

# Conservation Area Appraisal



## Eggleston

December 2011



## CONSERVATION AREA APPRAISAL

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**Heritage, Landscape and Design**  
**Durham County Council**

Designated 1987  
 Boundary amended December 2011

### Conservation Area Boundary



## Summary of Special Significance

Eggleston is an attractive and historic village located on the rising northern flank of the River Tees valley. The conservation area consists of two contrasting but complementary character zones. To the south stands the splendid Eggleston Hall within its extensive walled grounds, whilst to the north, arranged on a north-south axis either side of a green area consisting of the village green and a pasture field, extend the two main village streets along which stands an attractive range of stone-built houses ranging in date from the 18th to the late 20th centuries.

It is considered that the special character of the conservation area is derived from:

- The juxtaposition of the historic village built on the rising slope of the valley and the hall complex built over a raised river terrace.
  - The tightly defined wedge of village green at the northern end, now heavily landscaped.
  - The open pasture below the landscaped green which brings the rural hinterland into the heart of the village.
  - The robust line of historic stone buildings that step down the slope on the western side of the green and pasture.
  - Variation in height and width of the historic buildings.
  - The striking silhouette of chimney stacks and pots decorating the rooflines of the historic buildings.
  - The development of new houses along the eastern edge of the green and pasture which reflect the general character of the historic village.
  - The stone boundary walls which link and define spaces.
- The groups of houses set apart from the front streets which add interesting spaces and architectural diversity.
  - Expansive views to the south over the Tees valley towards Romaldkirk Moor and the traditional dales setting to the village.
  - Eggleston Hall and its mature parkland setting.



*Terraced housing on Church Bank, seen from the field below the village green.*

## Public Consultation

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

## Planning Legislation

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

Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m<sup>3</sup> in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the conservation area. Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas.

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

When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this should not be detrimental to the special interest of the wider conservation area. Specific guidance relating to development within conservation areas can be found within PPS5 Planning for the Historic Environment and its accompanying practice guide which are published by the Department for Communities and Local Government, at national government level.

## Conservation Area Character Appraisals

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

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

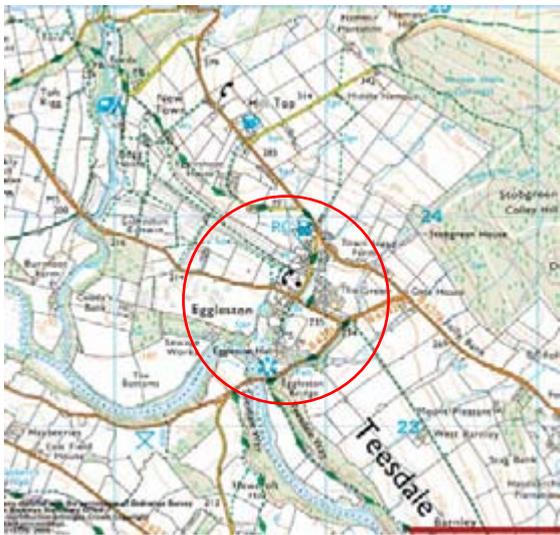
This appraisal discusses a wide range of structures and features within Eggleston, but no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space should certainly not be taken to imply that it is of no interest.



## Location and Setting

### Location

Eggleston is located on a south facing slope above the north bank of the River Tees, in the western part of County Durham about 1 km to the west of its tributary with Eggleston Burn, 6 miles north-west of Barnard Castle and 4 miles south-east of Middleton-in-Teesdale. The B6282 splits the village away from Eggleston Hall and its grounds.



*The location of Eggleston*

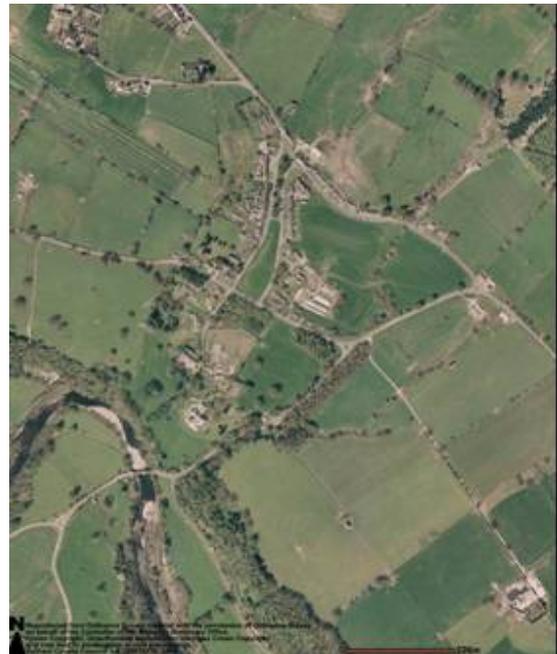
### Setting

The northern edge of the conservation area lies within the North Pennines Area of Outstanding Natural Beauty (AONB) which is characterised by a distinctive landscape of high moorland and broad upland dales. In terms of landscape quality, the AONB and its margins are high value in terms of appearance with significant ecological and geological interest.

The local solid geology is alternating bands of sandstone, shale and limestone, including the great and little limestone. The Lunedale fault passes between the village and the Hall on an east-west axis, with limestone to the north and sandstone/shale to the south. A further fault, on a south-west

/north-east axis passes directly beneath the village. East of the village are coal measures with exposed and worked coal seams. Overlying the solid geology are extensive deposits of glacial till, interspersed with patches of fluvio-glacial sand and gravel. Adjacent to the Tees are alluvial deposits of sand and gravel. The geology of the area influences the form of the landscape categorised in the County's Landscape Character Assessment as daleside farmland decorated by woodland pastures and meadows.

The slope of the valley rises to Eggleston Common north of the village whilst expansive views across the valley towards Romaldkirk Moor provide distinctive and attractive countryside backdrops. The rural setting wraps around the village, penetrating into its heart via the presence of the pasture. This immediate setting rises from the dense woodland ranged across the base of the valley to open fields interlaced by stone boundary walls as the slope rises.



*Eggleston in its landscape setting. Agricultural terraces of probable medieval date can be seen to the west of the village.*

From the village, fine views may be enjoyed down to the Tees and over the surrounding landscape in all directions, although the view to the north and north-east is hindered by the hillside occupied by Stob Green Plantation.

## Historical Summary

This section presents an outline history of Eggleston; a more detailed history is provided in Appendix 3.

### *Pre-Medieval*

There is archaeological evidence in the landscape around Eggleston of human activity in Mesolithic and Neolithic times (c.8,500–2,500BC) through finds of worked flints near to the conservation area. The Bronze Age (c2,500-600BC) is represented by the Eggleston Urn, a pottery funerary vessel found 2 kms to the west of the village. There are no surviving traces of Iron Age (c600BC-200AD) settlements, although there would almost certainly have been agricultural activity in this part of Teesdale during this period. Similarly, there is no evidence of Roman, Saxon or early Norman settlement. However, the name 'Eggleston' is of Old English (pre-Norman Conquest) origin, probably meaning 'Ecghis' farmstead' or 'Ecgwulf's homestead', suggesting that a settlement of some kind existed here in the Dark Ages.

### *Medieval*

Eggleston is recorded in the Domesday Book (1086) as 'Eghiston', and by 1196 it is referred to as 'Egleston'. Most medieval buildings would have been of timber rather than stone, and none survive within today's village although evidence of them may survive below ground.

### *Post-Medieval*

A detailed map of 1614 shows the village arranged along both sides of a linear green, surrounded by an extensive field system of classic medieval form. This offers a glimpse of the shape and composition of the medieval village which extended over the grounds of the hall. The manor house stands on the site of the present day hall, and a church is shown where the ruined church now stands within the hall grounds. It is clear from both documentary and physical evidence that lead and iron working took place in the vicinity of the village where it supplemented the agricultural economy. The local lead industry, went into terminal decline from the 1880s with the Eggleston smelt mill closing in 1905.

The 18th century saw the landscape change with the Enclosure Acts leading to the transformation of the open medieval fields and surrounding moorland into small fields contained by stone boundary walls.

The early 19th century enclosure maps and first Edition Ordnance Survey show the linear form of the village, with most buildings facing onto the west side of the village green and the north-east side of the green, with the B6282 dividing the conservation area into the village to the north and the Hall grounds to the south. A pinfold (a place for stray animals) was located at the north end of the village between Bayles Farm and the Methodist Church, in the area now called the sinks.

The Grade II\* listed Eggleston Hall and its grounds were redeveloped in about 1816 when its classical façade, designed by Ignatius Bonomi, was added. The owners, the Hutchinson family, removed any surviving remnants of the southern half of the

medieval village when the gardens were laid out.

Many of the village's important public buildings date from the 19th century, including the Wesleyan chapel and Sunday School, Holy Trinity Church, the Three Tuns Inn and the Mechanics Institute and Reading Room (now the village hall). Many of Eggleston's houses also date from the 19th century.

