



Bishop Middleham
APPROVED
December 2012

Conservation Area Appraisal

Bishop Middleham

December 2012

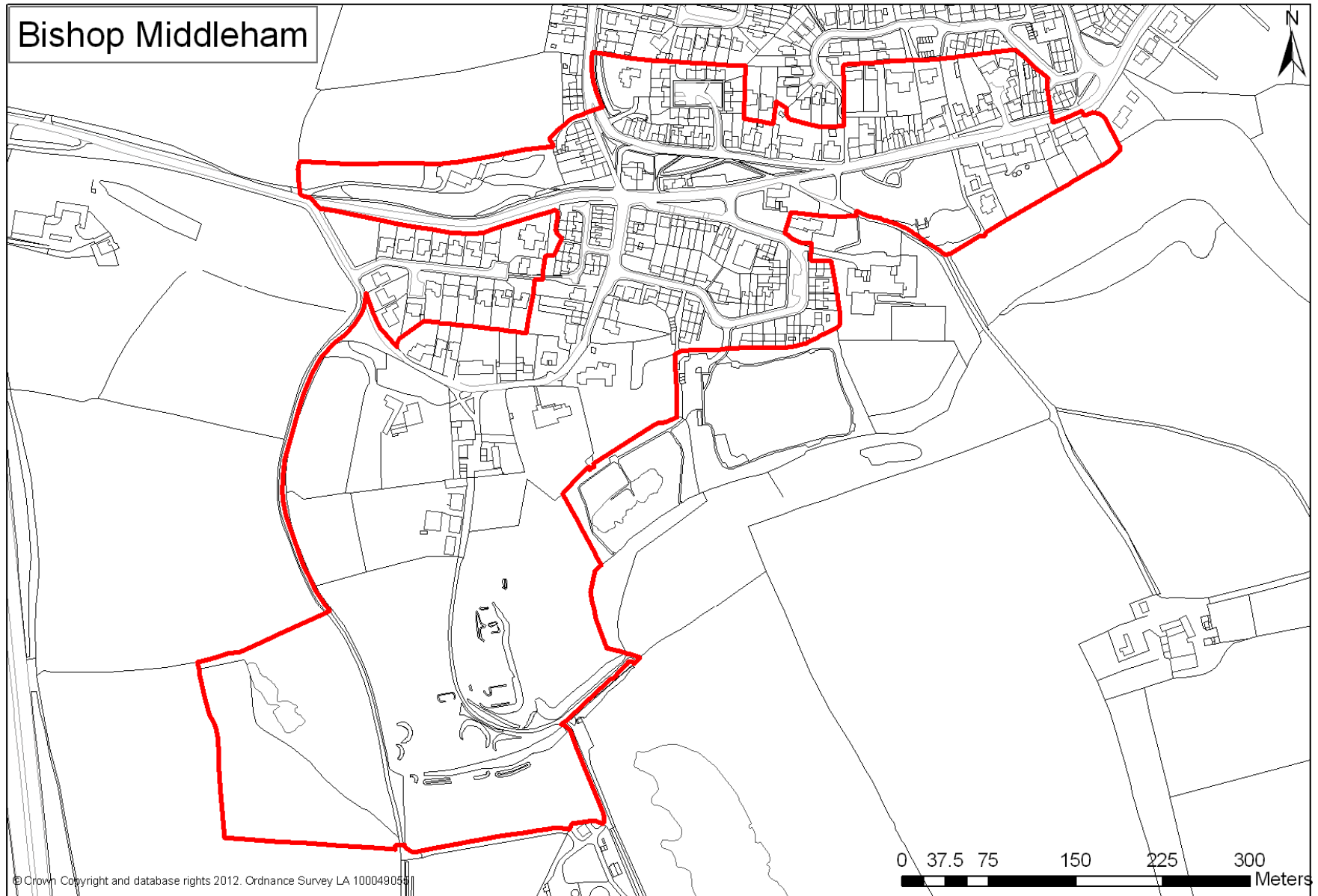


Heritage Landscape and Design Durham County Council

Designated November 1981
Amended July 1993
Draft Appraisal October 2012
Final version appraisal December 2012

<i>Subject</i>	<i>Page</i>
<i>Summary of Special Significance.....</i>	<i>5</i>
<i>Public Consultation.....</i>	<i>6</i>
<i>Planning Legislation.....</i>	<i>6</i>
<i>Conservation Area Appraisals</i>	<i>7</i>
<i>Location And Setting.....</i>	<i>8</i>
<i>Historical Summary</i>	<i>10</i>
<i>Form and Layout</i>	<i>13</i>
<i>Character Areas</i>	<i>15</i>
<i>Character Area 1: The Church.....</i>	<i>15</i>
<i>Character Area 2: The Green</i>	<i>19</i>
<i>Architectural Character</i>	<i>23</i>
<i>Building Materials</i>	<i>26</i>
<i>Archaeological Interest</i>	<i>27</i>
<i>Boundaries and Means of Enclosure.....</i>	<i>29</i>
<i>Open Spaces, Pathways And Trees.....</i>	<i>29</i>
<i>Management Proposals</i>	<i>30</i>
<i>Approved Boundary Changes.....</i>	<i>32</i>
<i>Contacts and References.....</i>	<i>33</i>
<i>Appendix 1: Listed Buildings</i>	<i>34</i>
<i>Appendix 2: Notable Unlisted Buildings</i>	<i>40</i>
<i>Appendix 3: Origins and History Of Bishop Middleham.....</i>	<i>43</i>
<i>Appendix 4: Current Designations.....</i>	<i>48</i>
<i>Appendix 5: Key Views</i>	<i>49</i>

Conservation Area Boundary



Summary of Special Significance

The Bishop Middleham Conservation Area was designated in 1981 by the former Sedgfield Borough Council. The village of Bishop Middleham may have originated around the Bishop's Castle to the south, (now a scheduled monument) but expanded significantly in the 19th and 20th centuries. The conservation area contains two distinct areas centred around the Church of St Michael and the village green.

The village has important visual and historic links with the Bishop's Castle and with the countryside to the south which still displays evidence of the once waterlogged landscape. There is also evidence to the south of the village of a medieval deer park which surrounded the Bishop's Castle and of the medieval and post medieval field systems. The reason that this location was chosen for a settlement is inextricably linked to the island landscape created by areas of high ground and wetland. Each 'island' was linked by a causeway and these causeways survive today.

