrington to replace the previous rectory which was destroyed by fire. The intention was to create a miniature manor house with extensive walled garden.

The two storey building has painted, pebble-dashed masonry and a Welsh slate roof with rendered chimneys. The five-bay entrance front, has a low plinth and bays two and four project from the front of the building. The front entrance has a central six-panel double door, with three-pane sidelights, in pilaster surround. This has a large semicircular fanlight with radial glazing bars. There is a raised tablet above the door that has an inscription to Bishop Shute Barrington of Durham who died in 1826. The left bay has a replaced double door and radial fanlight set in recessed, round-arched wall panel, which is flanked by three-pane sidelights. The right bay has nine-pane sash windows with radial heads set in identical wall panels. Other windows are twelve-pane sashes with projecting sills. The sill to the central window is dated MDCCXCIII (1793). There are also two small shields bearing the Barrington court of arms. The low-pitched roof has projecting eaves and is hipped over bays two and four. The roof contains two groups of truncated ridge chimneys.

The two storeys, five-bay garden front has a low plinth. The projecting, pedimented three-bay centre has elongated fifteen-pane sashes to the ground floor. There are twelve-pane sashes above as well as an oculus window in the tympanum.



Image 43 Ceddesfeld Hall and Gatepiers

Gatepiers to north of Ceddesfeld Hall

This Grade II listed structure includes four gate piers and dates from the early 19th century constructed of squared sandstone. The piers are square-plan, about 3 metres high; have projecting base, a mid-band and a cap with a low pyramidal top. The piers define a wide central carriageway and also have narrower pedestrian entrances. The gates have been removed.

Non-Designated Heritage Assets

In addition to the listed buildings above, a number of other buildings and structures combine to add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such 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 in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Building Name

The Old Smithy
6 and 7 The Square

5 Building Materials, Detailing and Features

External Façades

The Grade I listed church of St Edmund is constructed in a mix of dressed and rubble masonry and ancillary structures are all in stone. The Grade II listed Ceddesfeld Hall, Shute House and Barrington Lodge are all pebble dashed but were originally stone and brick.

The group of buildings around The Square are predominantly rendered and painted, with a recently exposed stone property at No. 12 The Square and a group of exposed red brick terraced houses adjacent at No's 13-16 The Square.



Image 44 The Square

Roofs

Like most of the conservation area, the roofs within this character area are a mix of slate and tile, with historic and modern examples. The roof of the Grade I listed church and Grade II listed lychgate is green westmorland slate, the only examples within the conservation area. Red brick chimneys can be found through this character area.

Rainwater goods

Cast iron rainwater goods are more common within this character area, most likely as a result of the listed status of many of the buildings, but there are inappropriate plastic examples too particularly to the south side of The Square.

Joinery, windows and doors

Timber windows and doors dominate within this character area, with a large number of sliding sash windows, some casements and few PVC additions. Timber panelled doors are the established style, with some historic examples surviving. Simple overlights can be found in many properties around The Square, with more decorative fanlights to Ceddesfeld Hall and Barrington Lodge.

6 Boundaries and Means of Enclosure

The stone boundary walls to the historic gardens around Ceddesfeld Hall and neighbouring Shute House and Barrington Lodge are significant, both in terms of historic interest and the contribution they make to the wider streetscene. The churchyard walls are Grade II listed and contribute to the setting of the church and views across the green and along Rectory Row. The combination of the Ceddesfeld Hall walls and the churchyard walls creates a channelled view along Rectory Row, overshadowed by mature trees on either side changing the ambience of the street.



Image 45 High stone walls

To The Square, only the southern properties have any boundary enclosures with examples of railings, low red brick walls and modern stone construction.

7 Open Spaces and Trees

The registered historic park to Ceddesfeld Hall, the village green to The Square and St Edmunds Churchyard are all highly significant spaces which contribute strongly to the special interest of the conservation area.

The village green plays a central role in both the historical and modern day life of the town, and the trees along the edges of the space soften the intrusion of the highway network and frame the space and buildings positively. Groups of trees have been planted around the bus shelter and the corner of Church View/Rectory Row which add amenity value. The street trees added to Rectory Row and to High Street do partially conceal views of the historic buildings. However the combination of buildings and spaces is important to the character of the conservation area, not just the appearance of the buildings.



Image 46 Village green

The small open space between Barrington Lodge and 23 Rectory Row is defined by the historic stone walls to Ceddesfeld Park and the public footpath leading to Wykes Close outside of the conservation area. This space is normally grassed but during the summer months is maintained by the Sedgefield in Bloom group, becoming a wildflower meadow.



Image 47 Wildflower meadow

The Ceddesfeld Hall gardens are thought to originate from some medieval ponds around the previous Rectory, redesigned by Joseph Spence following construction of the existing Grade II listed Hall. The registered site covers an area of approximately 2.8 hectares and is enclosed by stone garden walls to the North, East and West sides with open fields to the

south beyond the ponds. Only parts of Joseph Spence's design appears to have been implemented and is still evident today in the planting and woodland paths, as well as elements of the earlier landscaped grounds such as the ponds and the viewing mound. The Grade II registered park and garden contains a large number of mature trees many of which were planted as part of the Joseph Spence design. The Beech and Sycamore trees to the right hand side of the entrance to Ceddesfeld Hall are protected by a Tree Preservation Order.



Image 48 Registered parkland around Ceddesfeld Hall



Image 49 The green is criss crossed with footpaths

8 Views and Vistas

The Church of St Edmund is a key landmark in views through the conservation area, and a focal point of vistas across to Sedgefield from the south and east. The village green is at the heart of the conservation area and features in views through various character areas.

The landscaped gardens to the rear of Ceddesfeld Hall are a key open space, and the Hall drifts into view as visitors progress along the paths from the ponds northwards.

9 Activity

The Ceddesfeld Hall gardens are a key public space and an active one, with comings and goings to the Sedgefield Community Association activities in the Hall, dog walkers and recreational visitors. The duck ponds and adjacent children's play areas are an obvious draw to local residents and visitors.

The green is a key through route from one side of the village to the other, and the parking area in front of the church is very well used. The criss cross network of footpaths across the green raises activity levels and encourages pedestrian footfall to the local businesses and services. The Crosshill Hotel is an established public house and restaurant providing night time activity to the green.

10 Public Realm

The public highway within this character area is tarmaced, with concrete paving to Rectory Row. The village green has Yorkstone paths and recently renewed granite lookalike surface to the parking area by the church. This replaced granite setts which had been relocated here from a site in Shildon in the 1990's that had become damaged and uneven. The churchyard also has Yorkstone paving which complements the Grade I listed church and the character of the space. Within the grounds of Ceddesfeld Hall, the parking area is tarmaced with gravelled footpaths within the park.

The strong yellow double lines to Rectory Row detract from the appearance of the conservation area, the Streets for All guidance by Historic England advises that a lighter primrose yellow paint should be used in historic areas and narrower lines.

11 General Condition

The general condition of this character area is good, with attention to maintenance of both properties and external spaces evident. The shared parking area on the green by the church was resurfaced in 2015, removing trip hazards and improved the previously uneven appearance. There were no vacant buildings within this character area at the time of survey.



Image 50 Strong yellow double lines

CHARACTER AREA 5 - WEST END/RECTORY ROW (WEST)

1 Location and Boundary Description

This character area is at the southwestern side of Sedgefield and focuses on the residential area of West End, part of Spring Lane and the western part of Rectory Row including South View and Burton Mews.

The designated conservation area boundary terminates at the junction of West Park Lane and West End where it meets Station Road, close to the boundary of the adjacent Hardwick Park Conservation Area and registered park. To the south the boundary roughly follows the Victorian settlement edge including the rear gardens to the West End properties. The modern housing development on the site of the former Union workhouse (Ivy House) is outside of the conservation area boundary. The designated boundary includes the high boundary wall, garden and outbuilding to the rear of the Grade II listed Sedgefield House at 20 West End. The boundary then crosses Spring Lane to include the converted Coach House, historic Pinfold and Pinfold Cottage. Beyond the pinfold, Sedgefield Primary School is outside of the conservation area boundary.

2 Form and Layout

West End is a long curving stretch of properties bending round to meet Station Road. The northern side is partially elevated above the road with the houses fronting directly onto the high level pavement. The elevated section is separated from the road by a shrub planted verge, railings and a wide pavement which is designated village green and owned by Sedgefield Town Council. The solid building footprint is a strong feature of this part of the conservation area, even though some of the building lines are staggered and architectural style and materials vary.



Image 51 Elevated West End

On the southern side of West End are groups of historic buildings with a small infill group at 24-36, the detached Grade II listed Sedgfield House on the corner of Spring Lane, and the L shaped group of historic properties from 10 to 16 West End. At the western end the properties dip down from pavement level with railings to the road. The form of the southern side of West End is much less consistent, broken up by the infill development which is uncharacteristically set back from the pavement.

The character area includes the western end of Rectory Row from the edge of Ceddesfeld Hall onwards, and the current layout largely follows the historic pattern of development. The only major change evident is the formation of Burton Mews breaking up the formerly near continuous frontage of buildings. South View is the only backland development in this part of the conservation area, and is first clearly shown on the 1961 OS Map with various buildings on parts of the land before this.



Image 52 Rectory Row

3 Architectural Character

The architectural character in this part of the conservation area is distinctive in its variation with a range of architectural styles and features represented. External materials range from red brick, to stone, to render with a mix of slate, clay tiles and concrete tiles.

The building line on West End is consistent but the building heights, detailing and materials are not, which as a whole creates a contrasting group of historic buildings, many of which are of individual as well as group interest. The building types here range from simply detailed two storey red brick properties to rendered houses with bay windows and decorative door surrounds. The most dramatic change in appearance is the now pastel painted terrace, which once was exposed red brick with arched lintels, bay windows and tall chimneys. The truncation of the chimneys and lack of reveals to the altered window openings particularly has significantly harmed the appearance of the terrace.