20th century housing occupies many of the gaps between older properties shown on 19th century maps. The housing to the north-east of the green has altered the 19th century shape of the village with the green now enclosed by housing along its eastern, western and northern margins. During the earlier 20th century several shops existed within the village, but these have now all been converted for domestic use.



The development of Eggleston. The maps date from 1614 (left), c1816 (top) and c1920 (above).

## Form and Layout

Eggleston is a village of distinctive form, arranged in a linear pattern on a north-south axis around a linear village green and, to the south of the green, a stone-walled field of rough pasture. The B6282 passes to the south of the village separating it from the walled grounds of Eggleston Hall which go down to the banks of the Tees. The Hell Beck runs through a wide, wooded verge to the south-east of the area.

The conservation area consists of two contrasting zones. Consequently, for the purposes of this appraisal, it has been divided into two character areas:

- 1 Eggleston village, north of the B6282.
- 2 Eggleston Hall and its grounds (south of the B6282), including Hell Beck gorge, Eggleston Bridge and the River Tees south of the Hall.

## Character Area 1: Eggleston Village

The village is located to the north of the B6282. The buildings mostly face onto Church Bank and Green Bank, two roads aligned north-south which bound the formal village green to the north, and the large pasture field to the south. A few additional buildings are set along the B6282 to the south and the B6278 to the north. The key elements are:

- The tree-covered village green.
- The rough pasture field south of the green.
- Vernacular buildings including terraces and grand detached houses.
- The church and the chapel/Sunday School.
- Dry-stone boundary walls.

The narrow village green occupies the highest part of the conservation area. The green is decorated by a collection of mature trees including oak, sycamore and Scots pine together with yew, cherry and some conifers. The north side of the green is enclosed by the village hall, Bayles Farm and the Wesleyan Chapel of 1828 with its adjoining Sunday School.

At the top of Church Bank is South View which by virtue of its location and orientation (to the west of the road and set at a right-angle to it) is a key building. Further south along Church Bank, facing towards the green, are terraces of two-storey houses fronted by small stone-walled front gardens.

There are a number of breaks in the terraces to allow access to land to the rear where additional housing has been built. Two storey stone houses built in the late 1980s have been built along the eastern edge of the green to complete the enclosure of this open space.

A rough grass field surrounded by a stone wall is located to the south of the green. This open space gradually widens as the land falls away to the south. A deeply incised stream flows down through this field towards the Tees.

The Victorian church with its low spire stands in its tree-lined churchyard towards the lower end of Church Bank.

Groups of older buildings are located lower down the road to the east of the green and open field. They include the single storey stone built former shop and post office and a row of cottages at 1-3 The Green which are set back on what was once probably part of the green, but now private land. The road drops away sharply at this point, hemmed in by stone walls on both sides where a substantial house (now two dwellings) is set back from the road within a setting of mature trees.

Church Bank encloses the western side of the open field. Rose Cottages, was originally four estate houses and is now a pair of substantial semi-detached houses. The cottages have attractive mullioned windows and partly front onto Church Bank with the remainder fronting onto Middleton Road.



*Towards the top of Church Bank, Three Tuns to the left, village green to the right*



*The north side of the green; village hall to the left, Bayles Farmhouse to the right*



*Rose Cottage from the B6282*



*Houses on Church Bank from the field south of the green*

## Character Area 2: Eggleston Hall and Grounds

The grounds of Eggleston Hall are of an entirely different character from that of the village to the north.

The key elements are:

- The architectural quality of the hall and estate buildings.
- Steep slopes and contrasting valley terracing.
- The high quality conversion of some of the estate buildings to new uses.
- Managed public access.
- The surviving elements of the early 19th century picturesque landscape.
- Substantial retaining walls.
- Heavily wooded landscape towards the bottom of the valley.

The grounds comprise the Hall along with a range of architecturally designed buildings and structures within landscaped grounds which are surrounded by mature trees and high stone walls. The area also includes a narrow strip of land to the east of the B6281, occupied by the steep and heavily wooded east bank of the Hell Beck, together with the bridge and a short length of the Tees.

The focus of this character area is the splendid Grade II\* listed Eggleston Hall, incorporating part of a 17th century manor house but substantially rebuilt in 1816 to the design of Ignatius Bonomi. Within the grounds are several substantial buildings and the ruins of the former chapel-of-ease.



*Eggleston Hall*

The long, stone two storey coach house to the north of the house and chapel was successfully converted to a café, shop and offices in the late 1990s. A large area in the centre of the Estate, within the old walled garden, now functions as a nursery garden.

Large areas of the Estate are laid to grass and decorated with numerous mature trees to create an important 19th century Picturesque style landscape - enhanced by borrowed views over the south side of the Tees valley. The remnants of this design provide a significant historic setting to the hall and are of heritage importance in their own right.

The north gate provides access to the Hall from the B6282 opposite the bottom of Church Bank. The High Lodge stands just inside the gate, to the west of the road, and south of this, fronting the road within the grounds, are a couple of substantial stone houses. An ice house, probably 18th century, survives in good condition within woodland to the east of the road. The impressive Low Lodge, built in the same classical style as the 19th century hall frontage, stands at the southern entrance to the Hall. This entrance is adorned with substantial gate piers gates, walls and railings. Both lodges, the ice house and the gates/railings/walls are Grade II listed structures.



*Lodge from the B6282*



*Low Lodge from the B6281*



*The Grade II listed old church.*

On the eastern side of the B6281, opposite Low Lodge, are another set of gate piers with larger flanking walls giving access to estate land to the east. Just south of Low Lodge, the road passes through a narrow gorge cut by the Hell Beck. The banks of the gorge are heavily wooded, and a double-arched stone footbridge carries a path from the Hall over the road and past a small waterfall in the woodland to the south-east. In places, the trees

to either side of the road meet overhead to form an attractive canopy.

The southern tip of the conservation area includes Eggleston Bridge and a short section of the Tee. The north-east bank of this is formed of steep river cliffs, incorporating a waterfall where the burn from the village flows into the Tees, while the south-west bank is low-lying and lined with a deposit of river-worn pebbles. The impressive bridge is largely of 17th century date, but probably incorporates parts of a 15th century predecessor and is Grade II listed. The bridge and Collingwood House form an important group with the Hall to the north east.



*Looking up the B6281 towards the footbridge over the road and the Hell Beck*



*Walls and gate piers opposite Low Lodge.*

## Architectural Character

Eggleston is almost certainly medieval in origin. The earliest buildings probably date from the 18th century, but many may incorporate earlier historic fabric and materials. As is typical for dales villages, the historic designs tend to be simple and robust with little in the way of architectural ornamentation. Together they have significant group value as well as being attractive in their own right. The exceptions to this simplistic form, such as the Grange and Eggleston House, provide architectural diversity and interest. The development of the village has been incremental as demonstrated by the diversity of shape and size of buildings, even those which are linked into groups.

Many buildings have been altered, but fortunately most changes are relatively minor and do not substantially diminish their historic quality or attraction.

The key features of the traditional buildings are:

- Stone built with Welsh slate roofs.
- Predominantly uniform front building lines.
- Exposed masonry.
- Most buildings are two storey.
- Dual pitched roofs with chimney stacks and pots, most without water tabling.
- Traditional geometric arrangement of windows and doors.
- Cast iron rainwater goods pinned to elevations.
- Traditional doors.
- Mixture of traditional timber sliding sash windows and modern Upvc replacements.
- Front gardens protected by stone walls.

In addition valuable elements are:

- The layout of and design of Eggleston Hall and the buildings in its grounds.
- The classical façade to the Hall.

The modern houses (principally built over the historic town pasture to the east of the green) generally reflect the historic grain of the village and add a new layer of development which has been, in part, informed by the historic character of the village. The new housing has been successfully absorbed into the evolving built pattern of the village.