There are particular elements within the village that contribute towards the overall character. For example the village green and holloways and causeways are considered to be positive open spaces, and a large number of buildings provide clear townscape value. There are a few later buildings which detract from the historic character of the village. These are generally more recent developments which do not have the qualities of age, style, materials and detail to be found in the older properties. A number of these are individual 'one-offs' and so have a limited impact on the overall historic character of the village.

Unfortunately many historic buildings sitting in historic locations have lost considerable historic character through inappropriate alterations. While survival of traditional features is generally good in listed buildings and on 1-3a Bank Top, the majority of houses have suffered from a loss of traditional windows, doors, roofing materials and inappropriate wall coatings. This is particularly prevalent on terraced housing although a good number of detached and semi detached properties along High Street, Front Street and Church Street have also suffered. Unfortunately the wholesale loss of historic features along rows of terraces on High Street (and Perm Road and Kirtley Terrace outside the Conservation Area) has resulted in a detrimental change in character.



View across the village green

Public Consultation

Public consultation is an integral part of the appraisal process. This appraisal document was the basis for consultation with local people and other interested parties, after which it was amended where necessary before being presented to Durham County Council's Cabinet for approval in December 2012.

Planning Legislation

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

Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere.

There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the conservation area. Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. Permitted development rights (works that can be done without Planning

Permission) are also slightly different within designated conservation areas.

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

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

Conservation Area Appraisals

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

This appraisal also seeks to identify any factors which detract from a conservation area's special qualities, and to present outline proposals for schemes which could lead to the safeguarding or enhancement of those qualities. This appraisal discusses a wide range of structures and features within Bishop Middleham, 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.

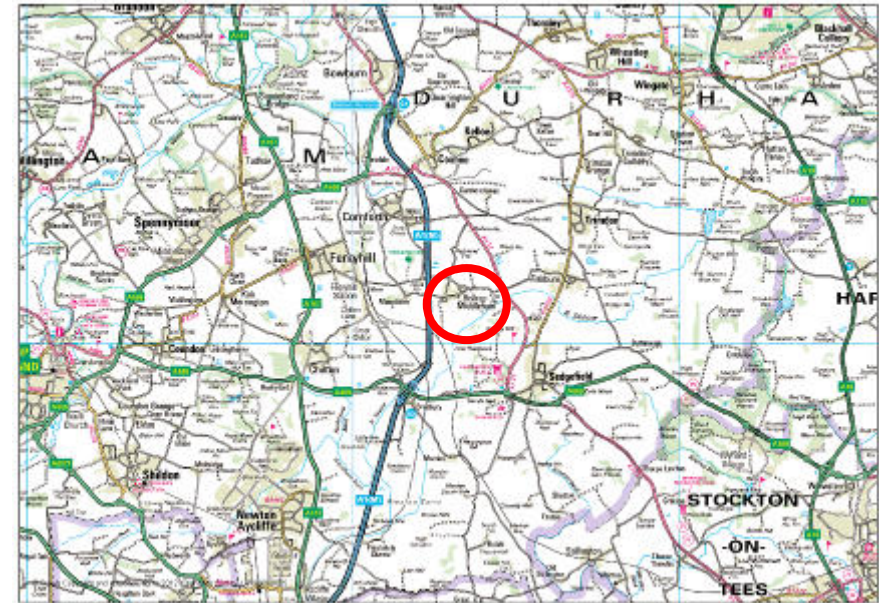


Location And Setting

The village of Bishop Middleham lies between the settlements of Ferryhill and Fishburn, about 20km from Durham City. The village lies on a gently rolling magnesium limestone escarpment in the East Durham Plateau. The key settlement pattern characteristics of this area are old agricultural villages scattered thinly across the landscape. Buildings are of local limestone or carboniferous sandstone with roofs of slate or clay pantile and are often set around a village green, such as Bishop Middleham. Where settlements have a medieval origin, the edges usually consist of 19th and 20th century housing and local authority housing is often on the settlement edge, although at Bishop Middleham it is also to be found within the heart of the historic core.

The ruins of Bishop Middleham Castle are an important historic context for the conservation area and are a crucial part of the story of the origins of Bishop Middleham. They are linked to the village by ancient causeways and rural paths across waterlogged fields with relic medieval field boundaries forming their distinctive reverse -S shape.

The landscape is locally dominated by industrial land use and its associated infrastructure including major roads, railways and transmission lines, particularly in the coastal A19 and central A1M corridors. The A1 corridor is less than 0.5km away and creates significant noise pollution, but the surrounding fields are now largely agricultural despite industrial activity throughout the 19th century.



Location of Bishop Middleham

The broader landscape, within which Bishop Middleham sits, has been heavily influenced by coal mining both in its settlement pattern and infrastructure, and in the substantial areas of derelict and recently reclaimed land in the urban fringe. Bishop Middleham has been less affected by these industrial processes than many other villages in the area. Several quarries occupied prominent sites on the escarpment and a number of older quarries that have naturally re-vegetated are managed as nature reserves, but at Bishop Middleham the land between the castle and the A1 is carr land has been waterlogged for centuries. This carr land was considered to be of low value throughout medieval times and in need of drainage, however it was also put to good effect by using it for fish ponds and for keeping swans.



Reverse S-shape field boundaries typical of medieval times in the fields off Fougarts Lane and view of fishponds from Church Street

The presence of this largely waterlogged landscape has dictated the location of settlement in the area with the village and adjacent farms, such as the appropriately named Island Farm, being positioned on high ground and linked by causeways across the carr land. These causeways can still be seen, such as the Holloway which runs east of the school to Island Farm. The visual effect of these apparent islands within wetland may also have held spiritual meaning (there was a long association of prehistoric religious associations with wetlands and early Christian associations with islands and promontories which set the religious life slightly apart from the secular one). This could have made an ecclesiastical base at Bishop Middleham attractive and it may also have been attractive to a secular power base because of its inherent defensibility.

The wider landscape is generally open and broad in scale although the plateau terrain rarely affords long distance views. From the higher ground of the escarpment there are panoramic views across the Wear lowlands to the Pennine fringes beyond, and south across the Tees plain to the Cleveland Hills. The landscape of the plateau has been

heavily influenced by urban and industrial development and its scattered mining towns and villages and busy roads give it a semi-rural or urban fringe character in places.