The historic origins of the buildings have unfortunately been completely concealed by the loss and/or covering of historic features. Further along West End the quality of architecture improves significantly with attractive bay windows and tall chimneys becoming more frequent features, many of which have been restored. To the south side of West End the properties are much more individual, but with repeated use of render and sash window styles.



Image 53 West End terraces

Between Ceddesfeld Hall and the turning for Burton Mews are two groups of historic buildings. The first containing Lynnes House a rendered cottage, and a small 19th century terrace of three red brick properties. The outbuildings to the rear of No.16 appear to date from the same period judging from the historic maps but have been altered significantly. The rear wall of the now converted outbuilding forms part of the curtilage of Ceddesfeld Hall and dates from the 18th century.

Beyond this terrace to the south and accessed by a narrow lane between buildings is South View. Historic maps shown some development on this site through the 19th century and part of the terrace is representative of this period. No. 4 is a 20th century addition to the group.

The next group of properties have been altered with a decorative doorpiece added to No.12, introduction of modern window openings and render to No.11, and new windows to No.8. The change in windows to No.8 is noticeably different to No.9, which are actually a pair of matching properties.



Image 54 Rectory Row

The western part of Rectory Row from No's 3-7 is a small group of historic two storey properties. The external facades alter between render and exposed red brick, with tiled roofs of various types, and predominantly timber sash windows. Within this group, No.4 Rectory Row is Grade II and the building contrasts positively with the simpler detailed properties on either side.

4 Important Buildings

Listed Buildings

There are 4 statutorily listed buildings in this Character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character. Details of the listed buildings are given below.

<i>Name</i>	<i>Grade</i>
4, Rectory Row	II
10, Rectory Row	II
10, West End	II
Sedgefield House, 20 West End	II

4 Rectory Row

This two storey property is Grade II listed and dates from the early 19th century. It is built of squared sandstone with a pantiled roof and rebuilt brick chimney. It has a replaced six-panel door and a patterned overhead set in a doorcase with a small 20th century side light to the right and 16-pane sash with

projecting sill to the left. There are two identical sashes, in moulded surrounds, above this.



Image 55 4 Rectory Row

10 Rectory Row

This property dates from the late 18th century to early 19th century. The exterior of the building consists of roughcast masonry with pantiled roofing and rendered chimneys. It is two storey and has a three-bay front, which has a central 19th century four-panelled door and overhead, set in a doorcase. The doorcase is flanked by sixteen-pane sashes with projecting sills. There are two identical windows above. The roof has end chimneys either side. The rear of the property has a mid-wall stair window with radial head.



Image 56 10 Rectory Row and 10 West End

10 West End (Badgers Green)

This dwelling house was originally three cottages. It dates from the early 18th century and has been subjective to 20th century alterations. The exterior is painted and consists of rendered rubble. The roof is concrete tiled with brick chimneys. The structure is two storeys and is divided into three bays. It has an early 18th century two-panel door, in the second bay, which has an overlight and sidelights. The doorway is flanked by replaced tripartite windows. It has a segmental coach arch, in the right bay, which has a pair of 20th century boarded doors. The first floor has replaced windows. These consist of three 12 pane sashes and tripartite window in the third bay.

The roof of the dwelling is steeply pitched and has raised verges. It has left end and central ridge chimneys, which are constructed of old brick. The right ridge chimney has been rebuilt using modern materials.

Sedgefield House, 20 West End

This Grade II listed house dates from the 19th century and could possibly date earlier as there are remains of older masonry in its cellar. The rear wing to the building was added in the mid 19th century. It has a roughcast stone front and brick rear wing. It has a Welsh slate roof, which have roughcast stone chimneys.

The building is configured in a L shaped plan. The front block has the wing attached to the rear of the left return. It has two

storeys, which are divided into three bays. The front of the building has a low plinth, raised and chamfered quoins and a central four-panel door and overlight set in a hooded doorcase, which is set on consoles. Segmental bow sash windows, panelled aprons, frieze and cornice set on consoles, flank the doorway. There are three 16-pane sashes above with architraves and projecting sills. The upper part of the structure consists of an eaves frieze, a cornice and a low parapet. The roof has coped gables and corniced end chimneys.



Image 57 Sedgefield House

The rear has a two-storey canted bay window to the left with elongated 8 and 12 pane sashes and patterned blind boxes; first-floor stair window to the right has a radial head and architrave. The three storey, 4 bay rear wing has 5 openings to the ground floor, which has 9 and 12 pane sashes set within architraves, right bay breaks forward and has raised and chamfered quoins and first-floor canted oriels. The low-pitched

roof is hipped to the rear and has two corniced ridge chimneys. A high red brick wall surrounds the garden to the east boundary and is prominent in views along Spring Lane, and included within the designated conservation area boundary.

Non-Designated Heritage Assets

In addition to the listed buildings above, a number of other buildings and structures combine to add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such 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 in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Building Name

The Nags Head PH

Scout Hall (former Methodist Chapel)



Image 58 Red Brick and rough cast render with mixed roof materials

5 Building Materials, Detailing and Features

External Façades

West End has examples of multi coloured painted render in a mix of smooth and roughcast renders and exposed red brick terraced houses in a variety of colours and textures. Examples of exposed stone houses are more common as the centre of the town is approached, and are recently renovated properties on the whole.

To Rectory Row, the properties again are a mix of render, red brick and exposed stone. This variety of materials throughout the character area demonstrates the adhoc nature of historic development here with individual building plots and projects, rather than mass expansion.

Roofs

Like most of the conservation area, this character area has examples of slate, pantile, clay tile and concrete tile roofs with little consistency across the streetscene and only small pockets of matching roof materials.

Red brick chimneys do form part of the roofscape, although some properties have lost their stacks. The pastel painted terrace on West End has been particularly affected by chimney loss. Only one or two examples of historic chimney posts survive.

Rainwater goods

Rainwater goods are largely plastic with few cast iron examples surviving. There are no decorative historic elements such as hoppers or rainwater heads evident from public view.

Joinery, windows and doors

This character area has suffered the most from the intrusion of inappropriate window and door materials and styles, with many examples of uPVC replacements on West End. The northern part of West End and Rectory Row is of a higher standard with more traditional examples than modern replacements, retaining more of the group character.

6 Boundaries and Means of Enclosure

Almost all of the buildings within this character area front directly onto the street with no enclosure of private space to the front of the properties. The exception to this is the group of historic buildings from 10-16 West End, which is bordered by a strong hedge line softening the streetscene. There is a small grass verge to No's 47 to 57 West End interrupted by parking spaces, seating and litter bin. The elevated section of West End with secondary access road does provide a sense of separation from the public realm. The high brick wall enclosing the garden to Sedgfield House is also noted.

To the southern edge of the conservation area, behind the pinfold are the some of the highest and best examples of the town wall. Reaching heights of approximately 3m the walls these give the clearest indication of the original settlement boundary.



Image 59 Boundary treatments

7 Open Spaces and Trees

There are no open spaces within this part of the conservation area, and few trees in contrast to the green nature of the other character areas. The large sycamore tree on Spring Lane in the grounds of Pinfold Cottage features in views out of the conservation area to the south, and has amenity value.



Image 60 Sycamore tree on Spring Lane

8 Views and Vistas

Views through this character area are influenced by the shifts and curves in the building line, with partial views along the length of West End. The set back group at No.57 onwards looking north, only becoming evident as visitors progress into the centre of Sedgefield. The group of buildings at 10 to 16 West End terminate views into the conservation area until the elevated section of West End is approached, then the Nags Head steps into view. Looking westwards out of this conservation area from this point, the twisting nature of West End is revealed, flowing into Station Road beyond the designated boundary.



Image 61 View through the character area and St Edmunds Church

The junction at the corner of West End and Rectory Row is a busy one, with views into the other character areas possible at this intersection, and a strong sense of arrival into the commercial centre of Sedgefield. Views along Rectory Row are defined by the established avenue of trees on the north side, and the consistent building line on the south side until the group from No.13 onwards steps out. The view terminates with the beginning of the stone walls to Ceddesfeld Hall. In the winter months this view includes parts of the Village Green and the tower of St. Edmunds, concealed by the tree canopies in the summer months.

9 Activity

West End is an active trafficked route into and through Sedgefield. Like other parts of Sedgefield there is pressure for on street parking, particularly on Rectory Row, somewhat alleviated by the elevated second road on one side of West End. Pedestrian footfall appears low to West End, and the reason for this is unclear, as the pavements are sufficiently wide to encourage walkers. Rectory Row is more active as a through route for pedestrians, particularly parents and children travelling to and from Sedgefield Primary School through Burton Mews and Spring Lane.

10 Public Realm

The public highway is tarmaced with concrete paving to the pavements. The elevated section of West End and short section on the opposite side is separated from the highway by modern railings in a traditional style, with concrete steps and shrub planting softening the effect.

11 General Condition

Lack of maintenance is more evident within this character area than other parts of the conservation area, both in terms of the residential properties and the public realm. No buildings are at risk, and only a few are vacant but appear secure from external view.



Image 62 Public realm

CHARACTER AREA 6 - WEST PARK LANE

1 Location and Boundary Description

West Park Lane, formerly Back Lane, is located to the western side of Sedgefield and abuts the Grade II* registered Hardwick Park and Conservation Area. The lane meets West End where it becomes Station Road, continuing north running parallel to Church View and North End.