## Important Buildings

17 of the most important buildings are listed for their architectural or historic interest (Appendix 1). They are:

<b>Building</b>	<b>Grade</b>
<i>Eggleston Hall</i>	<i>II*</i>
<i>Low Lodge to Eggleston Hall</i>	<i>II</i>
<i>Gate piers, gates, walls and railings at south entrance to the Hall</i>	<i>II</i>
<i>Gate piers, gates and walls to the north of the Hall</i>	<i>II</i>
<i>Walls, piers and gate flanking drive to Eggleston Hall rear yard</i>	<i>II</i>
<i>High Lodge to Eggleston Hall</i>	<i>II</i>
<i>Former Church, Eggleston Hall</i>	<i>II</i>
<i>Ice House to north of Eggleston Hall</i>	<i>II</i>
<i>Eggleston Bridge</i>	<i>II</i>
<i>Collingwood and retaining wall</i>	<i>II</i>
<i>Wesleyan Methodist Chapel and School attached</i>	<i>II</i>
<i>The Three Tuns Hotel</i>	<i>II</i>
<i>Church of Holy Trinity</i>	<i>II</i>
<i>Gates, piers and walls to the east of the Church of Holy Trinity</i>	<i>II</i>
<i>1 and 2 Rose Cottages</i>	<i>II</i>
<i>1 The Green</i>	<i>II</i>
<i>Beech Grove</i>	<i>II</i>

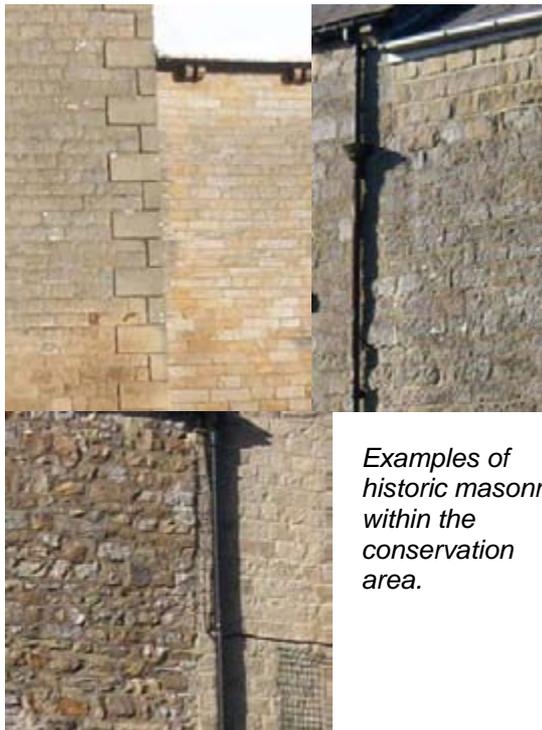
In addition to the listed buildings, many other unlisted properties help to establish the village's special character. There is a presumption against the demolition of these structures in accordance with government guidance found in PPS5: Planning and the Historic Environment. Further details of these are given in Appendix 2: Notable unlisted buildings.

## Building Materials

The palette of building materials is primarily limited to sandstone, Welsh slate, timber for windows and doors and cast iron. Modern materials, mainly Upvc, are being introduced to the detriment of the historic character.

Masonry includes ashlar walls in several grander buildings, including the hall and lodges, Collingwood, and Eggleston Bridge, but is more commonly roughly coursed sandstone rubble or more neatly coursed sandstone blocks. Several buildings, including the Wesleyan Chapel and Sunday School and the Three Tuns have ashlar dressings.

There is no local tradition of building in brick, or of rendering or painting the exteriors of buildings.



*Examples of historic masonry within the conservation area.*

Timber, usually painted white though in a few cases in shades of green, is the traditional material for the manufacture of windows and doors. Many historic sash windows survive in older properties, but many others have been replaced in recent years with plastic

alternatives. The use of Upvc is not considered appropriate in historic buildings because it has an inferior aesthetic quality to timber and is an unsustainable material.



*Traditional windows in original, historic openings.*

Welsh slate is the predominant roofing material with some coverings using sandstone tiles.



*Slate and sandstone roofs*

## Boundaries and Means of Enclosure

Stone walls, both within the village and throughout the surrounding landscape, are important elements of Eggleston's character and take a variety of forms.

The grounds of Eggleston Hall are surrounded by high stone walls that run alongside the road edges. The grand gateway at Low Lodge, with its ashlar piers and iron railings, is particularly impressive. The contrast between the ashlar retaining wall around the estate grounds and the more rustic but still substantial wall between the road and Hell Beck is notable.

Within the village, the field south of the green is contained within a low wall of very roughly coursed random rubble with roughly shaped coping stones, whereas the southern edge of this field is contained by a wall of neatly coursed stone with flat coping stones.

Low walls of random rubble, incorporating some large stones front the gardens of properties facing onto Church Street. Access to these properties is gained through narrow gates, in some cases set neatly between stone posts. Some of these walls are retaining walls, with the gardens at a level above that of the street.

The recent development on Green Bank at the north-east corner of the conservation area is set behind a traditional, low wall of rustic form. Towards the bottom of Green Bank, the stone wall in front of Beech House/The Grange is of distinctive narrow courses, topped with triangular coping stones. At the junction of Green Bank with the B6282, the substantial Eggleston House is set behind a low stone wall surmounted by a high hedge of a form unique within the village. The

only other substantial hedges within the conservation area are those around the old churchyard within the Hall grounds, and the currently unoccupied house south of the Three Tuns.

In addition to the stone walls, by far the most common form of boundary at Eggleston, there are some timber fences. These are all of recent construction and, although not characteristic of the local historic environment, they generally make a neutral impact and do not greatly detract from the character of the village.

## Views

The village is set in open countryside on the slope of the valley. The slope, combined with land undulations that ripple through the village and mature tree cover mean that views vary from long distance panoramic prospects over the Tees valley, to tighter views where roads twist into and out of the village. Glimpses of surrounding fields and woodlands can be seen between buildings, emphasising the rural setting of the settlement.

Views in the village are channelled along the streets either side of the green and pasture. The densely planted, maturing trees on the green block views and effectively separate the east and west side of the settlement. Historically, the green would be much more open allowing more extensive views and visual links between groups of buildings and spaces within the village, and from the village across the surrounding countryside.

Views of the hall and its grounds are substantially lost behind high walls and screens of trees.

A map detailing the key views within and out of the conservation area boundary is attached as Appendix 5.



*Distant views of the flanks of the Tees valley from the village*



*Views constrained by high walls and twisting and undulating roads*

## Open Spaces and Trees

Open spaces and woodland within and surrounding the conservation area make a substantial contribution to its historic and visual character.

Large expanses of agricultural land, (mostly pasture fields) interfaces with the backs of properties within the village. The pasture field to the south of the green, often grazed, extends the surrounding rural character into the heart of the village. This is a particularly important visual space which provides an open setting for the buildings on lower Church Bank and Green Bank, and demonstrates the historic appearance of village.

In November 1967 just over half an acre of land in the northern part of Eggleston was registered as village green. This has provided a key historic rectilinear space in the village from medieval times however the large number of mature trees on the green has changed its historic character and legibility.



*Trees on the village green and the pasture field south of the green*

Properties tend to be set back from the road, with gardens adding a green edge of trees and shrubs to the building lines.

The grounds of Eggleston Hall, including the surrounding picturesque parkland with many mature individual and groups of trees bring a structured landscape design into the conservation area.

Hell Beck, with its two waterfalls and steep, heavily wooded banks, provides a dramatic edge to the conservation area, occupying the strip of land south-east of the B6281 and linking the distinctive arched bridge to the grounds of Eggleston Hall. In some places the trees meet over the road, providing an attractive overhead canopy.

The southern edge of the conservation area incorporates a short stretch of the Tees, including the river cliffs on the north bank and low-lying pebble-strewn south bank. This is an important open space in its own right, but is also a crucial borrowed element of the Hall's designed landscape.

There is one Tree Preservation Order in the conservation area in the garden of Marland Lodge.

## Activity

The village is compact and is now primarily residential. However, there is a strong agricultural presence with the operational poultry farm on the eastern edge of the conservation area adding farming activity. This is reinforced by animals being periodically grazed on the pasture field. The pub, village hall and church provide venues for community and social activities. Eggleston Hall gardens with its range of amenities in adapted estate buildings provide commercial activity and a visitor destination.

## Public Realm

### *Roads, pavements and other surfaces*

Roads and pavements throughout the conservation area are surfaced in tarmac. There are small areas of alternative surfaces within private gardens. Exceptions are the small cobbled area outside the Three Tuns, which suggests that this would have been the paved surface of the wider forecourt, and the concrete block paving of the garage courts and drives of some of the modern housing. Grassed areas within the conservation area include the extensive lawns of Eggleston Hall, smaller but also well maintained lawns around various properties in the village, the village green, the pasture field below the green and grassy roadside verges.

### *Signage*

Eggleston is relatively free of signage other than standard road and directional signs. The only other signs of note are those associated with the Three Tuns – one in the car park and one on the front elevation of the building. Traditional road signs stand at both ends of the village. Other road signs throughout the village are all modern in appearance, including a cluster set on an island at the junction of the B6281 and B6282.

The sculptures and memorials on the front elevation of the village hall and the datestones on the chapel and Sunday School introduce visual highlights and evidence of traditional local craftsmanship.

### *Street furniture and overhead cables*

There is a limited amount of street furniture in the village, the greatest concentration being a number of structures clustered on the village

green. These include an inscribed stone to mark the Millennium flanked by timber benches on the green together with a spring set within green railings. Other street furniture includes a red post box with adjacent bus stop sign, waste bins, telephone kiosk and parish notice board. A tall flagpole stands adjacent to the road sign to the north of the village green.