As the village is located on sloping ground distant views are an especially important aspect of the village's character. Looking towards the village from the west the red pantile roofs of Broadoaks draw the eye towards the top of Church Street where visually dominant buildings can be seen. From the top of Church Street heading down Fougarts Lane, glimmers of water catch the sunlight providing an important visual link with this once waterlogged landscape. In this area, the Bishop's fish ponds were located providing an alternative to meat on fast days. Swans were also apparently kept here in the 14th century.

Heading through the village along Front Street, the Vicarage commands views across the village from its lofty height, while views across to the rooftops of Church Street can also be appreciated from the raised pavement cut into the sloping ground. Houses along Bank Top have fine views over the village to the south and out to open countryside. Continuing along Bank Top to High Street these views continue across to open countryside. The approach to the village from the north past Westfield Terrace also command views over the village to the countryside below. Appendix 5 shows the key views from within the village and need to be retained.

Historical Summary

Bishop Middleham is thought to have Anglo-Saxon origins. Middleham literally means the middle settlement, but it is less clear what it was the middle of. It may have been the central stopping off point for the bishop travelling between his castles at Durham and Stockton, or it may have been a vill in the centre of an Anglo-Saxon estate (Watts 2002, 77). The high land to the south of the present day village was used as a high status building for the bishops from about the 11th to the 14th century.

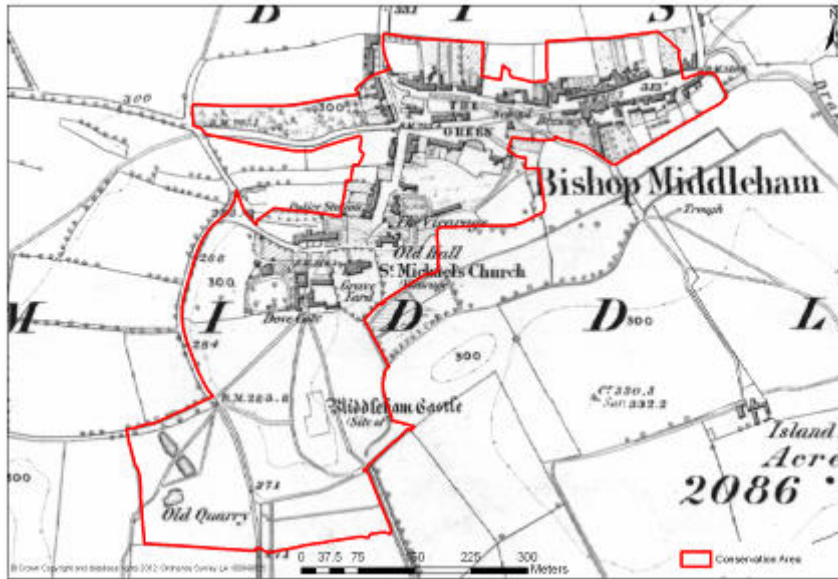
The marshy ground resulted in the lands being used for fish ponds, meadowland and even a swannery probably meant that the Bishop's Castle was surrounded with water; access restricted to a causeway between the church and the castle can still be seen.. However the dramatic position of the castle and its consequent defensibility were positive aspects of what was poor unproductive land in dire need of drainage. By 1384 the manor house was worth nothing beyond reprises and after that date the references to the Bishops' occupation of it cease. The residence of the Bishops now only survives as earthwork remains to the south of the village.

In 1146 Osbert, the nephew of Bishop Flambard, gave the Church of Middleham to the Prior and Convent at Durham; this is the first recorded mention of the church, although the village may have already been established for some time. In 1183 the 'Boldon Book', a survey of all the land owned by the Bishop of Durham, records that there were some 32 households in the village, which was surveyed along with neighbouring Cornforth.



A conjectural reconstruction of the Bishop's Castle, St Michael's Church and the fishponds before the village has grown up around Church Street.

The 11th-12th century Bishops of Durham were associated with a particular kind of village plan form, namely houses and farms around a village green. Each farm would have a linear plot of land to the rear, known as a toft, and on this plot small scale industry could take place, the cess pit would be located and some vegetables grown. Village greens had particular uses; they could serve as grazing land for cows in milk and tethered horses. Where a market was permitted, it would be set up on the green with each stall holder being allocated a particular area depending on what wares they were selling. The green was a communal area and any buildings on it were limited to a smithy, ale house, pinfold and sometimes a herd house for the common herder in charge of the animals. Generally, any further encroachment post dates medieval times and is often 18th-19th century in date, for example the Old School House and No's 5 and 7 Front Street.



The 1st edition 1856 OS map of Bishop Middleham showing the village before the 20th century development.

The two historic cores around the Church and the Green are quite clear here as is the difference in street pattern. The church area is a loosely knit group of scattered houses, while the Green area is a typical medieval layout with properties to the rear of Bank Top and along both sides of High Street having long plots or tofts typical of medieval settlements.

The common fields around the village were enclosed in 1693 (Haile 1970, 12) resulting in a change of landscape character and a shift from small scale farming to larger farms being run by fewer labourers. In 1700 a brewery was built in the village using a private water supply from a local well also used by local people (although only on certain days of the week). This building was burnt down in 1899 but the new building was to

make a prominent impact on residents and visitors alike with its pagoda roof. In 1770 the first Church of England school was built by subscription on the village green with an additional small piece of land enclosed for the school master's garden. The extension to what is now called The Old School dates to 1876; it remains one of the most distinctive pieces of architecture in the village.

There is very little difference between the size of the village in the mid 19th century and the late 19th century as demonstrated by the early Ordnance Survey maps. This atypical lack of growth at a time when other villages were becoming dwarfed in terraced housing could be because of the high water levels in the area. A pit shaft expected to lead to expansion east of Island Farm in 1870 had to be abandoned due to waterlogging and the expected consequential population boom was halted.