The boundary of the designated conservation area (and the character area) stops at Lindum. The original 1971 designation did continue northwards to include the full length of the lane, but was amended in 1993 to omit the group of modern bungalows and the fire station. Lindum was retained within the boundary presumably because it is within a historic garth to the group of buildings at North End, and marks the edge of the built settlement on the 1860 ordnance survey map. This is an assumption because no detailed records of the boundary review could be found.

The dividing line between the West Park Lane and North End character areas was roughly placed where the North End buildings finish, and the garden spaces or new infill plots begin but the two areas obviously have a strong interrelationship.



Image 63 West Park Lane

2 Form and Layout

This character area is a long strip of backland development to the west of the conservation area, beyond the historic core. Many of the properties occupy the former garths with gaps in between these providing some evidential value of the historic form of the settlement. West Park Lane stretches in a gently curving arc from the junction with West End heading northwards along the settlement edge.

The interest of the West Park Lane character area derives from its historic relationship with West End/Church View/North End, evidential value of the historic garth or garden spaces, and the strong visual connection with the Grade II* registered Hardwick Park.



Map 5 Ordnance Survey 1860



Image 64 View over Hardwick Park

3 Architectural Character

The buildings within this character area are a collection of 20th century infill developments of varying quality, and it is the land they occupy rather than their individual architectural interest which adds to the significance of the conservation area.

West Park Lane has a mixed architectural character with almost all the properties being constructed in the 20th century, some with more traditional design approaches than others. The consistent use of red brick provides some sense of unity, to what is otherwise a mixed collection of individually designed properties. Each property is different in terms of plot size, footprint shape and scale and the lack of consistent building line is at odds with the rest of the conservation area. In terms of architectural detailing, the varying approach to window details for example lacks reference to the established pattern of openings within the main part of the conservation area.



Image 65 Modern housing

4 Important Buildings

Listed Buildings

There are no listed buildings within this character area.

Non-Designated Heritage Assets

A number of other buildings and structures combine to add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such 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 in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Building Name

Pear Tree House

5 Building Materials, Detailing and Features

External Façades

All of the properties along West Park Lane are constructed in red brick with partial rendering at Park View the only exception to this. The architectural style and detailing of the properties varies greatly because of the piecemeal infill of construction with no consistent approach evident. The only consistent elements are at the small groups of properties such as at Park View.

Roofs

Like other parts of Sedgefield, roofs are in a mixture of clay tiles, pantiles, concrete tiles and slate. Examples of red interlocking concrete tiles at least contrast positively with red brickwork below, but natural clay tile is more appropriate to the character of the area.

Rainwater goods

As all the properties in this part of the conservation area are modern, the majority have plastic rainwater goods with some examples of cast iron lookalike finishes.

Joinery, windows and doors

Many of the properties on West Park Lane incorporate traditional window forms, but with uPVC or wood effect uPVC units that undermines the traditional appearance. There are few examples of timber windows and doors, or of decorative

joinery details in this character area, the jettied bay window at Rook Lodge being one example.



Image 66 Properties on West Park Lane

6 Boundaries and Means of Enclosure

The strong sense of enclosure to the property boundaries paired with the surviving stone walls to the edge of the Robert Brown showfield gives the lane a distinctly rural character, a sharp contrast with the busy nature of West End/North End.



Image 67 Low stone boundary walls

The historic stone walls are a functional enclosure of the pasture land which is still used for sheep grazing, and marks the division between the two designated conservation areas. The boundary features to the residential properties on the opposite side are less consistent, with remnants of historic walls, some hedging and shrubbery, some timber fencing and a few open frontages with access to garages.



Image 68 Shrubbery over wall remains

7 Open Spaces and Trees

There are no open spaces within this character area, but the close relationship with the showfield and the registered historic parkland is obviously important with expansive views dotted with large trees. Many of the trees within the registered park are protected by a Tree Preservation Order (in addition to the Hardwick Park conservation area status). One such tree, a sycamore, is positioned at the entrance to the showfield at the public right of way kissing gate. This public right of way runs east to west from North End through the Hardwick Arms courtyard to West Park Lane, then leading northwest across

the registered park, and allows for views to the rear of North End and vice versa across the parkland.

Within the character area boundary is a protected Beech tree at The Pippins, a new build property formerly in the grounds of 17 North End.

8 Views and Vistas

Views across into the Hardwick Grade II* registered park and the Hardwick Park Conservation Area are of high significance here, with many of the new build properties enjoying views of the pastoral scene across the designed landscape.

Views along the Lane twist with the curving layout, interrupted by tree planting and shrubbery. The individual properties emerging into view predominantly in close up viewpoints. Longer views along the length of the lane are defined by the historic stone walls on one side and tree planting on the other side, with small groups of properties visible at one time.

Looking eastwards into the historic garth spaces, remnants of historic boundary walls can be seen with some older trees surviving. Beyond this glimpsed views of the rear of the properties along West End, Church View and North End are possible, many of which have large extensions.



Image 69 Rural views



Image 70 Public realm

9 Activity

Activity levels are low in this part of the conservation area, partly because of lack of public footpaths and pedestrian footfall. Vehicle movements appear more limited to residents to and from their properties, rather than steady passing traffic. The footpath link through from West Park Lane to the Hardwick Arms Hotel and beyond is a public right of way and encourages links to the town centre, although this through route is not particularly obvious to non-residents.

10 Public Realm

The lane is surfaced in tarmacadam with narrow green verges against the stone walls on the west side, and in patches on the east side of the lane. The footpath to the Hardwick Arms is also tarmaced becoming patchy and partially cobbled within the courtyard.

11 General Condition

The general condition of this character area is good, with no vacant properties at the time of survey and signs of regular property maintenance. The grass verges appear to be actively managed and the main surfacing is in reasonable condition.

3 MANAGEMENT PROPOSALS

This section of the appraisal identifies the future challenges and opportunities within the Sedgefield Conservation Area, and includes proposals for the management of change to ensure the special character and appearance of the area is preserved and ideally enhanced. This is not an absolute list of tasks that should be undertaken, but outlines the main issues that should be prioritised.

It should be understood that the County Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources. These tasks will however influence the priorities for action where resources are available.

Advice and Guidance

- Encourage regular maintenance to minimise future damage to or loss of historic buildings.
- Offer advice and guidance to owners on repair and retention options for historic fabric and features.
- Offer design advice and guidance to owners on appropriate options for alterations and extensions, to reflect local character and distinctiveness.
- Encourage property owners to consider the use of sustainable materials which add to the longevity of the repair or alteration.

- Liaise with other Council departments to tackle long term vacancy or condition issues
- Undertake annual surveys of the conservation area as part of the National Heritage at Risk programme, and review the effectiveness of the Article 4(2) direction every 5 years.
- Provide information leaflets to residents on the Article 4(2) direction, and other planning controls within conservation areas to raise awareness.
- Provide electronic copies of the conservation area character appraisal when requested, and paper copies to the local library and any community groups.

Applications for Planning Permission

- Ensure that applications for development either preserve or enhance the character or appearance of the conservation area, in accordance with s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- Resist applications for demolition of buildings which make a positive contribution to the significance of the conservation area, unless clear justification is provided in accordance with para 133 or 134 of the National Planning Policy Framework.
- Ensure that applications for significant expansion of the settlement have no adverse impact on the setting of the conservation area or the listed buildings within it. Unless such harm is balanced against and/or mitigated

by public benefits, in accordance with para 133 or 134 of the National Planning Policy Framework.

- Encourage the use of traditional materials in shopfronts and signage, and ensure that any applications for such work are appropriate to the host building and the conservation area.
- Support appropriate enforcement action where unauthorised works have been undertaken that detract from the character or appearance of the conservation area.

Public Realm

- Support the reinstatement of traditional materials and boundary features, in place of less appropriate modern interventions.
- Encourage repairs and regular maintenance to the footpath network, to improve accessibility and appearance.
- Encourage repairs to the historic town walls, and works to correct previous inappropriate repairs and rebuilding.
- Support measures to reduce the pressure for parking within the conservation area, to improve the appearance of the town centre.
- Ensure that trees of amenity value which contribute to the character and appearance of the conservation are retained wherever possible, and that replacement trees are provided where loss of an existing tree is accepted.