Street lighting is provided via a combination of suburban style lamp posts painted green and lamps attached to telegraph poles.

### General Condition

The condition of buildings in Eggleston is generally good and residents obviously care for the wellbeing of the village. There is no obvious need for enhancement. This is a good basis for managing the future of the conservation area.

### Management Proposals

Eggleston is a well preserved rural village which has successfully absorbed some new housing along the eastern side of the central open spaces. It is important to preserve and enhance its special character and appearance and ensure that any future developments are sympathetic and sustainable.

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

- Protect the open nature and appearance of the pasture field, and hedgerows.
- Protect views out of, into and across the conservation area.
- Protect the Picturesque landscape and grounds of Eggleston Hall.
- Protect stone boundary walls throughout the conservation area and encourage the future containment and definition of space through the construction of stone walls rather than alternative materials.
- Monitor erosion of traditional details, and consider whether an article 4(2) direction removing householder permitted development rights is needed to preserve the character and appearance of the area.
- Promote the undergrounding of overhead cables if technically possible, and seek to introduce appropriately styled street lighting columns and lantern heads.
- Consider the introduction of interpretation panels to describe the history of the village and its surrounding landscape.
- Promote the North Pennines AONB Building Design Guide to encourage good design and introduce any additional design guidance relevant to the conservation area.

## Boundary Changes

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

- To include the Wesleyan Methodist Chapel Sunday School (Grade II listed) and its rear curtilage space.
- To include numbers 6 to 18 (inclusive) Green Bank. This group of late 20th century houses completes the built pattern of the northern core of the conservation area, providing a built edge to the eastern side of the green.
- To include the rear gardens of 3, 4 and 5 Green Bank. This rationalised the boundary to fit landholdings and curtilage space.
- To include the rear curtilage space behind Hollywell (B6282) to fit landholdings and curtilage space.
- To include the full width of Hell Beck watercourse along the eastern edge of the conservation area.
- To include Collingwood House (Grade II) beside the Tees bridge (Grade II) at the southern tip of the conservation area. Part of an important group of historic structures.
- To include slivers of land along the western side of the grounds of Eggleston Hall to rationalise the boundary.
- To include the barn to the west of Riding Lee and fronting onto the B6282. The building is a reminder of the village's agricultural roots and makes a contribution to the historic character of the conservation area.
- The inclusion of the streambed and bank side of the beck which runs along the western edge of the conservation area to the north of the B6282.
- The inclusion of the former primary school site. Although Planning Permission was granted in 2006 for redevelopment, the site is visually important in defining the northern edge of the village.
- The inclusion of land to the north of the village hall to help protect the long term future of the historic village edge.

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## Appendix 1: Listed Buildings

There are currently 17 statutorily listed buildings within the Eggleston Conservation Area, one Grade II\* and the others are Grade II. This means that a special type of Planning Permission called Listed Building Consent is needed for any internal or external alterations. The listed status includes any later extensions or additions, and any ancillary structures such as garden walls or outbuildings which were built before 1948.

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

[www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/](http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/)



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Ordnance Survey LA 100049055

Ref	Building	Grade
1	Eggleston Hall	II*
2	Low Lodge To Eggleston Hall	II
3	Gate Piers, Gates, Walls And Railings Of South Entrance To Eggleston Hall	II
4	High Lodge To Eggleston Hall	II
5	Former Church, Eggleston Hall	II
6	Walls, Gate Piers And Gates To North Of Eggleston Hall	II
7	Walls, Piers And Gate Flanking Drive To Eggleston Hall Rear Yard	II
8	Ice House To North Of Eggleston Hall	II
9	Eggleston Bridge.	II
10	Collingwood And Retaining Wall	II
11	Wesleyan Methodist Chapel And School Attached	II
12	Three Tuns Hotel	II
13	Church Of Holy Trinity	II
14	Gates, Piers And Walls To East Of Church Of Holy Trinity	II
15	1 and 2 Rose Cottages	II
16	1 The Green	II
17	Beech Grove	II

**1 EGGLESTON HALL**

Grade: II\*

Date Listed: 07/01/1952

NGR: NY9977023345



House, now private residential school. 1827 by I. Bonomi for T. Hutchinson, incorporating parts of earlier house. Sandstone ashlar with plinth; older rear wing sandstone rubble with ashlar dressings; roof of small graduated Lakeland slates. Irregular plan: main range with long returns and set-back right wing.

Main range 2 storeys, 4 bays; right wing 2 lower storeys, 5 bays. Main block symmetrical; projecting end bays linked by tetrastyle fluted Doric colonnade; entablature with triglyph frieze. Central double panelled door, partly glazed, flanked by aproned sashes with glazing bars. Similar windows in ground floor of end bays; first floor sashes have glazing bars and projecting stone sills. Top string, cornice and blocking course. Right wing windows mostly sashes with glazing bars, the first and fifth bays wider. Low pitched hipped roofs have corniced ridge chimneys. Rear range of rear courtyard incorporates gabled 2-storey, 2-bay range with blocked oeil de boeuf over blocked doors with wood lintels on both floors.

Interior: rear open-well stair has moulded rail on brass balustrade and moulded wood steps. Hall screen of 2 ground-floor Ionic columns and 2 first-floor Corinthian columns; Greek key fret at first floor sill level, with large sash window; ceiling has stucco rinceau frieze. Stucco cornices in principal ground-floor rooms: Greek key pattern in entrance hall and former morning room (now subdivided); oak, vine and strawberry trails in dining room; and floral in sitting room. 6-panel doors in fluted doorcases with acanthus flowers on corner blocks. Older part in rear has deeply-bowed

chamfered tie beam visible in upper room.

**2 LOW LODGE TO EGGLESTON HALL**

Grade: II

Date Listed: 26/11/1987

NGR: NY9991923341



Lodge to Eggleston Hall (q.v.). Probably circa 1827 by Ignatius Bonomi.

Sandstone ashlar with plinth; roof graduated grey-green slates, renewed at eaves in Welsh slate. Greek style. One storey, 3-bays. Paired Doric columns on single blocks support pedimented entablature with triglyph frieze, forming porch to half-glazed door and 3-pane overlight. Large aproned sashes in outer bays have fine glazing bars. Low-pitched hipped roof.

**3 GATE PIERS, GATES, WALLS AND RAILINGS OF SOUTH ENTRANCE TO EGGLESTON HALL**

Grade: II

Date Listed: 26/11/1987

NGR: NY9993023345



Gate piers, gates, walls and railings. Probably circa 1827 by Ignatius Bonomi, except gates said to be c. 1851, from Great Exhibition: lock has founder's mark Bayliss, Jones and Bayliss, Wolverhampton. Ashlar piers; coursed squared sandstone walls with ashlar coping; wrought and cast iron vehicle and pedestrian gates.

2 tall piers have plinths, rustication, entablature with dentilled cornice, and stepped coping. Lower flanking piers, with corner pilasters, and pilasters on outer face of main piers, support entablatures forming lintels of pedestrian entrances. Quadrant dwarf walls flank gateways.

Tall vehicle gates have cast iron horizontal bands with flower and diamond decoration; arched wrought-iron panels have water-leaf and rose decoration. Top wrought-iron decorative panel, in style of overthrow, is split, the central coat of arms and scrolled top being attached to left gate. Pedestrian gates have similar horizontal bands with other panels of heavy floral cast-iron patterns.

#### 4 HIGH LODGE TO EGGLESTON HALL

Grade: II

Date Listed: 26/11/1987

NGR: NY9982823605



Lodge, now private house. Circa 1850. Coursed squared sandstone with ashlar dressings, plinth and quoins; Welsh slate roof with stone gable copings. Tudor style. L-plan. One storey, 2-bays. Elevation to drive has left bay breaking forward; gabled porch set at 45° in inner return contains double half-glazed doors in widely-chamfered Tudor-arched surround with block-stopped drip mould. 5-light canted bay window, with stone mullions and horizontal glazing bars under gable at left. Label mould over small C20 window to right of porch. Gable copings rest on roll-moulded kneelers; 2 coped octagonal stone chimneys on left ridge, and one on wide external stack, with offsets, on right return.

#### 5 FORMER CHURCH

Grade: II

Date Listed: 14/09/1966

NGR: NY9977623402



Chapel of ease, now replaced by later parish church of Holy Trinity (q.v.). Late C18. Irregular courses of sandstone ashlar with

projecting quoins and ashlar dressings; roofless at time of survey. 3-bay nave and 3-bay chancel with north vestry. Nave and chancel each have keyed plain stone surrounds, with impost blocks, to round-headed central door and flanking windows; Venetian east window in similar style. Curved kneelers supported gable copings, now ruined. Interior shows stone walls, with some plaster. Ruined monuments on walls include well-carved high-relief panel of 3 cherubs' heads, asymmetrically composed, flanked by wide scroll brackets supporting cornice, probably below former memorial panel, and detached fragment of dentilled moulding from same memorial.