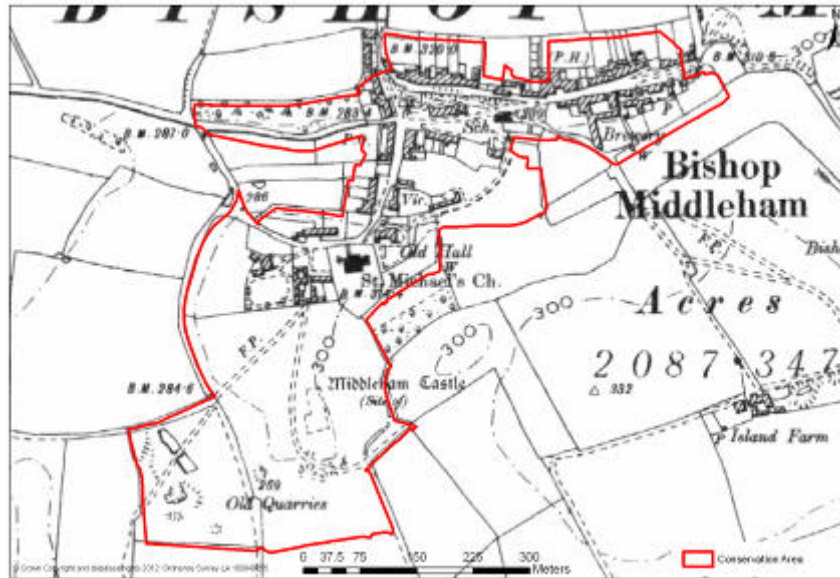
In 1894 Francis Whelan described the village as:

'very primitive appearance; several of the dwelling houses and cottages with their antique sun dials in front bearing marks of great age'.

Historic cottages with decorative sundials were one of the casualties of the mid 20th century. The last sundial was to be found on the Red Lion Inn on Bank Top. Most of the development beyond the historic core of the village occurred in the 20th century. In the early years of that century Perm Terrace and Kirtley Terrace were built as was the Vicarage in 1902 - its location chosen for its prominent but secluded position on what was known as Nut Garth. By the 1950s Woodstock Terrace, Westfield Terrace and the housing estate at The Green were also built, introducing styles of

architecture which were no longer distinctive to the village. Kiln Crescent was laid out by the 1960s and within the next decade the large development at Stoneybeck had been built.

keeping with the character of the village with steeply pitched pantile roofs, pastel coloured render and external chimney stacks.



There is very little additional development in Bishop Middleham by the end of the 19th century despite the growth of coal mining and quarrying in the area (OS map 1898).

The 1950s and 60s took their toll on Bishop Middleham with the demolition of some of its historic houses around the Green replaced with council houses. While this period marked the decline of sympathetic historic character, Bishop Middleham did have some development which makes a positive contribution to the village today, for example the houses at Bishopsgarth tucked behind Church Street with distinctive red pantile roofing, steeply pitched roofs, rendered walls and horizontal metal glazing bars so typical of the 1950s. Modern houses around Kiln Crescent are also in

Form and Layout

Bishop Middleham is formed around two historic areas. The first is the village green which is divided into two by Front Street and Bank Top until they join to become High Street and the second is the area around the church and castle around Church Street and Fournart Lane. The two areas may have different origins. That around Church Street has a less uniform street pattern and being closer to the Bishop's Castle maybe the earlier of the two. The village around the green may have later origins and relate to the expansion of the village sometime after the 12th century.



Front Street looking up towards Bank Top

The road rises steeply to the east on to High Street from where there are attractive views to the rolling open countryside to the south beyond the village. Another area of green exists here, once the site of the Brewery and now with a sundial laid out to commemorate the Millennium. A narrow sunken path (once known as Muck Back Alley) runs along the side of the green down to the site of an old spring and returns to the village past the modern school via a medieval holloway flanked with patchy limestone walls. It also heads off towards the appropriately named Island Farm as a causeway linking with the village.

Front Street runs through the centre of the village green with a steeply sloping bank to the north and a level area dominated by the old school buildings to the south. The green has several fine trees and shrubs. The tree planting was originally laid out to celebrate the coronation of King Edward VII in 1902 (*Haile 1970, 18*).

Properties front on to the roads around the green and are mainly simple two storey houses in short terraces. Some front directly on to the road, but many have small front gardens. The house styles vary representing a range of building types and dates which lends an air of informality to the village.

Church Street slopes steeply towards the 12th century St Michael's Church and The Hall. The road is flanked by high stone walls with a hidden flight of steps through an arched doorway to the back of the Hall. Two-storey houses line both sides of the road and give a close-knit feel to this lane. The west of the church has a more open character with an

agricultural feel around old and converted farm buildings and the wooded grounds of Castle View.

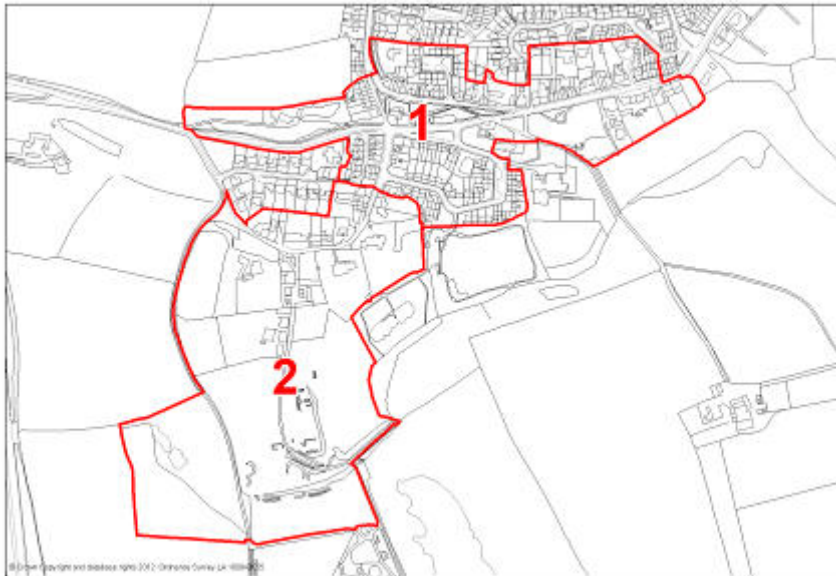


Church Street looking up towards St Michael's

The changes in levels within the conservation area are a distinctive aspect of Bishop Middleham's character. Views from raised areas over rooftops in the village centre are particularly important as are the intersecting paths which join the different levels of green and the interlinking limestone walls. The survival of many paths which have their origins in medieval times is also distinctive of Bishop Middleham. Muck Back Lane is now a footpath, albeit it somewhat overgrown; Mary Lane at the west end of the Vicarage garden led into the village West Field, Well Lane led to the water supplies; Drackers Lane was the main route to East Field. Many other historic names have gone out of use.