Boundary Changes

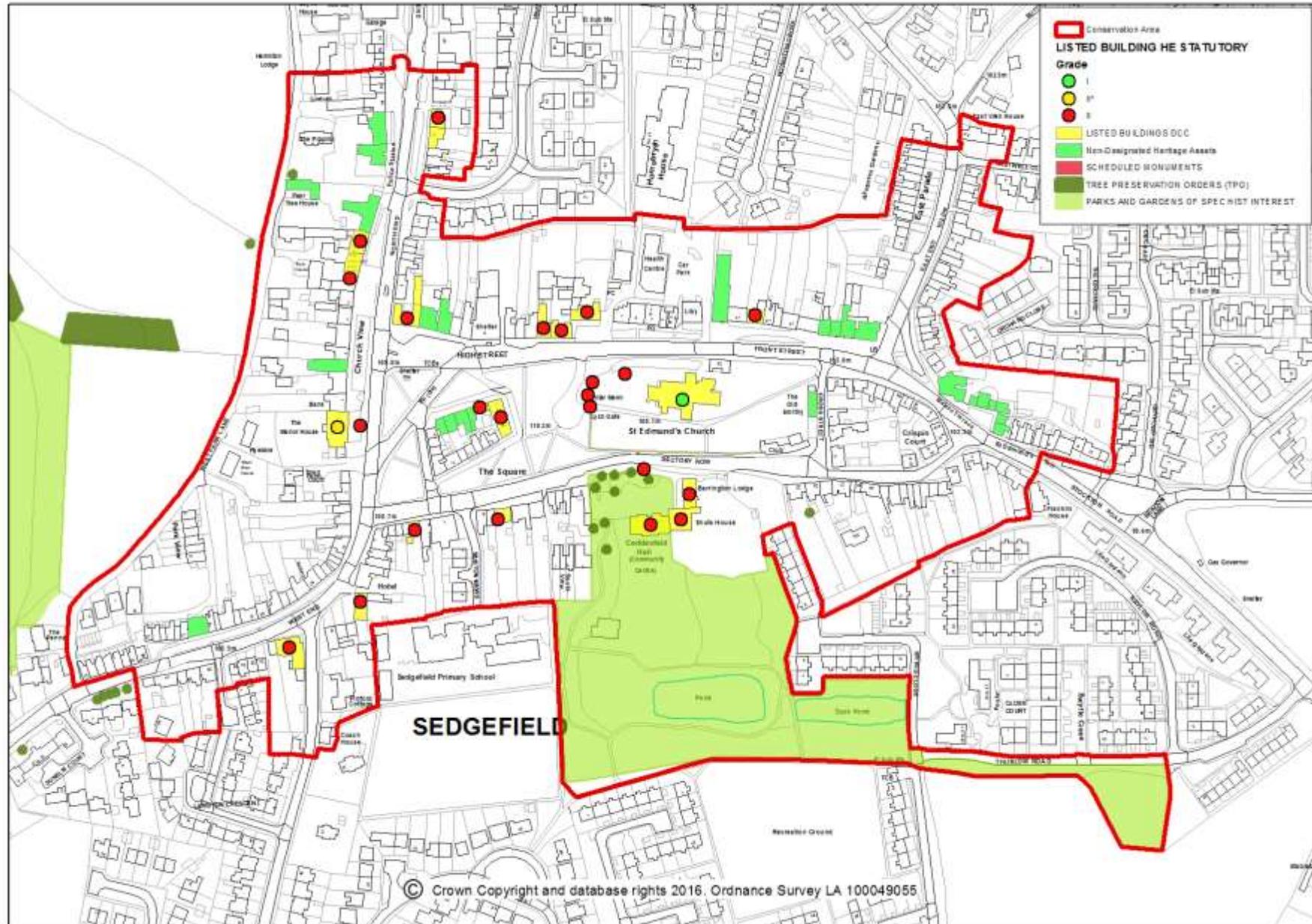
No substantial changes to the conservation area boundary were proposed in January 2016, other than minor amendments to match the designated boundary to the current property boundaries. This includes the omission of garden spaces which form part of modern properties at East Well Close and 46 West End.

During the public consultation on the draft appraisal document in February 2016 several comments were made regarding the designated boundary around Ceddesfeld Hall. An amendment was therefore made to include the heated wall at Wykes Close which is a surviving feature of the historic grounds, although outside the registered parkland. An amendment was also made to enclose the entirety of the registered historic park within the designated conservation area, adding the walkway to Hodgemoor Hill. These amendments were formally approved by the Head of Planning and Assets on 3rd May 2016.

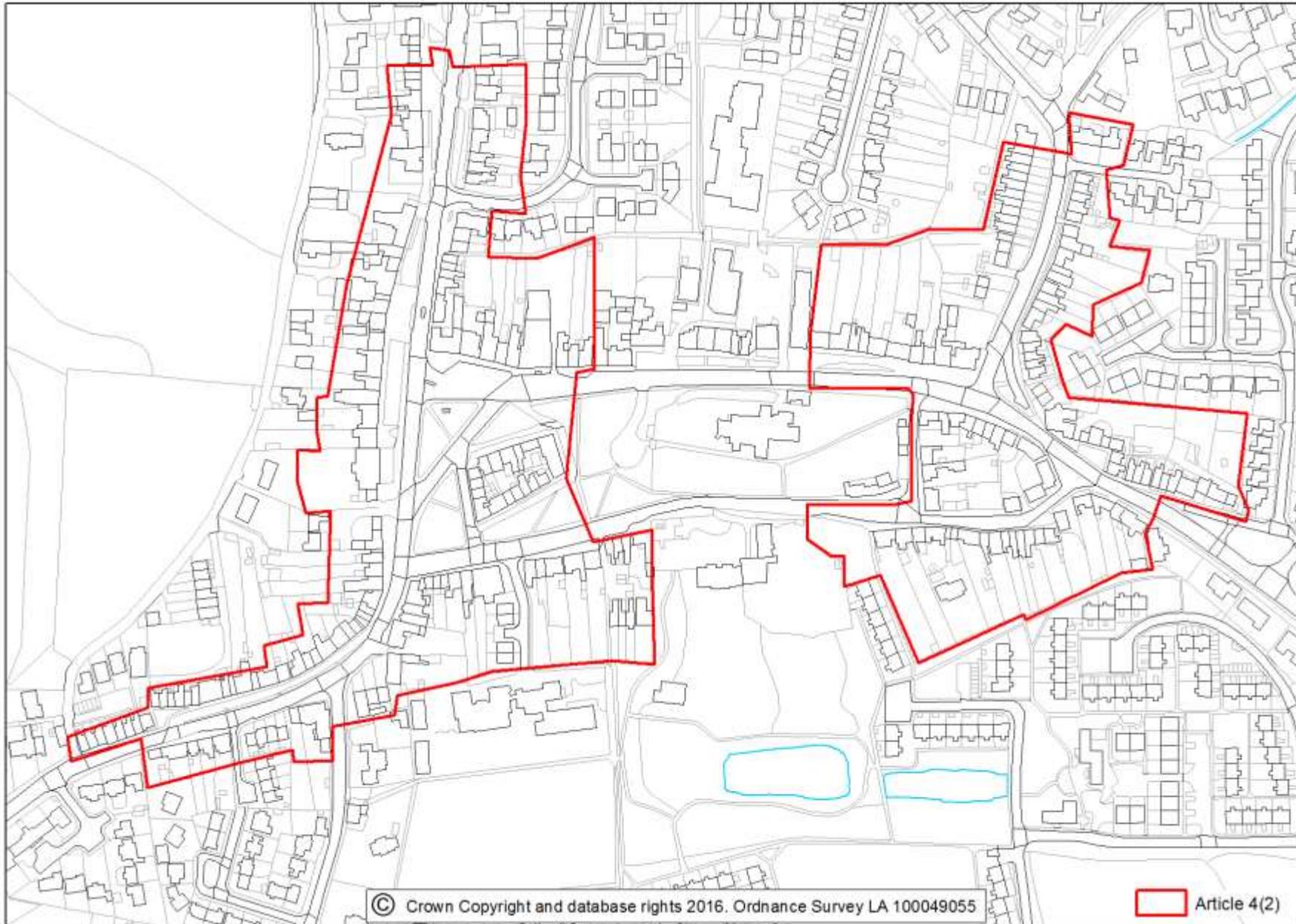
An extension at North End was considered as part of the boundary review to include the vacant telephone exchange and adjacent interwar villa. However Council archives revealed that this had originally been part of the 1986 designated area and was later removed in 1993 as part of the previous review for sound reasons. It is therefore considered that to re-add this to the conservation area when the character has not changed is not justified.

A second extension to include 1 and 3 Station Road, an attractive Victorian pair was also considered. The building and its historic boundary walls does have architectural merit, however West End appears a natural end stop to the conservation area with a clear shift in character at Station Road. It is therefore considered that the boundary should not be extended here.