Derelict and with large tree growing in nave at time of survey.

#### 6 WALLS, GATE PIERS AND GATES TO NORTH OF EGGLESTON HALL

Grade: II

Date Listed: 26/11/1987

NGR: NY9979423467



Garden wall, with 2 piers, gate and short wall at entrance to churchyard. Probably late C18 for Timothy Hutchinson. Coursed squared rubble with ashlar dressings and piers; wrought iron gates. Wall c. 3 metres high, battered and with inward-tilted flat stone coping, forms boundary along north and west sides of irregularly-shaped garden. Flat stone lintels over 3 boarded doors, one at west and 2 at north.

Churchyard entrance, at right-angles to south end of west wall: 2 banded domed piers, the westernmost with 4-metres-long curved wall, c. one metre high, attached. Gates have spike-headed uprights and urn finials.

The churchyard was described as being within Timothy Hutchinson's botanic garden. Source: Mackenzie

and Ross Historical, Topographical and Descriptive View of Durham Vol. I:1834 p. 255.

**7 WALLS, PIERS AND GATE FLANKING DRIVE TO EGGLESTON HALL REAR YARD**

Grade: II  
Date Listed: 26/11/1987  
NGR: NY9986523357



Garden retaining walls, with piers and gate, and churchyard wall. Probably late C18. Coursed

squared sandstone in dry construction with ashlar dressings and piers. North wall extending around curve of graveyard at west and continuing as garden wall, c.1-metre high with gently-rounded stone coping. Railings removed. In centre of garden 2 square piers with domed pyramidal tops flank later scrolled gate and support simple curved overthrow. Steps curve from these into the garden, flanked by curved retaining walls to height of drive wall. South wall in similar style curves in to flank steps to garden, the returns ending in flat-coped low square piers.

**8 ICE HOUSE TO NORTH OF EGGLESTON HALL**

Grade: II  
Date Listed: 26/11/1987  
NGR: NY9985523573

Ice house to Eggleston Hall (q.v.). Probably C18. High earth mound, with entrance on west side formed by ashlar lintel on rubble piers. Interior shows straight, barrel-vaulted passage c. 2 metres long to paired barrel-vaulted chambers; V-plan front pier, on dividing wall, supports rough segmental arches. High rear openings, the right one blocked. Floored with earth to level of entrance.

**9 EGGLESTON BRIDGE**

Grade: II\*  
Date Listed: 07/01/1952  
NGR: NY9966723228



Bridge. Largely C17, probably incorporating C15 bridge. Part coursed squared sandstone, part sandstone rubble with ashlar dressings. 2 high segmental arches with 2 rows of voussoirs; fragments of 2 courses of squared blocks in north-west abutment suggest earlier hump-backed profile at north end. Central pointed cutwaters of similar larger blocks. Band at road-bed level below coursed stone parapets with chamfered block coping, from which iron clamps have been removed.

Partly in Romalldkirk parish.

Source : E. Jervoise The Ancient Bridges of The North of England 1973

**10 COLLINGWOOD and RETAINING WALL**

Grade: II  
Date Listed: 17/06/1986  
NGR: NY9963923213



House and retaining wall. Late C18. Dressed sandstone front, coursed rubble returns and rear, some brick infill on rear wings. Stone-flagged roofs; stone chimney stacks. Coursed rubble wall. Reversed U-plan. Left return built partly into bankside. 3 storeys, 3 bays, symmetrical; tooled quoins. Central C20 gabled stone porch with partly-glazed door. 12-pane sashes, with Gothick glazing and deep reveals, have Tudor-arched heads with flush voussoirs and projecting chamfered sills. Roof with coped gables and shaped kneelers. Stepped end stacks with top bands. Blocked doorway, in roll-moulded Tudor-arched surround, on 2-storey left return.

Central, mid-wall rear stair window has 20-pane sash with Gothick glazing in round-arched surround with projecting keystone and impost blocks. 2 gabled rear wings with altered openings.

Short section of tall flat-coped retaining wall, with stone stairway, attached to left of main front.

### 11 WESLEYAN METHODIST CHAPEL AND SCHOOL ATTACHED

Grade: II

Date Listed: 26/11/1987

NGR: NZ0000323870



Wesleyan Methodist Chapel and attached Sunday School. Dated 1828 and 1861 over doors.

Coursed squared sandstone with quoins and tooled ashlar dressings; Chapel roof Lakeland slate with stone gable coping, School roof Welsh slate. 2-storey, 3-bay Chapel; School. at right, one high storey, 3 bays, and 2-storey one-bay set-back storage building at right. Chapel has central double 6-panel door in alternate-block jambs under stone lintel, which supports gabled panel with Gothic inscription 'Wesleyan Chapel 1828'. Renewed 4-pane windows, above and in outer bays, have flat stone lintels and projecting stone sills. Quoins and door dressings project. School has central 6-panel door under flat stone lintel with fanlight above under keyed voussoirs, similar round heads to large flanking windows with projecting stone sills and margined sashes. Paired eaves gutter blocks. Slightly lower 2-storey bay has boarded door under flat stone lintel at left, and similar loft opening, at right above, with slightly projecting sill. Small-banded square chimney at right end of School.

### 12 THREE TUNS HOTEL

Grade: II

Date Listed: 14/09/1966

NGR: NY9992023882



Hotel. Circa 1840. Coursed squared sandstone, right extension rubble, with quoins and ashlar dressings. Welsh slate roof on main block, and stone flags on extension, with stone gable copings. 2 storeys, 4 bays and 2-storey, one-bay extension. C20 studded boarded door under 5-pane overlight and gabled hood in third bay. 16-pane sashes with flat stone lintels and projecting stone sills in other bays (except for first floor at left and in extension; C20 three-light windows with glazing bars and wood mullions and transoms). 3 boarded stone chimneys on main roof, at ends and between first and second bays, and similar but taller chimney at right on extension. C20 rear extension not of interest.

### 13 CHURCH OF HOLY TRINITY

Grade: II

Date Listed: 26/11/1987

NGR: NY9985823673



Parish church. 1869 by F.R.N. Haswell. Rock-faced snecked sandstone with quoins and ashlar dressings; roof grey-green graduated slates with stone gable copings. Nave with south porch and south-west belfry. Cruciform plan. 3-bay chancel with north vestry. Steps up to boarded double doors in chamfered, recessed 2-centred-arched surround under moulded arch on impost string; roll-moulded finial on porch gable coping. 2-stage square belfry has small lancet in high first stage; floor, sill and impost strings in second stage with paired 2-centred-arched openings; pyramidal roof. Alternate-block jambs and

chamfered surrounds to 2-centred-arched windows, the westernmost in both nave and chancel paired; 2 under cinquefoils in transept gables. 2 windows flanking central west buttress, under plate-traceried six-foil windows, have dark pink nookshafts and ball-flower-stopped sill string. Large 3-light east window has bar tracery and beakhead-stopped drip mould. Low-2-centred-arched priests' door in central chancel bay. Stone cross finials and moulded kneelers to steeply-pitched roofs, the chancel lower.

**14 GATES, PIERS AND WALLS TO EAST OF CHURCH OF HOLY TRINITY**

Grade: II  
Date Listed: 26/11/1987  
NGR: NY9987623663



Gates, piers and walls along east side of graveyard. Probably c. 1869 by F.R.N. Haswell.

Snecked sandstone walls with ashlar dressings; ashlar piers; wrought-iron gates and overthrow. Steeply-coped stepped walls interrupted by pair of square gabled piers with cruciform fleur-de-lys finials; 3 incised circles in fronts of piers. High arched overthrow rests on piers. Leaf-headed uprights and spiked dogbars on gates with circular motifs on inner edges.

**15 ROSE COTTAGES 1 AND 2**

Grade: II  
Date Listed: 26/11/1987  
NGR: NY9984523641



4 estate cottages, now 2 houses. Circa 1840.

Coursed squared sandstone with ashlar dressings; Welsh slate roof with stone gable copings. U-plan. 2-storey, 4-bay central block flanked by front

gables of side ranges with 3-bay returns.

Drip moulds and chamfered stone surrounds to doors in outer bays of main block. Similar treatment to 2-light mullioned windows in inner bays and in slightly set-back gable ends; single lights in gable peaks at either side. Elaborately-moulded kneelers support wide gable copings. Main block has end, and paired central ridge diagonal corniced ashlar chimneys. Returns have two 2-light windows and door in similar style, and paired central ridge chimneys. Marked on O.S. map as Rose Cottage and Church Bank.