Character Areas

The village falls naturally into two main character areas which may also reflect the development of the original settlements. The first is the area around Church Street leading up to St. Michael's Church, the Old Hall and Castle View which has a more secluded rural feel. The second character area is based around the village green.



The location of the two distinctive character areas in Bishop Middleham

Character Area 1: The Church

This character area is approached along Church Street which is an ancient tree-lined sunken road exuding considerable historic character. The limestone rubble walls, patched with an assortment of materials, are distinctive features and form a narrow winding corridor overlooked by cottages, the Old Hall and Castle View. Views back into the village are rewarded with a competing mixture of roof lines, predominantly red pantile with white rendered walls and brick chimney stacks, while views along Church Street to the west include glimmering wetlands.

This character area consists of secluded individual houses and agricultural buildings set around small open green space. It is dominated by a group of large buildings on the top of church hill, namely The Old Hall, Castle View, The Old Barn, Meadow View and the Church of St Michael. All partially bounded by high limestone rubble walls and trees except the Old Barn and Hall Farm Cottages which face directly on to the green.



Tombstones sit above high limestone walls which form the enclosed corridor of Church Street; limestone slabs form a garden boundary; steps through an arch lead up to the back of the Old Hall.

A small archway through the limestone wall leads to a set of steps bringing users out around the back of the Old Hall, which is a Grade II listed building now split into two properties. This entranceway may have the remains of a circular staircase set within. The Old Hall was built 1765 on the site of an earlier building. Unusually for this village it has a stone flagged roof rather than pantiles.

St Michael's Church is an 11th or 12th century church presumably dating to the original layout of the village and is Grade II* listed. Much of the visible architecture dates to the 13th century, such as the pointed lancets, outer doorway and porch and the 19th century when it was remodelled. Below the bellcote are the arms of the Bishops' of Durham; this may have been removed from the castle (*Pevsner 1990, 109*), although their presence on the church would not be unexpected. The use of a bellcote instead of a tower might make the church less prominent than many but, the number of tombstones sitting on the high ground of the graveyard and the church's hill top position both draw the eye to the top of Church Street.

To the west of the church is a group of historic agricultural buildings which have fallen into disrepair. The larger two-storey building fronting the small green is thought to have possibly been the Castle offices at one time. The track through these buildings leads southwards to the remains of Middleham Castle which consists of a series of banks and ditches with a few low stone walls visible where the turf has eroded. The site which is a scheduled monument stands within a well preserved landscape including fish ponds to the west and south, and a walled enclosed deerpark to the south.

The remnants of the fish ponds around the Castle can still be seen from Church Street.



Unconverted agricultural buildings near Castle View

Castle View is a large country house set within tree-lined grounds and a fortified Manor House is thought to have existed on the site since the 14th century. A group of much altered outbuildings survive to the west of the property. The conservation area was amended and extended westwards in December 2012 down the hill to meet Fougarts Lane.

The modern conversion opposite has retained hemmel arches reflecting the earlier agricultural character of the area and the new build has been fitted with hoists to be reminiscent of granaries; however, this little detail on otherwise modern detached houses borders on the pastiche.



Converted agricultural buildings near Castle View

Towards the north of these properties the density of housing increases towards Broadoaks, a modern housing estate development which reflects some of the character of the village by using modern pantile roofing; however, the layout, scale and density of the buildings is less typical of the earlier village plan form.

Other houses are modern, such as Newohm, views of which are framed by people leaving the church through its porch. Hall Farm House presents a distinguished 18th century appearance on its gable end but the front has unfortunately lost all historic character through the use of inappropriate plastic windows and concrete roof tiles.

As the hill declines on both sides the density of houses increases and sense of seclusion becomes less significant. No.32 Church Street is a somewhat inaccurate pastiche of the past with bull's eye windows set in Dickensian bays, a mock Georgian door and curiously dressed stonework. It has the appearance of a much later building, but apparently encases the remains of an earlier building c.1578 and was recorded as the village police station in 1856. No.26 has exposed stonework, no.30 is rendered both with traditional multi-pane sash windows to first floor and tripartite multi-pane sashes to lower floors. Both have timber panelled doors with overlight above. The legibility of the historic buildings opposite are masked by their use of modern windows and render and may encase earlier structures.



No's 26 and 30 Church Street



A selection of doors from the Church Street Character Area. (i) the 13th century church doorway (ii) a simple ledged and braced door on an outbuilding (iii) a similar ledged and braced door now on a house (iv) a Victorian four panel door with overlight (v) a pastiche of a Georgian pedimented doorway with 6 panel door



A selection of windows from the Church Street Character Area. (i) the church uses a mixture of 13th century lancets and later 19th century copies. (ii) The Old Hall has 12 pane sash windows set within an architrave, typical of 18th century styles. (iii) The conversion of former agricultural buildings has retained the hemmels to reflect the agricultural character, but other windows fit in less well with inaccurate modern pastiche.



Small details indicating historic depth add to the interest of an area: (i) the ornate gate piers into the Old Hall, (ii) a blocked coal door in an outbuilding at the foot of Church Street, (iii) while historic character is often lost on the front of a house through the replacement of historic windows and doors with modern ones, great age can still sometimes be determined in the gable ends, (iv) many roofs are now covered in concrete tiles, but where water tabling and kneelers remain, historic character does too.

Character Area 2: The Green

The presence of a tiered village green with mature tree cover is a significant aspect of this character area; it defines the plan form and growth of the village and the views which can be obtained. Housing along the top of the green commands some fine views to the south and over the rooftops in the village. This grassy limestone ridge continues out of the historic core of the village to the west where the Vicarage sits on top in splendid isolation. The southern half of the green is a level area while the high green is larger than originally intended due to the demolition of the Old Brewery. The roads to the north head up hill where terracing is set into the slope.



Housing along the top of the green

The junction of Church Street, Palmers Terrace and Front Street is important, as the location of this collection of buildings emphasise the great age of the village; all exude historic character. This is rapidly lost by the presence of architecturally undistinguished local authority houses which have been imposed on the green frontage on Front Street at the expense of what were presumably far more distinctive historic buildings.