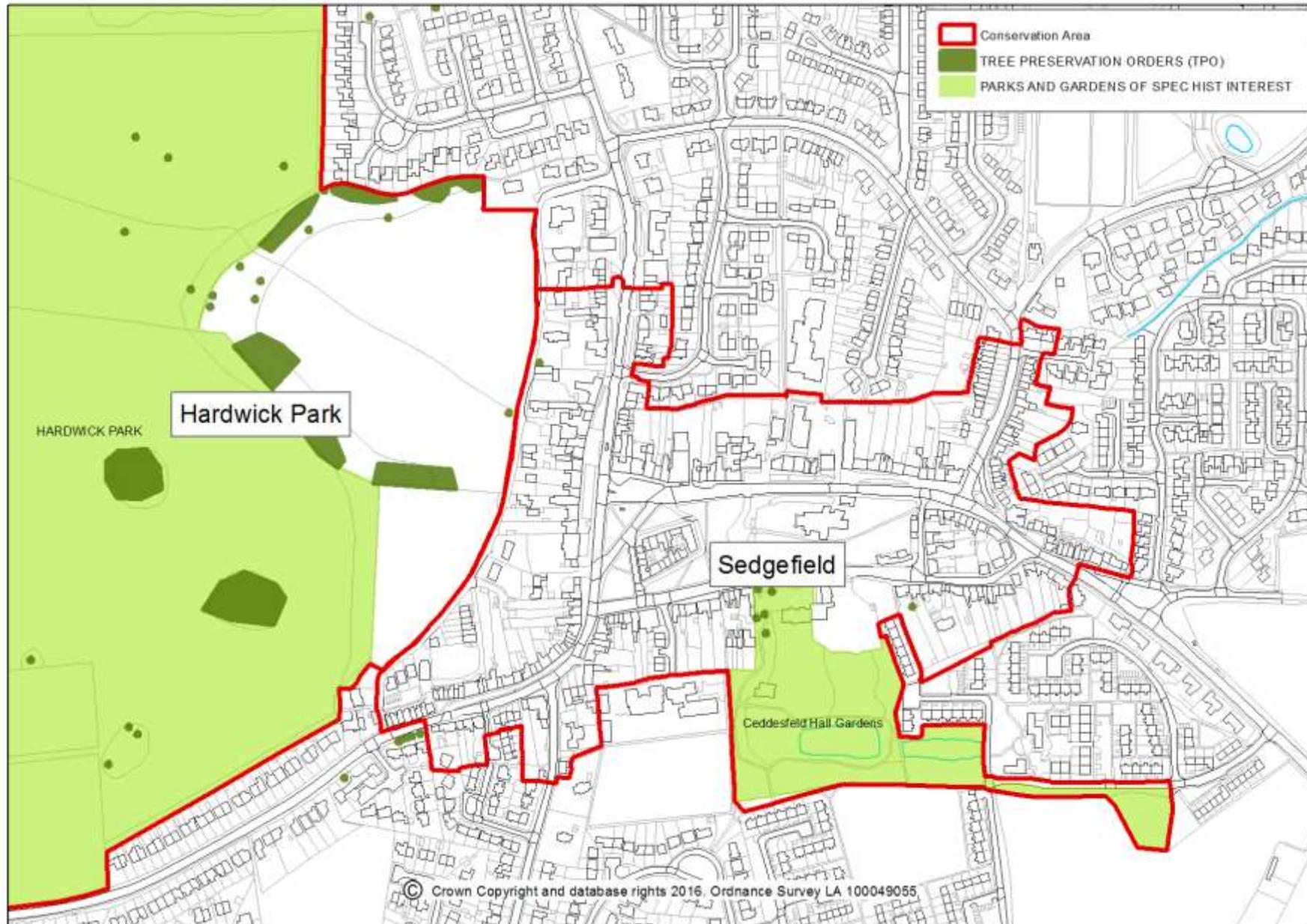
Designations



Article 4(2) Direction



Adjoining Conservation Area





Appendix 1
Listed Buildings

APPENDIX 1 LISTED BUILDINGS

The following is a list of the Listed Buildings within the Conservation Area. A listed building is a building of special architectural or historic interest, as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance. Grade I, Grade II* and Grade II. Listed Building Consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its fabric, character or appearance. N.B Buildings and features within the curtilage of listed buildings may also be regarded as being listed if constructed before 1948

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

<https://historicengland.org.uk/listing/the-list/>

<i>Name</i>	<i>Grade</i>
Church Of St Edmund	I
Churchyard Wall, 40 Metres West Of Church Of St Edmund Churchyard Wall, 50 Metres South West Of Church Of St Edmund	II
War Memorial, 40 Metres West Of Church Of St Edmund	II

Joan's Fruit And Freezer Centre Kensington House (10 High Street)	II
Hardwick Arms Hotel	II
Shute House	II
10, West End	II
Magistrates Court House	II*
Hope Inn	II
The White House, 34 and 36 North End	II
4 Rectory Row	II
Ceddesfeld Hall	II
Barrington Lodge	II
3 The Square	II
Gate Piers, 10 Metres East Of Magistrate's Court House	II
Sedgefield House, 20 West End	II
3 And 5 North End	II
Elm House, 23 Front Street	II
Monument To Frederick Hardwicke, 15 Metres North Of West Tower Of Church Of St. Edmund	II
Lych Gate, 45 Metres West Of Church Of St Edmund	II
Black Lion Public House And Former Stable Wing	II
Nss Newsagents (11 and 12 High Street)	II
10 Rectory Row	II
Gate Piers, 30 Metres North Of Ceddesfeld Hall	II
Crosshill Hotel	II

CHURCH OF ST EDMUND

List entry Number: 1121482

Grade: I

Parish church. Circa 1254 aisled nave; c.1290 transepts and chancel; c.1490 tower; C19 porch; north vestry and organ chamber of 1913. Dressed and rubble masonry with graduated green slate roofs. Perpendicular west tower; Early English aisled nave, with south porch, and north and south transepts; chancel with north vestry and organ chamber. Diagonally-buttressed, 3-stage tower has stair turret on south wall; square lights to second stage; louvred, 3-centred belfry openings; embattled parapet with octagonal turrets and spirelets. 3-bay nave has buttressed aisles and C19 Decorated windows; original lancet west of gabled porch; late C13 pointed door with nailhead in north aisle. Low-pitched aisle roofs and steeply-pitched nave roof. Buttressed north transept has 5-light north window with replaced curvilinear tracery (similar windows in south transept and east end); 3-light plate-tracery window to west return. Low-pitched transept roofs. Lower, 3-bay chancel has blocked priest's door and angle-buttressed east end with 2 decayed C18 wall monuments. Interior: spacious, pointed 3-bay nave arcades on quatrefoil piers with shaft rings and carved capitals; west respond capitals have flanking head corbels; arches are double-chamfered with nailhead hoodmoulds to nave. Tall, depressed pointed tower arch. Transverse arches at east end of aisles, north and south transept arches and chancel arch have similar details to nave arcade. North transept has piscina and C15 oak roof. South transept has 2 piscinae and an aumbry. Inner order of chancel arch removed. Fittings and monuments: medieval grave slabs under north chancel wall and at top of tower stairs; brasses

near pulpit and in north and south aisle walls; C14 male and female recumbent effigies in south transept; several C18 wall monuments in chancel. 1707 octagonal, fluted marble font. Circa 1707 Baroque organ case. Circa 1638 chancel woodwork possibly by Robert Barker for Bishop Cosin; c.1670 choir panelling for Rev. Denis Granville: oak chancel screen, stalls, sanctuary and reredos panelling in eclectic style with strapwork and rich poppyheads, garlands, cherubs etc. Elaborate chancel screen with pinnaced canopies. Later altar rails and table in C17 style. Pilastered choir panelling. Glass: 1863 north aisle window of Sacraments by Lavers and Barraud; abstract east window by L.C. Evetts. (C.C. Hodges, 'Sedgefield Church', *Archaeologia Aeliana*, New Series Volume XVI, 1894).

CHURCHYARD WALL, 40 METRES WEST OF CHURCH OF ST EDMUND CHURCHYARD WALL, 50 METRES SOUTH WEST OF CHURCH OF ST EDMUND

List entry Number: 1121483

Grade: II

Churchyard wall. Possibly C17. Rubble wall with dressed quoins. L-plan facing The Square (to west) and Rectory Row (to south). West section, between 1.5 and 2.0 metres high, has chamfered, roll-moulded coping, runs south for about 50 metres and is interrupted, to north of centre, by lych gate. South section, of similar height, runs east (along Rectory Row) for about 110 metres and terminates at western return of the Workingmen's Club. The 12-metre west section of this wall has chamfered, roll-moulded coping; the remainder, partly rebuilt, has flat coping. Included for group value.

WAR MEMORIAL, 40 METRES WEST OF CHURCH OF ST EDMUND

List entry Number: 1121484

Grade: II

First World War memorial. 1920. Sandstone with green slate plaques. Square- plan pedestal on double-chamfered, stepped base supports low octagonal section with brattished top, corner broaches and raised, central shield. Tapering, octagonal shaft above has similar brattished cap and is surmounted by shaped cross. Front plaque, set into pedestal, names victims of First and Second World Wars; smaller rear plaque (facing church) inscribed: PASS NOT THIS STONE IN SORROW BUT IN PRIDE, AND MAY YOU LIVE AS NOBLY AS THEY DIED. LORD GRANT THEM ETERNAL LIFE.

JOAN'S FRUIT AND FREEZER CENTRE KENSINGTON HOUSE

List entry Number: 1121486

Grade: II

Shop with domestic accomodation above. Early C18 with alterations. Rendered masonry with renewed pantiled roof and rendered brick chimneys. 3-storey, 2-bay front has C19 4-panel door and overlight in doorcase; early C20 glazed shopfront to left. Replaced sashes: 12-pane to first floor and 9-pane above. Steeply-pitched roof has raised brick verge to left; left end and ridge chimneys. Interior has early C18 3-flight, open-well, cut-string staircase with 3 column- on-vase balusters per tread supporting wreathed and ramped handrail; landing rail has identical balusters. C20 gabled rear addition not of special

interest. No. 10 and Kensington House form left section of a large, continuous 3-storey, 6-bay block (see entry for Nos. 11 and 12 High Street). Nos. 10, 11 and 12 previously listed as one entry.

HARDWICK ARMS HOTEL

List entry Number: 1121488

Grade: II

Hotel. Early C19 with later C19 additions and alterations. Pebble-dashed brick and masonry; Welsh slate roof with rendered brick chimneys. 3-storey, 7-bay front has low rendered plinth. Carriage way, with spur stones and side doors, runs through third bay and has raised, elliptical-arched surround, with keystone and impost blocks, to front. 4-pane sashes with projecting sills and stuccoed wedge lintels: ground-floor windows have external shutters; second-floor windows are small and square. Cogged brick eaves band. Roof has raised verges, 2 ridge and 2 end chimneys. Additions and outbuildings to rear not of special interest. Included for group value.

SHUTE HOUSE

List entry Number: 1121489

Grade: II

House, previously service wing to Rectory. Early C19 with late C20 alterations. Pebble-dashed brick; C20 concrete-tiled roofs with rendered brick chimneys. House, adjoining left return of Rectory, has lower entrance block attached across front. (Barrington Lodge adjoins at right-angles, to left). One-storey, 3-bay entrance block has central replaced, 6-panel door and

radial fanlight in recessed, round-arched wall panel; replaced tripartite window to left and 12-pane sash to right. 2 small, blind attic windows above. Low-pitched hipped roof. Rear of 2-storey, 3-bay main block has central, replaced tripartite windows and flanking 12-pane sashes to both storeys. Low-pitched roof, hipped to left, has 2 ridge chimneys. Included for group value.

10, WEST END

List entry Number: 1121491

Grade: II

House, originally 3 cottages. Early C18 with C20 alterations. Painted and rendered rubble; concrete-tiled roof with brick chimneys. 2 storeys, 4 windows. Early C18 2-panel door, in second bay, has later, linked overlight and side lights. Doorway flanked by replaced tripartite windows. Segmental coach arch, in right bay, has pair of C20 boarded doors. First floor has replaced windows: three 12-pane sashes and tripartite window in third bay. Steeply-pitched roof has raised verges. Left end and central ridge chimneys of old brick; right ridge chimney rebuilt.