**16 1 THE GREEN**

Grade: II  
Date Listed: 26/11/1987  
NGR: NY9998923654



House. Late C18 /early C19. Coursed squared sandstone with plinth, quoins and ashlar dressings;

stone-flagged roof with stone gable copings and stone ridge. 2 storeys, 2 bays. Tooled flat stone surround to 6-panel door at right; 12-pane sash above, and tripartite sashes with glazing bars in left bay, have flat stone lintels and sills. Roof gable coping rests on cyma recta and reversa moulded kneelers; banded end chimneys.

**17 BEECH GROVE**

Grade: II  
Date Listed: 14/09/1966  
NGR: NY9997023632



House, now divided into 2 houses. Circa 1830. Pecked and margined ashlar with projecting quoins and plinth. Roof graduated grey/green slates with lead ridge, Welsh slate on extension. 2 storeys, 3 bays and left

one-storey, one-bay addition. 2 steps up to central recessed 6-panel door and 2-pane overlight in surround of alternate-block jambs and voussoirs. Flat stone lintels to flanking, aproned tripartite sashes, with glazing bars and flat stone mullions, and to 3 first-floor 16-pane sashes with projecting stone sills. Hipped roof has 2 wide banded ridge chimneys. Left extension has flat stone lintel over partly-glazed 6-panel door with side and overlights, and sill band to sidelights.

## Appendix 2: Notable Unlisted Buildings

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



The Coach House, Eggleston Hall, now converted to a café and visitor centre. Early 19th century, probably designed by Bonomi who redesigned the hall in 1816. The façade has a central bay with single central arch, with three further arches in each of a pair of symmetrical bays set slightly back from the central bay. Large, twelve-pane sash windows are set either side the central arch, with a line of nine smaller sash windows to the first floor.



Substantial stone houses to the south of High Lodge. These are of roughly squared sandstone with ashlar quoins and dressings, multipane sash windows, and Welsh slate roofs with kneelers, sandstone gable copings and gable chimneys. These houses, occupy a key location within the Hall grounds.



Bayles farm is a substantial three-bay traditional farmhouse facing the green from behind a private garden. A metal gate leads from the road in front of the house to the large farmyard with a variety of outbuildings



The village hall is built of narrow

courses of sandstone, with Welsh slate roof and distinctive red ridge tiles. It retains three large four-pane sashes, set between large plain lintels and thinner, slightly projecting sills, to its front elevation, but its west end appears to be a later addition with less traditional windows. The front elevation is adorned with a clock, and two stone plaques.



South View is located at the top of Church Bank, to the west of the road and set at a right-angle. South

View is a simple 2 storey stone building with 3 bays, a stone slab roof, and small garden wall. Though not in itself of any particular architectural value, its location and orientation make it a key building visually in this part of the conservation area.



Attached to the Three Tuns Inn is a fine house with stone outbuildings, once the village blacksmith's. One of the

outbuildings has been converted to function as public conveniences.



The distinctive lines of terraced housing on Church Bank, arranged in three blocks, represent a

key element of the village. The upper block, south of the Three Tuns, consists of two three-bay houses set behind low stone walls and hedges.



South of this, the central range of eight properties displays a range of styles bound together through the

use of similar materials – most notably roughly squared sandstone masonry and Welsh-slate roofs. The uppermost house in the row displays evidence

within its stonework of its eaves having been raised, possibly when an older roof of stone slates or thatch was replaced with the current one of Welsh-slate.



Below this block, and beyond a lane leading to the rear of both terraces, is a picturesque terrace of four properties, all of roughly-shaped but neatly coursed sandstone, the northern two of which retain a shared stone slate roof. Although these four properties display marked differences, they present a unified whole through the use of similar masonry and windows with plain lintels and projecting sills.



The side wing of no.1 Rose Cottages is located immediately to the north of the church. It is a stone built single storey cottage with a Welsh slate roof with distinctive architectural features including pronounced kneelers.



Eggleston House, a fine traditional stone house with a front elevation of neatly coursed sandstone blocks and sides and rear of roughly coursed sandstone rubble, with Welsh slate roof, kneelers and sandstone gable copings.



The Old Post Office, its west gables facing the road. It retains a fine double-pile roof of graded stone flags.



Agricultural stone building to the east of Marland Lodge.



2 and 3 The Green are stone built houses abutting the higher number 1, which is Grade II listed. No's 2 and 3 are of individual and group value.



1 to 5 Bell View is a group of 19th century linked stone built houses which are of individual and group value.

## Appendix 3 Detailed Origins and Historic Development

### Before Eggleston

The landscape around Eggleston contains much evidence of human activity dating back over the past 10,000 years. The earliest such evidence consists of flint tools of Mesolithic date, probably left by bands of nomadic hunters who passed through the area at particular times of year to hunt, fish and gather wild resources. Several such finds have been made close to the conservation area, for example at Knot Hill (on the northern edge of the village), Folly House (on the southern edge of Stob Green Plantation), and near the head of Blackton Burn (a little to the north of Stob Green).

A large number of Neolithic flints, including 'waste flakes' that demonstrate flint working was taking place on the site, have been recovered from a site at Blackton Beck Chimney, c1.5km north of the conservation area; this may have been a permanently occupied settlement but is perhaps more likely to have been occupied seasonally. Neolithic life was about much more than food production. There was undoubtedly complex spiritual side to life, and this is hinted at by the mysterious 'cup-and-ring' stones, of which four are recorded within Stob Green Plantation and seven at Brackenheads, just south of Stob Green.



*The now destroyed stone circle at Standing Stones Farm (reproduced from Hutchinson 1794).*



*Left: Neolithic cupmarked stone north-east of Eggleston village.*



*Right: The Eggleston Urn (height c35cm), which contained a cremation of early Bronze Age date.*

Two further local monuments that belong to a general late Neolithic - early Bronze Age horizon are the now lost stone circle with internal cairn (described in 1794 but destroyed by the late 19th century) at Standing Stones Farm, a little over 1km north-west of the conservation area, and the nearby tumulus (burial mound) shown on OS maps on Swinkly Knoll. Also, slightly further to the west, a burial with stone axe-hammer at Foggerthwaite, and a nearby burnt mound, provide further evidence of human activity at this time in the vicinity of Eggleston. Burnt mounds are piles of burnt stones, used to heat water in a trough that may have functioned as a kind of sauna, or may have been used for cooking. Further evidence of a local Bronze Age presence comes in the form of the 'Eggleston Urn', a pottery vessel containing a cremated child aged about 6, found eroding out of the north bank of the Tees in 1967, about 2km west of the village. Many more such finds probably lie buried in the local landscape.

By about 2000BC, communities appear to have become more sedentary, living in self-sufficient, permanently occupied farmsteads of timber roundhouses with associated fields and paddocks. These were founded throughout the landscape, and increasing emphasis was given to the construction and

maintenance of fields. No Bronze Age settlements have yet been located at Eggleston, but several probably existed in the local landscape between 2000 and 1000BC. The recovery of a stone saddle quern, used for the grinding of grain, at Folly House, c1km east of the conservation area, could be evidence of a Neolithic or Bronze Age settlement here.

There are no known Iron Age or Roman settlements in the vicinity of Eggleston, although there must have been some here. Evidence from elsewhere suggests that such settlements would have been small groups of timber or stone-built round-houses, perhaps grouped within ditched enclosures. It is quite possible that the sites of some may lie buried beneath later farmsteads, while others may have been largely dismantled to provide stone for field walls and other structures.

There is no definite evidence for Roman military presence in the Eggleston area. A long linear feature running across Eggleston and Bollihope Commons has been classified as a Roman road, but it could be of later date, perhaps associated with lead mining.

There was probably some kind of permanent settlement on the site of the present village during the Anglo-Saxon period, as the name 'Eggleston' is of Old English origin, probably originally meaning 'Ecghis's, or Ecgwulf's, farmstead'. This may have begun life as a simple farmstead, perhaps in the 7th or 8<sup>th</sup> century, but may subsequently have grown to a sizable village of rectangular timber houses with its own church. Evidence for Anglo-Saxon Eggleston may well survive buried in the ground within the conservation area.

### *Medieval Eggleston*

Eggleston is recorded in the Domesday Book (1086) as 'Eghiston', and in 1196 it is referred to as 'Egleston'. The mid 14th century Survey of the Palatinate of Durham (1345-82) records the village as 'Egliston', and the name seems to have remained essentially similar ever since. Eggleston was established as a manor, though subservient to the Manor of Raby, in 1230.

While the above references confirm that a settlement existed at Eggleston by the 11th century, no buildings or any other structures dating from medieval times survive in today's landscape, and no finds of medieval date have been recorded here. The earliest evidence we have for the form of the village is a detailed map of the village and surrounding landscape dated 1614. Although technically of post-medieval date (most archaeologists date the end of the medieval period to the mid 16th century) this depicts a village and surrounding field system of classic medieval character.