The buildings in this character area are varied. Properties front on to the green or the road and are mainly simple two-storeys in short terraces. Some front directly on to the road but a few have small gardens. There is a variety of house types from different periods which lends an air of informality to the village. The earliest type of building appears to be 18th century in date such as No's 12 and 14 High Street, but there are hints of earlier remains at the Old Manor House, The Dun Cow, 1 Front Street and Town End Farm.



Looking south along Church Street

The majority of buildings in this character area appear to be 19th century in date such as the terraces on Bank Top and Palmers Terrace. The majority have red pantile roofs (or modern equivalent), brick chimneys and water tabling. There is a fondness for external chimney stacks in old and new buildings alike. While those at the Old Manor House are visible only as result of the partial demolition, many others are a deliberate choice of style which occurs throughout the village.

The majority of older properties are in pale renders, but brick and stone are also used, offering ample opportunity to ensure that new development fits in. Each period of building style brings with it a particular combination of details which help to add interest. Georgian buildings such as No's 12 and 14 High Street are quite simple, with detailing being limited to moulded kneelers and multi pane sash windows. Victorian architecture has a greater fondness for detail, as seen along the porches at Bank Top with terracotta ridge tiles and the bay windows with ornamental shields on Palmers Terrace.



Rendered properties on Palmers Terrace

There is, however, a considerable loss of historic detail with many windows and doors being replaced with modern, less well designed substitutes. Other typical Victorian details seem to be missing altogether, such as boot scrapers, engraved stone street name signs, named gateposts and gothic detailing.

While the majority of buildings are two-storeyed terraces in render with red pantile roofs there are some oddities which stand out. The Old School House is probably the most prominent building in the village and its unusual roof design (adapted when the bellcote was removed) adds distinctiveness to the village. It goes some way to compensate for the loss of the highly ornate and unusual roofline of the former Brewery.



The Old School House

The survival of historic character gradually declines along Bank Top towards the east. While survival of historic features at No's 1-3 Bank Top is relatively good, the extensive use of uPVC windows and doors in all sorts of inappropriate styles has done much to devalue the historic character of the buildings. The loss of the sundials which were once so distinctive of this part of the village is particularly unfortunate. Nevertheless, the architectural proportions are good, with pale renders and red pantiles with chimneys and much of the damage is reversible.



Bank Top

The Vicarage is situated in a prominent position on rising ground in a stand of mature trees, to the western edge of the conservation area. These trees along with the stone highway boundary and fine gateposts create an attractive entrance to the village from the west. Recent development here has

sought to reflect the agricultural character of this part of the village with hemmel arches and hoists over gable ends.

The Manor House which is Grade II listed is 17th century in appearance, and was partially demolished to make way for road widening, leaving a three-bayed three-storeyed house. It is built of painted limestone rubble and painted brick dressings. The roof is laid in pantile with rendered stone gable copings and 19th century yellow brick chimneys. The left return has the remains of earlier walls and two external chimney stacks give this corner an historic feel.



No. 1 Front Street has suffered from a considerable loss of historic character but the distinctive signs of a bread oven in the west facing gable end is a reminder of an older building

The Dun Cow on the corner of Church Street is Grade II listed has a mid 18th century appearance and is painted rough render with ashlar dressings; it is two storeys high and eight bays wide. Although it is now two houses, that part on the north side is the former stable. The roof has French red pantiles and the chimneys are modern brick. Above the Tuscan doorway is a pargetted inn sign in a folk art style, possibly even older than the present day building. The stable arch in the sixth bay has been blocked and replaced with a modern window as have two further arched openings. The rear of the inn has a catslide roof, another distinctive feature of the building.



Architectural Character

Overview

The majority of historic buildings in the town date to the 18th and 19th centuries, however, there are a few earlier survivals. Cottages prior to the 18th century were likely to be reed thatched with reed from the nearby carrs and mostly single storey with small casement windows.

The mid 18th century saw a considerable period of rebuilding nationally, made possible by increasing wealth. Small cottages were either demolished and replaced or altered to meet the new fashions for larger stone built houses with stone or pantile roofs and lighter rooms. In Bishop Middleham, properties such as the Dun Cow have an 18th century appearance, but the Inn is reputed to be 16th century in date (*Bellwood 1997, 39*) with an inn sign typical of the 17th century.



The Old Brewery House and neighbours with a typical 18th century side elevation, modernised to the front c.1900

The 19th century saw considerable changes to the town and the introduction of new styles of architecture. These styles would be less locally distinctive, but were a result of blueprint designs brought in from the wider region. In Bishop Middleham the most popular 19th century building style was the terraced house (such as Bank Top). More detail was added to houses for the wealthier middle classes: ridge tiles, ornamentation to doorways, steps up to front doors, shaped overlights and bay windows.



The Manor House form and steeply pitched roof are suggestive of a pre-18th century date

The majority of 19th century terraced houses in the village have unfortunately lost their historic details; however, a small colourful row on Bank Top (no. 1-3A) retain their traditional windows, porches and terracotta ridge tiles and an equally colourful No's 1-6. Palmers Terrace has no traditional windows but has retained the decorative shield above each window on the ground floor bay, corbelling below the eaves and some cast iron downpipes.



19th century terracing on Palmers Terrace

The 20th century saw the rapid expansion of the village in a variety of building styles. The 1930s saw the start of council house building and for the most part these houses lacked design or a desire to fit in with existing architecture, for example, Westfield Terrace. Worse still a number of historic houses were demolished, particularly in the 1960s. For example, two houses at the end of the Dun Cow Inn stables were demolished in 1960, Ivy Cottages in 1962, Harpers Buildings in the late 1960s, the loss of Brigg Dyke cottage in 1955 (named after the connecting causeway between the castle and the common fields) and Maggie's corner shop was demolished in 1962 to make way for two council houses.



Bishopsgarth development

However, not all 20th century developments lack style. The row of red pantiled houses on Bishopsgarth to the rear of Church Street offered post war residents light rooms and private gardens. Windows were designed with horizontal metal glazing bars and the sloping front roof lines picked out the predominance of cat slide roofs in the village and the dormers created interesting roof lines. The biggest impact on the village was the development of the large housing estates which ran along the north side of the village, creating housing estates with cul-de-sacs and wide winding roads with an emphasis on car parking and gardens namely at Roast Calf Lane, Stoneybeck and more recently Broadoaks to the southwest.