MAGISTRATES COURT HOUSE

List entry Number: 1121492

Grade: II*

Magistrate's Court House, formerly (and shown on OS map as) the Manor House. Dated 1707 (on wall sundial above central first-floor window); C19 alterations. Narrow red brick front and rear in English garden wall bond, with ashlar flush quoins, on

rubble basement; rubble returns. Renewed pantiled roof with brick chimneys. Double-pile plan with central staircase to rear. Symmetrical front of 3 storeys plus basement, 5 bays. Four C20 steps to central, C19 part-glazed door and tall margined overlight in linked architraves with pulvinated frieze and segmental pediment above. Basement has 8-pane horizontal sliding sashes. Replaced sashes under gauged brick flat arches: 12-pane to ground and first floors; 16-pane above; ground-floor openings enlarged. Replaced dentilled eaves cornice of wood. Steeply-pitched, 2-span roof has raised verges, shaped kneelers and 2 end chimneys. Left return has ornamented, double rainwater head. Symmetrical rear, similar to front, has replaced 12- and 16-pane sashes, a reinstated early C18 2-panel door to left of centre and an early C19 central, mid-wall Venetian stair window. Interior: 2 rooms (one on ground and one on first floor) with remnants of 2-panel panelling and cornices; several 2-panel doors in bolection-moulded surrounds. Spacious, 3-flight open-well staircase with landing rail has dog gate, at head of first flight, with wavy splat balusters; square newels; moulded, closed string with barley-sugar balusters supporting a heavy moulded handrail which is ramped at each turn. Staircase hall has wall string and ramped dado with bolection-moulded panels. Palladian-motif stair window has detached Roman Doric columns and entablature. Symmetrical, upper stair hall has five 2-panel doors in bolection moulded-surrounds. C20 brick building, attached to left of entrance front, not of special interest.

HOPE INN

List entry Number: 1159944

Grade: II

Public house. Probably mid C18 with early C20 alterations and re-fenestration. Painted, pebble-dashed walls; French-tiled roof with brick chimneys. 2 storeys, 4 windows. Ground floor has 5 openings: late C19 4-panel door and margined overlight, in swept architrave, under early C20 shell hood on scrolled brackets, in fourth bay. Tripartite window with 4-pane upper sashes, pilasters, frieze and cornice in left bay; 3 shallow, canted, 3- and 4-light bay windows with similar details in other bays. First-floor casements have metal glazing bars and smaller, side-hung opening sections. Steeply-pitched roof has one ridge chimney and 2 end chimneys with slightly-projecting external gable stacks. C20 rear additions not of special interest. Included for group value.

THE WHITE HOUSE

List entry Number: 1159967

Grade: II

Pair of houses. Early C18 with alterations. Rendered brick and rubble walls; C20 concrete-tiled roof with rebuilt brick chimneys. 2 storeys, each house of 3 bays with No. 34 to right. No. 34 has central, late C18 fielded 6-panel door and patterned overlight in C19 doorcase with reeded pilasters. No. 36 has central, replaced 6-panel door in C20 pedimented doorcase. Replaced 12-pane sashes in shallow, rounded reveals; those to No. 34 have projecting sills. Continuous eaves cornice of wood. Steeply-pitched roof has slightly-swept eaves and raised

verges with small shaped kneelers; 2 end and 2 ridge chimneys. Interior of No. 34 has several 2-panel doors and a 3-flight, open-well, cut-string staircase with column-on-vase balusters supporting a ramped handrail.

4, RECTORY ROW

List entry Number: 1159999

Grade: II

House. Early C19 with alterations. Squared sandstone with pantiled roof and rebuilt brick chimney. 2 storeys, 2 bays. Replaced 6-panel door and patterned overlight in doorcase with small, C20 side light to right and 16-pane sash with projecting sill to left; 2 identical sashes, in moulded surrounds, above. Roof has left end chimney.

CEDDESFELD HALL

List entry Number: 1160001

Grade: II

Former Rectory now Community Hall. 1793 for the Rev. George Barrington. Painted, pebble-dashed masonry; Welsh slate roof with rendered chimneys. 2-storey, 5-bay entrance front has low plinth; bays 2 and 4 projecting. Entrance front: central, 6-panel double door, with 3-pane side lights, in pilaster surround, has large semicircular fanlight with radial glazing bars. Raised tablet above door has inscription to Bishop Shute Barrington of Durham (died 1826). Left bay has replaced double door and radial fanlight in recessed, round-arched wall panel; flanking 3-pane side lights. Right bay has 9-pane sash with radial head in identical wall panel. Other windows are 12-pane sashes with

projecting sills; sill to central window dated MDCCXCIII. 2 small shields bearing the Barrington arms. Low-pitched roof has projecting eaves and is hipped over bays 2 and 4; 2 groups of truncated ridge chimneys. 2-storey, 5-bay garden front has low plinth. Projecting, pedimented 3-bay centre has elongated 15-pane sashes to ground floor, 12-pane sashes above and oculus in tympanum. Flanking one-bay wings have shallow segmental bow windows with pilasters and 12-pane sashes; single 12-pane sashes above. Roof similar to entrance front. Pedimented right return to entrance front has 12-pane sashes and oculus in tympanum. Modernised interior has several 8-panel internal window shutters; 6-panel doors in moulded surrounds; 3-flight, open-well, cut-string staircase with stick balusters supporting a wreathed and ramped handrail; small square-headed fireplace in entrance hall. L-plan service wing, attached to left of entrance front, now 2 private houses (see entries for Shute House and Barrington Lodge).

BARRINGTON LODGE

List entry Number: 1160009

Grade: II

House, previously service wing to Rectory. Early C19 with late C20 additions and alterations. Pebble-dashed walls; renewed pantiled roof with stone chimneys. 2 storeys, 4 windows. Right bay breaks forward and contains door with 6 flush panels and renewed radial fanlight. Entrance front and rear have mixed fenestration including some original 12- and 16-pane sashes. Low-pitched roof has coped gables, shaped kneelers and end chimneys. C20 lean-to addition to left return not of special interest. Included for group value.

3, THE SQUARE

List entry Number: 1160061

Grade: II

House. C18 with early C19 alterations. Rendered masonry; renewed pantiled roof with rebuilt brick chimneys. 2 storeys, 3 windows. Ground floor has 5 openings: pair of C19 2-panel doors, with overlight, flush stone surround and bracketed hood, flank central canted C20 bay window; identical bay windows to end bays. Two 12-pane sashes and one 16-pane sash above. Steeply-pitched roof has slightly-swept eaves; left end and ridge chimneys. Nos. 4 and 5, attached to right, not of special interest.

GATE PIERS, 10 METRES EAST OF MAGISTRATE'S COURT HOUSE

List entry Number: 1160119

Grade: II

Pair of gate piers. Early C18 stone bases, caps and finials, with C20 brick piers. Rebuilt, square-plan piers, about 2.0 metres high, incorporate remnants of original moulded stone base, and support entablature with pulvinated frieze, and projecting cornice crowned by pineapple finials. Included for group value. Flanking C20 brick walls not of special interest.

SEDGEFIELD HOUSE

List entry Number: 1310712

Grade: II

House. Early C19 (possibly with older masonry in cellar); rear wing added mid C19. Roughcast; stone front and brick rear wing; Welsh slate roofs with roughcast stone chimneys. L-plan: front block with wing attached to rear of left return. 2-storey, 3-bay front has low plinth, raised-and-chamfered quoins and central 4-panel door and overlight in doorcase with hood on consoles. Doorway flanked by segmental bow windows with sashes, panelled aprons, frieze and cornice on consoles. Three 16-pane sashes above with architraves and projecting sills. Eaves frieze, cornice and low parapet. Roof has coped gables and corniced end chimneys. Rear has 2-storey canted bay window to left with elongated 8- and 12-pane sashes and patterned blind boxes; first-floor stair window to right has radial head and architrave. 3-storey, 4-bay rear wing has 5 openings to ground floor and 9- and 12-pane sashes in architraves; right bay breaks forward and has raised-and-chamfered quoins and first-floor canted oriel. Low-pitched roof, hipped to rear, has 2 corniced ridge chimneys. Interior: tunnel-vaulted, brick-lined cellar has exposed masonry with large alternate quoins. Late C19, 2-flight, dogleg staircase with landing rail has cast-iron balusters supporting a wreathed, grip handrail. Several good mid C19 cast-iron fireplaces and grates. Cottage, attached to right of main block, rebuilt in mid C20, is not of special interest.

3 AND 5, NORTH END

List entry Number: 1310789

Grade: II

Pair of houses. Early C19. Painted and rendered walls with pantiled roof and brick chimneys. 2 storeys, 3 windows. Ground floor has 4 openings: C20 planked doors in bays 1 and 3, that to right under C20 gabled hood; small early-mid C19 canted bay windows, in bays 2 and 4, have 2+6+2-pane sashes. Replaced 6-pane sashes above. Steeply-pitched roof has right end chimney of old brick and a rebuilt ridge chimney.

ELM HOUSE

List entry Number: 1322833

Grade: II

House. Mid C18 with alterations. Narrow red brick in English garden wall bond; renewed pantiled roof with brick chimneys. 3-storey, 3-bay front has central, replaced 6-panel door and 4-pane overlight in C20 fluted doorcase with bracketed hood. Replaced sashes under flat arches of gauged brick: 12-pane to ground and first floors; 6-pane above. Renewed, dentilled eaves cornice of wood. Roof has coped gable parapets, shaped kneelers and 2 rebuilt end chimneys. Returns have truncated external stacks. Modernised interior retains 4-flight, cut-string, dogleg staircase with turned balusters and a wreathed and ramped handrail. C20 rear additions not of special interest.