The crofts to the rear of the village properties were bounded to east and west by streams flowing south to the Tees; another burn flowed southwards through the village green. To the north, the green widened and led directly onto common fell land, whilst to the south the green ended at the chapel-of-ease dedicated to St Mary Magdalene, a dependency of Middleton in Teesdale parish church. South of the church stood the manor house, which does not appear to have been a particularly grand structure by this time. Between the manor house and the Tees is an area of demesne land ('Demeanes'); this is land held directly by the lord of the manor that was not tenanted. In addition to the chapel adjacent to the manor house, there are also records of a chapel built on the end of Eggleston Bridge in the

mid 15th century; this however, is not shown on the 1614 plan. The plan does show the bridge over the Tees, the exact date of which is not known though it was recorded by Leland in about 1538 as 'a bridge with a good arch'. Three large open fields, farmed in strips in the traditional medieval manner, are shown on the 1614 map.



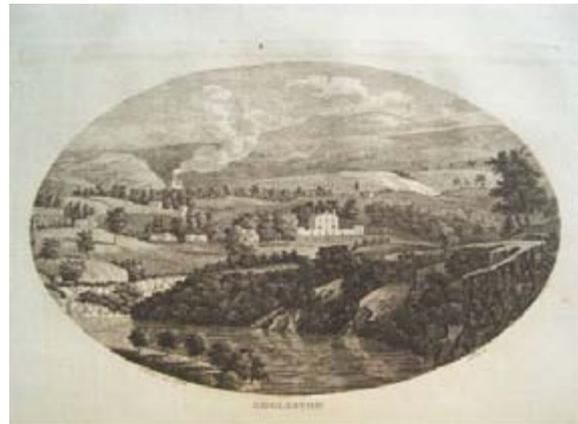
*Extract from the map of 1614 of Eggleston (reproduced by courtesy of Durham Records Office). It depicts two rows of rectangular houses aligned north-south, both facing onto the very large village green and having linear crofts extending behind them. 76 individual buildings are depicted in the village, though not all were houses; the hearth tax of 1663 suggests a total of about 50 houses in and around the village.*

Although the area was predominantly agricultural, early lead and iron working also took place in the vicinity of Eggleston, and many medieval villagers may have been engaged in such industrial activity in addition to their agricultural pursuits. Several medieval lead smelting sites, consisting of heaps of slag and charcoal, have been identified in the hills to the north of the village, although these have yet to be accurately dated. Documentary sources demonstrate

that lead working was underway in the vicinity of Eggleston in the 16th century, and 'The Lady Bowes Leade Mylls' shown on the 1614 map suggest a quite large scale operation by this time.

### *Post-medieval Eggleston*

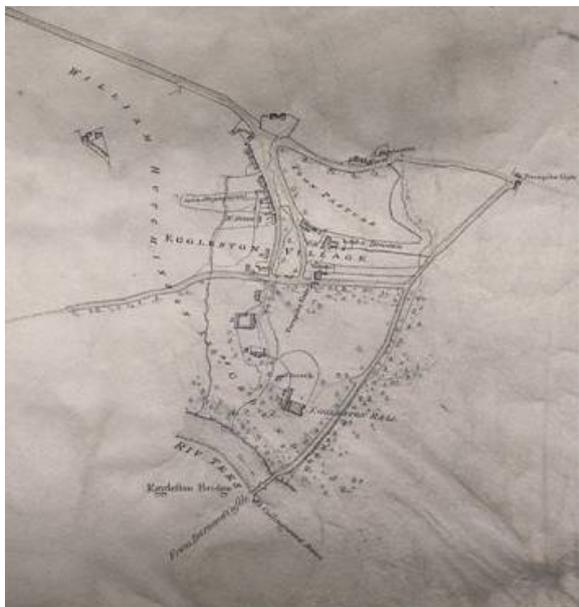
The Eggleston Estate passed through several owners, including the Sandersons during the 17th century whose gardens at Eggleston were much admired. Ownership passed to the Hutchinsons in the early 18th century and they set about the 'modernisation' of the village and agricultural landscape. These changes, which are documented in a series of documents and maps, saw the wholesale redesign of the conservation area and its setting, including the creation of smaller stone-walled fields from the open medieval fields and surrounding moorland. William Hutchinson enlarged the house in 1816. It was designed in the Greek revival style, possibly by the famous Durham architect Ignatius Bonomi.



*Late 18th century view of Eggleston Hall from the south (reproduced from Hutchinson's History and Antiquities of the County Palatine of Durham, 1794).*

A map of 1816 shows a new road passing on an east-west alignment through what was the centre of the village, and parkland associated with the manor house to the south. This new arrangement, which survives

pretty much intact today (though with some notable later additions) is depicted more clearly on the tithe plan of 1849 and 1st edition OS map of c1860. When the hall grounds were laid out, any surviving remnants of the southern half of the medieval village were presumably cleared, with several families moved out to newly built farmhouses amongst the newly enclosed fields. It is possible that substantial remains relating to medieval occupation could survive buried within the grounds of the hall.



*Extract from the Eggleston Common enclosure map, showing the layout of the village in the early 19th century prior to Bonomi's development of the hall.*

The population of Eggleston parish grew from 306 in 1801 to its highest ever recorded total of 788 in 1861. This expansion was linked to the successful development of the local lead industry by the London Lead Company, based at nearby Middleton in Teesdale. The London Lead Company leased land from the Hutchinson family in 1771, and a major smelt mill (the successor to 'The Lady Bowes Leade Mills' shown on the 1614 map) was located on Blackton Beck to the northwest of the village.

The demands of the lead industry led to the improvement of the local road network and the village prospered throughout most of the 19th century. Several substantial new buildings appeared, including the Wesleyan chapel to the north of the green (1828) and adjoining Sunday School (1861), the Three Tuns Inn (1840), the substantial house known as Beech Grove (c1830), Rose Cottages (1840), Holy Trinity Church (1869), and the Mechanics Institute and Reading Room (now the village hall – 1887). Other residential developments within the parish, to the north-west of the conservation area, included Egglesthope House, for the manager of the Blackton lead works, and terraces of housing for lead industry workers (now known as Prospect, East, West and South Terraces). The village school, maintained in the 19th century by the Duke of Cleveland, was located at the north-west corner of the village, on the site of the present (now disused) school building, where it could serve children living in the village and also those from the lead working families of Eggesburn Place.

Due largely to the importing of cheap lead from abroad, the North Pennine lead industry fell into terminal decline from the 1880s. At the time that the Eggleston smelt mill finally closed, in 1905, forty local men were still employed by the London Lead Company, but from this point lead would play no further role in the economic life of the village.

The main beneficiaries of the 19th century lead industry in Eggleston were the Hutchinson's of Eggleston Hall, who leased land to the London Lead Company in return for 20% of all revenue generated. The wealth thus gained enabled the redevelopment of the hall and grounds during the early 19th century. The great historian William Hutchinson (not to be confused

with the Hutchinson's of Eggleston) described the house in 1776 as 'spreading its white front and turreted wings towards the south-west' and included an engraving of the house in his 1794 History of Durham. Although much of this house is incorporated within the 1816 redevelopment, the grand new classical frontage represents a departure from anything seen previously at Eggleston. The gardens in the early 19th century contained in excess of 700 different plants, representing one of the best botanical collections in England. The old chapel-of-ease adjacent to the hall was enlarged by William Hutchinson at the time the house was redeveloped, but was abandoned when the new Holy Trinity church was built in the village in 1869 to function as the parish church for the newly created parish of Eggleston.

### 20th century Eggleston

The Hutchinson's sold the Eggleston Estate in 1919. Many of the outlying farms were purchased by their tenants, while the Hall and grounds were purchased by Sir William Gray, whose descendants still live there today. The old church within the grounds was returned into private ownership by the Church Commissioners in the early 1990's and its ruins have now been conserved and interpreted for visitors; the old churchyard has re-emerged from the field of nettles and ivy which had taken over many of its headstones, some of which date back to the early 18th century. The hall served as a convalescent hospital during WWII, and subsequently as a finishing school for young ladies. It more recently achieved national fame as the location for the ITV series 'Ladette to Lady'.

Within the village, 20th century housing occupies many gaps between older properties shown on the 1860s 1st

edition Ordnance Survey map. None of this housing (including bungalows on Church Bank, new properties to the rear of Church Bank, houses on the north side of the B6282, and 1960s public housing at Meadow View to the north-east of the village) is of any great architectural interest, although it should be noted that the late 20th century housing along the upper stretch of Green Bank has been sympathetically designed to tie in with its historic setting. The development of the poultry farm to the east of the village is a significant 20th century development, but its buildings are of low elevation and do not detract markedly from the character of the village or its setting.



OS map of c1920, showing most of Eggleston's buildings already standing, with the notable exceptions of housing east of the village green and in the vicinity of the church. (Source: Durham CC GIS).