Public architectural styles did few favours in the village. The Village Hall is in a prominent position, but contributes nothing positive towards locally distinctive character; the school is also a standard off-the-peg style used by all local authorities and contributes nothing positive architecturally. It is, however, set back from the green and is therefore partially hidden from view.

Development in the late 20th and early 21st century has concentrated on adapting old buildings. A new development opposite the church has sought to retain the agricultural form of the buildings while converting them into housing. Modern development in general has sought to make buildings fit in with traditional styles by using red pantile roofing, steeply pitched roofs, external chimney breast and timber porches.

Windows



A selection of windows from The Green Character Area in broad chronological order. (i) a Yorkshire sliding sash window from the Manor House (ii) a 12-pane sash from 14 High Street (iii) a square bay from 13 High Street (iv) a Victorian bay from Bank Top

Doors



A selection of doors from The Green Character Area. (i) A tongue and groove board door typical of basic Victorian doorways and earlier Georgian styles. The overlight is Victorian in style. (ii) a pair of doorways, possibly once access to the residence on the left with the overlight and a passage to the rear on the right, but both now domestic. The six-panel door is a modern reproduction of a Georgian style and the four panel door a Victorian style. (iii) a Tuscan door surrounding a modern door at no. 13 High Street (iv) a Victorian 4 panelled door on Bank Top and another pair of twin doorways, this time Victorian but with a modern door replacement on Palmers Terrace.

The Details



Small details are easily lost but have a significant contribution to make towards historic character. (i) The Dun Cow inn sign, possibly 17th century (ii) a mounting block outside the former stables of the Dun Cow (iii) pub and shop signs in a traditional style contribute towards historic character (iv) small embellishments such as terracotta ridge tiles are easily lost but can be added or replaced where appropriate

Building Materials

The predominant building material is smooth render over rubble in older buildings or dressed stone or brick in more recent buildings. One or two stone faced buildings do exist and brick is used as a finish.

Roofing is of mixed materials; however, the red pantile predominates albeit in some cases by using modern materials. Some older properties have stone slate, although

the majority of modern houses have concrete or artificial slates. Modern and old buildings alike favour external chimney breasts. Chimney pots are replaced more often than roofing materials so many are later 19th century brick examples with clay pots.



Partial demolition explains the presence of a number of external chimney stacks and buttresses but they have also been incorporated into new build or added to older properties.

Traditionally buildings in the village would have had multi-pane sash windows in 18th century and some Yorkshire sliding sash windows. Mid 19th century houses up to early 20th century houses would have favoured the traditional sliding sash with four panes. In the 1930s and 50s horizontal metal glazing bars, probably made in Darlington, were used, which reflected the low but broad nature of architecture at that time. Unfortunately many historic buildings in the village have seen a loss of historic character with the replacement of traditional windows and doors with modern styles, often uPVC, which alters the character of the buildings concerned.



19th century chimney pot with brick detailing

Where such changes have taken place often enough, they also alter the character of the street. Many of the modern day alterations have reduced the historic character of the houses and have interfered with the breathability of the materials leading to potential condensation and damp problems. The late 19th and early 20th century terraces seem to have suffered most with the loss of traditional wooden sliding sash windows and solid panelled doors and the introduction of modern wall coatings such as pebble dash.

Street surfaces are predominantly modern tarmac, but some scoria blocks have survived in the farm yard at Hall Farm Cottages. These locally produced blue/grey bricks made from iron waste would have been more predominant in the 19th century, but have largely gone out of use, being relegated to drains and verges.

Archaeological Interest



Remains of the deer park wall. This stretch is clearly in two phases, presumably the deer park wall has been lowered and rebuilt over the centuries (photo: John Smith, Bishop Middleham)

There is some evidence of ancient activity in the area in the form of prehistoric and Roman finds, but nothing to suggest occupation on the site of the village. A group of human burials were uncovered in 1932 in a cave during quarrying but it is difficult to relate this to a particular place of occupation. The Roman Road known as the Cades Road which ran from Brough on Humber to Newcastle upon Tyne also runs through the parish. No Roman period buildings have been found here, but a small bronze statue and a set of four Roman pans indicate some sort of presence in the area. The presence of these pre-medieval finds tell us little about the nature of settlement in the area prior to the Norman

Conquest, but they are a reminder that a site suitable for the building of an early medieval settlement is also a good site for a prehistoric one. Prominent hilltop positions such as the top of Church Street, the site of the Bishop's Castle, Island Farm or even Bank Top or their south facing slopes are all potentially attractive places to prehistoric ancestors, all the more so if surrounded by water. Low lying ground adjacent to occupied higher ground is also of interest because of the potential for well-preserved waterlogged remains, such as pollen, which will not only allow a more detailed picture to be constructed of the wider landscape and what was growing in the area at different times, but through the preservation of organic deposits such as wood and leather.

The majority of archaeological remains likely to be found within the village will relate to its medieval occupation. Houses within the historic core are built on the site of houses which may have been located there since the 11th or 12th centuries. A number of houses appear to contain the remains, albeit fragmentary, of earlier houses, certainly 17th century in date, but possibly earlier. Back gardens are likely to be on the site of burgage plots which may have subterranean evidence of medieval cess pits, small scale metal working, or arable production. Houses beyond the historic core may be built on the medieval fields or deer park which encircle the village. The village green has presumably been a green since the 11th or 12th centuries, so any surviving archaeological remains below that will potentially relate to encroachment, pinfolds, former smithies, the site of the stocks or the layout of market stalls.

To the south of the village are the remains of the Bishop's Castle, the deer park and associated infrastructure such as

fishponds. The degraded hedgerows which form the redundant field boundaries around the village are often typically medieval in form, possibly set out in the 11th or 12th century, but fossilized with hedgerow boundaries in the 14th to 16th centuries. The deer park may contain evidence of earlier settlement patterns which pre-date the 11th century, or the remains of deer houses or park keepers' quarters. Fragments of the original walling and gates also survive.

The village therefore has the capacity to inform us about medieval life and the role of the bishops in designing the layout and controlling the social and economic infrastructure in medieval villages in Durham.