**MONUMENT TO FREDERICK HARDWICKE, 15 METRES
NORTH OF WEST TOWER OF CHURCH OF ST. EDMUND**

List entry Number: 1322834

Grade: II

Pedestal monument to Frederick Hardwicke. 1854 by M. Spark. Sandstone monument about 2.0 metres high. Square base supports rectangular pedestal with projecting pedimented top. Pedestal has an attached Tuscan colonette at each corner and is inscribed (with Gothic lettering and some scrollwork): IN MEMORY OF FREDERICK HARDWICKE (BOLTON), AGED 21 YEARS, SERJEANT IN THE VITH INNISKILLING DRAGOONS WHO FELL IN THE MEMORABLE CHARGE OF HEAVY CAVALRY AT BALAKLAVA ON THE 25TH. OF OCTOBER, MDCCCLIV. BELOVED BY ALL WHO KNEW HIM. Pedimented top has blank shield in tympanum.

**LYCH GATE, 45 METRES WEST OF CHURCH OF ST
EDMUND**

List entry Number: 1322835

Grade: II

Lych gate to Church of St. Edmund. 1906. Sandstone ashlar side walls, oak superstructure of heavy scantling with graduated green slate roof. Pair of heavy, panelled oak gates with moulded, scrolled tops. Side walls have chamfered coping with flat top and each support 2 posts, with arched braces, carrying cross-beams of roof. Steeply-pitched, gabled roof with shaped ends of rafters projecting slightly beyond eaves. Included for group value.

BLACK LION PUBLIC HOUSE AND FORMER STABLE WING

List entry Number: 1322836

Grade: II

Public house with stable wing to rear. Public house of 2 builds: left section probably early C18, right section late C18-early C19, late C19 alterations and re-fenestration; early C19 stable wing. Rendered with renewed Welsh slate roofs and brick chimneys; stable wing has pantiled roof. Public house: 2-storey left section of 2 wide bays has replaced 4-pane sashes, ground-floor windows with external shutters; long-span roof is hipped to left. One-bay left return has similar windows. 3-storey, 2-bay right section has 4-panel door in pedimented doorcase; 4-pane sash with external shutters to right; similar windows above without shutters. Restored, diamond-shaped sundial above first-floor windows. Roof has late C20 raised brick verges and rebuilt end chimneys. 2-storey, 8-bay stable wing, attached to rear of right section, has openings under brick basket arches: 4 original Dutch doors to ground floor and blocked openings above. 2 bays, nearest house, altered in late C20 to form kitchen.

NSS NEWSAGENTS

List entry Number: 1322837

Grade: II

Shop with domestic accommodation above. Early C18 with alterations. Rendered masonry and brick. Renewed, pantiled roof with rendered brick chimney. Reversed U-plan. 3-storey, irregular 4-bay front. Central late C20 glazed shop front. Early C20 window, with paired sashes, to left and late C20 casement

to right. Original openings above have replaced sashes and late C20 metal casements. Steeply-pitched roof has raised brick verge to right and a ridge chimney. Right return has a replaced door and overlight in late C19 doorcase with C19 canted bay window to left and a 16-pane sash, with 6-pane sash above, to right. 2-storey rear with two 3-storey projecting, gabled stair wings. Mid-wall, round-arched stair window with intersecting-tracery head; early C18 stair wing (with a 2-span roof) to right and later and narrower stair wing to left. Nos. 10 and 11 form the right section of a continuous 3-storey, 6-bay block and are included for group value. (See entry for No. 10 High Street). Nos. 10, 11 and 12 previously listed as one entry.

10, RECTORY ROW

List entry Number: 1322838

Grade: II

House. Late C18-early C19. Roughcast masonry with pantiled roof and rendered chimneys. 2-storey, 3-bay front has central, C19 4-panel door and overlight in doorcase, flanked by 16-pane sashes with projecting sills; 2 identical windows above. Roof has end chimneys. Rear has mid-wall stair window with radial head.

GATE PIERS, 30 METRES NORTH OF CEDDESFELD HALL

List entry Number: 1322839

Grade: II

4 gate piers. Early C19. Squared sandstone. Square-plan piers, about 3.0 metres high, have projecting base, mid-band and cap with low pyramidal top. Piers define wide central carriage-way

and narrower, flanking pedestrian entrance. Gates removed. Included for group value.

CROSSHILL HOTEL

List entry Number: 1322840

Grade: II

Hotel, originally 3 houses. Early C18, Of 3 builds, with alterations. Rendered and painted walls: 2-bay left section of brick with pantiled roof: remainder of coursed rubble with C20 concrete-tiled roof; brick chimneys. 2-storey, 2-bay left section has replaced 12-pane sashes and C20 casements above. Dentilled brick eaves band; steeply-pitched roof, hipped to left. Left return has C20 plank door and margined overlight in late C19 doorcase; shallow mid-C19 bow-fronted shop window and replaced 12-pane sash to right. 2-storey, 2-bay centre and 3-storey, 2-bay right section have scattered fenestration including some original 16-pane sashes; 2 late C20 glazed shop fronts to right and return. Steeply-pitched roof has slightly-swept eaves and is hipped to right. Interior has fragment of early C18 dogleg staircase, with closed string and turned balusters, in attic. Centre and right section included for group value only (with left section) and entire building listed partly for townscape value.



Appendix 2

Non-Designated Heritage Assets

APPENDIX 2 NON-DESIGNATED HERITAGE ASSETS

A number of unlisted buildings and structures combine to add to the areas unique built heritage. Whilst not possessing sufficient interest to be listed as of national importance, such assets add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

Non-designated heritage assets can include other structures such as boundary enclosures, street furniture or signage and archaeological remains as well as historic 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 in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Character Area 1: North End

The Whins, 7-13 North End

Three storey group of three properties, now in a mix of residential and offices. Rendered with tiled roof, brick chimneys and timber sash windows with simple overlights over the entrances. The building has a strong presence in the streetscene because of its size compared with its neighbours. In the early 20th century The Whins was home to village surgeon Dr Frederick Hunton, later Captain Hunton who was killed in the first world war.



Image 71 The Whins

Hardwick House, 17 North End

Large two storey rendered property with welsh slate roof, and brick chimneys with castellated chimney pots. Tripartite timber sliding sash windows with bay windows to the ground floor, and timber door with overlight and sidelights. Former estate managers house to Hardwick Park, according to a recent sales brochure.

Police Station, 17 North End

The purpose built Police Station is a prominent two storey property on North End. The building is constructed in red brick with buff brick detailing, tall chimneys and castellated chimney pots and multi paned timber sliding sash windows. The building dates from the late 19th century and is identified on the 1898 OS Map as the Police Station, a gap is shown here on the earlier 1860 OS Map.

St John Fisher RC Church

The church was built in 1936 in a style representative of the period. The red brick frontage rises to a stepped gable with elongated slit windows, and Art Deco style door surround. The building contrasts with the 19th century properties on either side in both architectural style and materials.



Image 72 Hardwick House, Police Station and St John Fisher RC Church



Character Area 2: High St/Front St

2 High Street (currently Tickety Boos gift shop)

No. 2 High Street is a two storey rendered building with a welsh slate roof. The ground floor has a traditional shopfront to one side, central doorpiece with timber surround, a bay window and a garage door. The first floor has two bay windows with timber sliding sash windows, and a smaller sash window above the garage. A 1904 postcard of the building shows the bay windows and shopfront in situ (see *Durham Record*)

3 High Street (currently Baroque Beauty Lounge, Chic Hair Studio and Robinsons Estate Agents)

No.3 High Street is a three storey red brick building with buff brick detailing and a pair of tall red brick chimneys. The building once had bay windows to the first floor, and a decorative shopfront, now lost.

Parish Hall, 19 Front Street

The Parish Hall was formerly the Sedgefield Mechanics Institute founded in 1849, and rebuilt in 1895. The frontage is original and distinctive with a stone balustrading, arched window surrounds and elongated openings originally with timber sash windows. The Fletcher Room to the rear was added in the 1980s.



Image 73 No 2 and No 3 High Street and the Parish Hall

39, 41 and 41a Front Street (currently Jayne and Dowens)

This was originally a pair of properties, the large on the right side now split into two retail units but retaining the attractive central door surround. A red brick chimney and surviving cast iron downpipe and rainwater head marks the split. No.39 on the left has a ground floor bay window, with tripartite sash windows on the first floor with arched lintels. The shopfronts to No 41 and 41a are modern, historic photographs show two bay windows here.

The Dun Cow Inn

The Dun Cow Inn is a two storey rendered building on the corner of East End and a focal point in views through the conservation area. The older slate roof element of the building has a narrow footprint, with later additions to the rear and the adjacent tiled roof building was added to the public house in 1975. As part of this merge the frontage to No.43 was altered adding bay windows.

The website for the business states that,

'The grocery store that stood where the restaurant stands today was established in 1838 as Cochrane's store selling all manner of items. The advertisement, which is displayed in the pub as you come through the front door into the bar area, describes the shop as a 'Druggist, Grocer, Stationer, Bookseller and Agricultural Seeds Man'. They even prepared and sold medicines for horse and cattle as well as being an agent of the

Westminster Fire and Life Insurance Company of London and took commissions for the letting of houses and collected rents'



Image 74 39,41 and 41a Front Street and The Dun Cow Inn



Image 75 Golden Lion PH and Malton Terrace

Character Area 3: East End

Golden Lion PH

The Golden Lion terminates views along Front Street towards Stockton Road, and is a two storey rendered building with slated roof, rendered chimneys and bay windows to the ground floor. The Golden Lion public house has been recorded on this site since the 1870s but the building is shown on the 1860 OS Map and there was a toll road here in 1850.