(Top) Aerial photograph of Eggleston taken in 1940. Comparison with the recent air photograph (above) demonstrates that relatively little has changed in the form of the village or its surrounding landscape during the later 20th century. Source: Durham CC GIS

Electricity came to Eggleston in 1934, before which villagers were dependent on their fires for heating and cooking, and candles and oil lamps for lighting. A piped water supply, from a reservoir by the Stanhope road, was installed as

late as 1956/7, prior to which domestic water was collected from the well on the green or from a number of taps and troughs around the village.



Late 20th century housing on Green Bank seen from the spring on the village green.

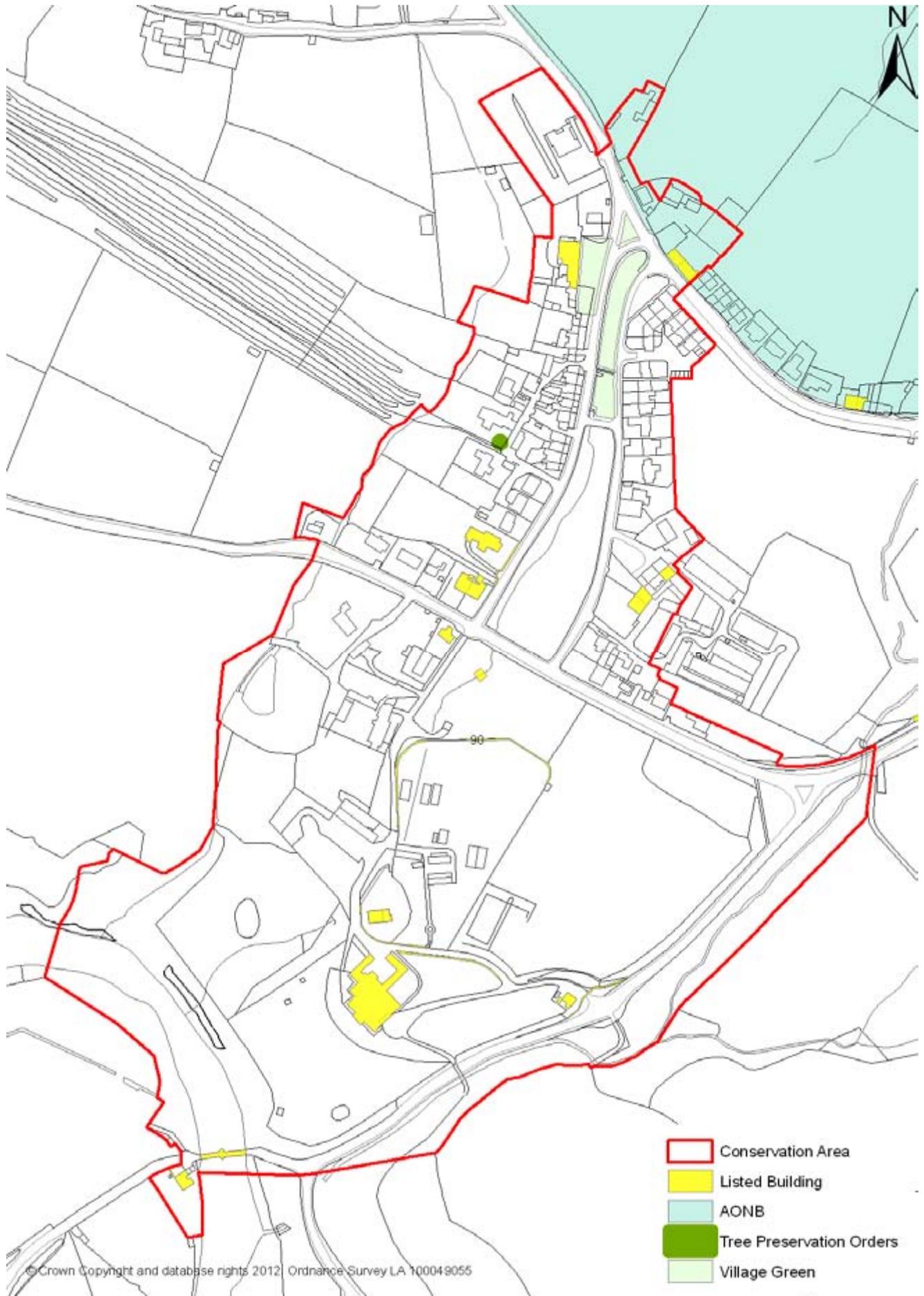


The primary school building.

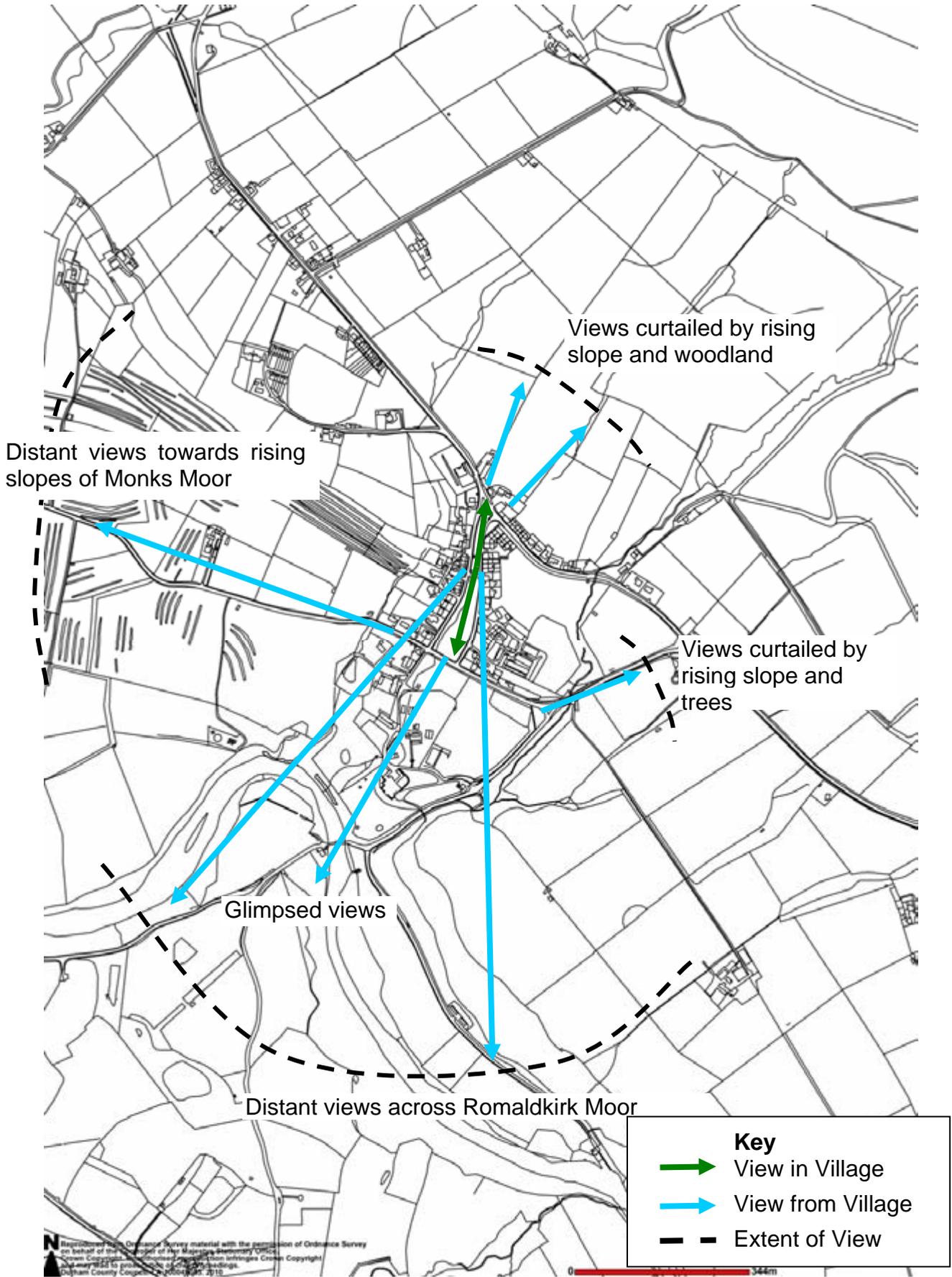
The former village primary school, a substantial stone building opposite the village hall, was in need of repair in the 1960s. Instead, the decision was taken to demolish it and replace it with a 'modern' building; this was constructed in 1964, and closed in 1984.

During the earlier 20th century several shops were located within the village. These included Raine's 'pop shop' and Coates the Milliners (later Smith's grocers) on Church Bank, in addition to two joiners' shops and the village blacksmiths. The Post Office was originally in Carisbrooke House on Church Bank, but moved over the green to new premises in 1913; it closed in 2004 and has now been converted to residential use.

### Appendix 4 Current designations



### Appendix 5 Key Views





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