Malton Terrace

Terrace of two storey, early 19th century cottages grouped at right angles to a small green space at the south east corner of Front Street. No's 1-3 were formerly owned by the Scottish and Newcastle Brewery, who operated the Golden Lion (1972 archive letter).

No.5 is described as dating from 1780 in a recent sales brochure.

Character Area 4: The Square/St. Edmund's Church
/Ceddesfeld

The Old Smithy

The Old Smithy in Crosshill is the former blacksmiths forge, now home to The Sedgefield Pottery. The building is single storey with several elements, some restored from the historic building in the 1960s, and some later additions in the 1980s and 2007.

4 and 5 The Square

Part of an 18th century terraced group including the Grade II listed No.3. The bay windows are prominent features and were restored with multi paned sash windows in the late 20th century. No. 5 recently reverted to residential use.

6 and 7 The Square

No 6 and 7 The Square is a large 18th century three storey property, no. 7 reading as a later addition with its side entrance. The building is rendered, with a slate roof with red brick chimneys and sliding sash windows. No. 6 has a timber doorpiece with a panelled timber door, and bay windows to the ground floor of 6 and 7.



Image 76 The Old Smithy and The Square

Character Area 5: West End

The Nags Head PH

The Nags Head is a 19th century building and contrasting with the established residential use on West End. The building is two storey, reading as two phases judging from the rhythm of the openings across the front. To the ground floor are two bay windows, a box window, and a timber panelled entrance door with timber surround. The first floor windows are shuttered casements. The building is currently vacant (January 2016)

Scout Hall

The Scout Hall was built in 1856 as the Methodist Chapel and passed to the Scouts after the current modern chapel and hall were built at North End, outside of the conservation area boundary. The former Chapel is constructed in red brick with corbelling detail adding some articulation. The windows are arched with modern replacement units.



Image 77 The Nags Heads PH and Scout Hall

Character Area 6: West Park Lane

Pear Tree House

Pear Tree House is first shown on the 1923 OS Map, and is one of few historic buildings within this character area. The building is sited end on to West Park Lane, constructed in red brick with gabled feature and pantiled roof.



Image 78 Pear Tree House



Appendix 3
Registered Historic Park

APPENDIX 3

REGISTERED HISTORIC PARK

The national register of historic parks and gardens is compiled and managed by Historic England (formerly English Heritage) and contains over 1600 records of sites of landscape importance. This includes a range of gardens, parks, cemeteries and other planned open space, with an emphasis on the integrity of the design rather than botanic importance.

Ceddesfeld Hall Gardens were added to the national register in October 2007 and are Grade II registered. The Hall was listed in 1952 and the description revised in 1986 when the gate piers were also listed.

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: Ceddesfeld Hall Gardens

List entry Number: 1001698

Grade: II

Details

A formal garden of the early C18 laid out around a medieval rectory. Joseph Spence prepared plans in 1756 which have been partially executed.

Historic Development

Little is known of the former medieval rectory, around which the gardens were designed, although the ornamental ponds and associated water features which form part of the garden design may have developed from a series of medieval rectory fish ponds. In the mid C18 the rectory was occupied by Robert Lowth, a prebend at Durham Cathedral and rector of St. Edmund's church, Sedgefield. Lowth went on to become Bishop of St David's, Oxford and, finally, in 1777 he was consecrated Bishop of London. Lowth was a close friend of Joseph Spence, a fellow prebend and neighbour in The College of Durham between 1754-68. Whilst in Durham, Spence helped to design some of the parks and smaller gardens of his circle of friends, most notably the great landscaped parks of Auckland and Raby Castles. Spence, a clergyman and scholar and Professor of Poetry at Oxford, was a nationally renowned influential figure in the field of C18 landscape design, who corresponded with leading figures in the field including Alexander Pope. Surviving gardens in which he is known to have had a hand are rare.

Two sketch plans by Joseph Spence of 1756 (now at Yale) show the outline of the south wall of the former rectory; the first depicts the existing garden, laid out in a functional vernacular fashion with three terraces, a viewing mound, a canal feature and ponds. The second plan is Spence's own design which brings a degree of informality and the picturesque to the more

formal early C18 layout. Much, but not all of Joseph Spence's design was implemented at some time.

The medieval rectory burnt down in the late C18 and a new rectory was constructed in 1792 by Bishop Barrington. In 1974 the house, now known as Ceddesfeld Hall, was purchased by Sedgefield Town Council and is used as a community hall by Sedgefield Community Association. It is listed Grade II.

Description

Location, Area, Boundaries, Landform, Setting

Ceddesfeld Hall occupies a central position in the town of Sedgefield and is included within the conservation area. The registered site covers an area of c. 2.8ha. The walled north boundary is formed by Rectory Row and the wall continues around the east and south sides with developed land beyond. Beyond the developed land at the south east corner, its course is followed by fence lines up to and around Hodgmore Hill which opens onto rural land. On the east side, the boundary is formed around encroaching development and the property boundaries of Shute House and Barrington Lodge. The site occupies level ground with a southerly aspect in a setting of largely developed and municipal land and some open countryside to the south east.

Entrances and Approaches

There is a single entrance from the north off Rectory Road, flanked by gate piers (listed Grade II) and immediately

opposite the church of St. Edmund (listed Grade I). Although the present house is a late C18 rebuild, there is no evidence that the original approach was altered, and the 1st edition OS map of 1857 shows that the main entrance of the rectory was approached by a short drive south from the entrance. Today this area is occupied by a large car park, flanked by trees and shrubs.

Principal Building

The former rectory of 1792, now a community hall known as Ceddesfeld Hall (listed Grade II) stands towards the northern boundary of the site. It is a rectangular stone-built two storey house in the Georgian style, rendered and painted. There is an L-shaped service wing attached to the east (listed Grade II and now two private houses which are not included in the registered area).

Gardens and Pleasure Grounds

The grounds contain several elements of the earlier C18 layout, many of whose features were incorporated into a new design proposed by Spence in 1756, and implemented in part by Lowth. Northumbria Gardens Trust have confirmed that the Joseph Spence plan reflects the existing shrubberies and tree planting and it was noted that the yew and Portugal laurel to be seen in the gardens could be C18 survivals as could a beech of mid C18 date and a felled ash in Spence's 'Ash Grove' provided a ring count of c.1760.

The south front of the Hall overlooks the principle grounds. These comprise broad lawns which slope gently to the south, broken only by a terraced embankment in the immediate foreground, a survivor of a series of three pre-existing terraces. Spence proposed retaining and enhancing the upper terrace but removing those below to grade the slope to the south and this was implemented. The edges of the previously formal lawns flanked by walled boundaries have been softened on the west and east sides by tree planting and shrubberies as recommended by Spence. On the western side a sinuous path weaves its way through the 'open groves' in order to take in views of the of St. Edmund's church tower.

The path emerges at the earthwork remains of a viewing mound in the south west corner of the gardens, 180m south of the hall. This pre-existing feature, which stands c. 2m high, was incorporated into Spence's design as was a canal, now in filled but visible as a c.100m long slight earthwork which can be viewed axially from the mound. Spence proposed screening this from view of the main house with an 'ash-grove; to be broke into 2 clumps; and others added to fall in with Canal walk. This is depicted as the 'hid canal' on Spence's plan, which was implemented as the present day tree planting confirms.

There is a large ornamental pond at the bottom of the main lawn flanking the path along side the north side of the 'hid canal' and further east there is a formal linear pond, described by Spence as the 'Field Canal'. The latter is today truncated by

C20 development. Both of these ponds were pre-existing formal features which Spence proposed could be joined, and his plan hints at a serpentine lake but this was not implemented. The proposals went further and Spence suggested that the water be 'carried on' eastwards and included a bridge and a shady tree lined walk to nearby Hodgmore Hill. While the water feature was not implemented, the 1st edition OS map of 1858 depicts a tree-lined walk to Hodgmore Hill. Parts of this c. 200m tree lined walk remains, and Hodgmore Hill is indeed a vantage point which affords views of the surrounding countryside and most importantly, of the church tower. The latter forms an important feature on the return walk to the Hall.

Parkland

Later C19 OS maps depict large fields with curving tree lined boundaries lying beyond the extent of the ornamental gardens. These areas may represent surrounding parkland but as the full extent of the Rectory estate is unknown this cannot be confirmed.

Kitchen Garden

Spence proposed extending the existing walled garden but this was not implemented and all that now remains of the garden today (2006) is its north wall, which lies in area of housing development and hence outside the boundaries of the registered area.

References

J Dixon Hunt and P Willis, *The Genius of the Place; The English Landscape Garden 1620-1820* (1988) T Mowl, *Gentlemen & Players: Gardners of the English Landscape* (2000) N Pevsner and E Williamson, *The Buildings of England: County Durham* (1983), p 404 M Roberts, *Northumbria Gardens Trust Joseph Spence Day* (2005) unpublished notes

Maps Joseph Spence's plan 'as existing' 1756 (Yale University, Osborne Collection) Joseph Spence's plan 'proposed' 27th July 1756 (Yale University, Osborne Collection) OS 6" to 1 mile: 1st edition published 1857 A formal early C18 garden, laid out around a medieval rectory, which was re-designed to plans by Joseph Spence dated to 1756. Although Spence's plans were only partially implemented and the topography is compromised by encroaching development, Ceddesfeld has special historic interest as a rare survival of a landscape in which the nationally renowned Joseph Spence had a hand. Sufficient of the landscape survives to adequately reflect his design. The significance of the landscape is enhanced by the survival of elements of the original pre-1750 layout, modified and incorporated by Spence, including ponds and a viewing mound. This landscape, which spans the change from a more formal geometrical approach to garden and landscape design to one of a more naturalistic or landscape style, fully meets the national criteria for Registration.

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