Boundaries and Means of Enclosure

The property boundaries which appear to be survivals from medieval times and which are located north of High Street and south of Town End Farm should be considered as significant. However, the houses south of the green which are not considered to be significant, are located, for the most part, within what appear to be medieval property boundaries and these boundaries should therefore be retained.

In terms of historic surfaces few remain apart from the scoria blocks at Hall Farm Cottage. Examples of patched limestone walls run throughout the village, but particularly around Church Street and these should be maintained.



Example of limestone walling

Open Spaces, Pathways And Trees

The undulating contours of the village green provide varied walking surfaces, linking steps and pathways across the greens, resulting in a mixture of views across competing red pantile rooflines and out to the countryside beyond.

Other ancient paths also cross the village. On the high green, a narrow lane slips down the side of the green to a former spring site and heads towards Island Farm or returns to the village past the modern school via a holloway enclosed by typical high limestone walls. Other flights of steps past curving ancient limestone walls join Palmers Terrace to Bank Top. These secret steps and sunken paths are an interesting aspect of the village's historic character.

Holloways also feature in the village with sunken paths slowly worn out of the ground by footsteps of residents over nearly one thousand years.

The green consists of a grass-covered south-facing slope criss-crossed with paths and steps and divided by roads. Housing along the top of the green commands some fine views to the south and over the rooftops in the village. This grassy limestone ridge continues out of the historic core of the village to the west where the Vicarage sits on top in splendid isolation. The southern half of the green is a level area while the high green is larger than originally intended due to the demolition of the Old Brewery. The roads to the north head up hill where terracing is set into the slope.

The conservation area has a number of open public spaces displaying considerable civic pride. The Millennium Green on

the site of the Old Brewery sits on the high green and Park Lane leads to the community wildlife park and playing field outside the conservation area.



Streetscape, views and open spaces. (i) The sloping village green affords fine views across the village only marred by some disappointing modern development such as the village hall. (ii) steps and stairs link differing levels within the village and offer sneaky shortcuts (iii) holloways are a tangible link with the past – this one charmingly called Muck Back Lane joins the high green area with a spring fed water supply.



Some of the locally distinctive features of Bishop Middleham: steps and paths linking varied ground levels across greens, holloways, views across rooflines and patchy limestone walls.

Management Proposals

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

Agricultural Buildings

The restoration of farm buildings such as at Hall Farm Cottages adjacent to the church would secure their preservation and improve the appearance of the conservation area. Town End Farm is also an important group of historic buildings with a significant townscape contribution but which are deteriorating.



Special Planning Controls

The withdrawal of permitted development rights may be considered to prevent further loss of historic character primarily to windows and doors. This would ideally be

supported by grant assistance to encourage high quality alterations and repairs to surviving traditional features.

Interpretation Panels

The interpretation panel at the site of the castle has become faded with old age and needs to be replaced or an alternative source of information provided.



Middleham Castle Deer Park

Public consultation in 2010 flagged up concerns regarding the condition of the south east section of the deer park wall and associated structures such as the pack horse bridge and linking causeway. This combined with its inadequate scheduling and the need to assess it further for re-scheduling or possible inclusion in the conservation area, would suggest that further survey work is required here.



Lighting

Any review of street lighting should install designs more sympathetic to Conservation Areas. Some traditional lampposts (pictured below) have been identified in Kiln Crescent and Bishopsgarth and should be retained. This was also suggested during the 2010 public consultation.



Retention of Footpaths

The network of lanes, holloways and causeways should be retained and new development required to respect this tradition. This was raised by residents during the 2010 and 2012 consultation process.

Approved Boundary Changes

The growth of Bishop Middleham is inextricably linked with the Bishop's Castle located on a high ridge to the south of the village. The area also included a deer park of about 70 acres (VCH 1928) and fish ponds remnants of which can still be seen from Church Street. The village is linked to these earthworks by the historic path, Fomarts Lane; a lane used in medieval times to access the fish ponds, vivary (swannery), the water meadows and a causeway from Hall Farm Cottages to the castle. The park was located around the castle and enclosed within its walls are 270 acres of land. Although the castle is a Scheduled Monument and therefore already considered to be nationally important, the linking causeway, deer park and fish ponds were not protected until 2012 when the conservation area boundary was amended.

Following the public consultation period a further amendment was made to the proposed extended boundary to include an area of archaeological interest containing medieval ponds to the west of the Bishop Middleham Castle ruins. This amendment was supported as a result of further information supplied by local residents and our Archaeology Team and was implemented in December 2012.

Contacts and References

Bibliography

Austin, D 1982 *Boldon Book*

Bellwood, F and Sedgfield History Society 1997 *Sedgfield and Bishop Middleham*

Chatt, D, Turner, D and Wilkinson J 1960 *The Story of Bishop Middleham*

Fordyce, William *The History and Antiquities of the County Palatine of Durham.*

Haile, Newton 1970 *A Short History of Bishop Middleham*

English Heritage, National Heritage List

Page, William 1928 *The Victoria History of the County of Durham*, The St Catherine Press. (also accessed through <http://www.british-history.ac.uk> 23.08.08)

Pevsner, N and Williamson, E 1990 *The Buildings of England. County Durham*

Royal Town Planning Institute, 1993 *The Character of Conservation Areas*, RTPi.

Watts, V 2002 *The Place Names of County Durham*

Whellan, Francis & Co, 1894, *History, Topography and Directory of the County Palatine of Durham*, Ballantyne, Hanson & Co, London.

This second draft appraisal is based on an earlier draft appraisal produced by Archaeo-Environment consultants on behalf of Sedgfield Borough Council. Their previous research and written material, along with results of the 2010 consultation process has been incorporated into this updated draft document prepared by Durham County Council.

All maps © Crown Copyright and database rights 2012. Ordnance Survey LA 100049055

All images Durham County Council, unless otherwise stated.

Contact

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

Telephone: 03000 267149

Email: design.conservation@durham.gov.uk

Appendix 1: Listed Buildings

12 buildings or structures within the Bishop Middleham Conservation Area are statutorily listed for their architectural or historic interest. This means that a special type of Planning Permission called Listed Building Consent is needed for any internal or external alterations. The listed status includes any later extensions or additions, and any ancillary structures such as garden walls which were built before 1948. The information below is taken directly from the national register. 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/list/

Ref	Name	Grade
1	Church Of St Michael And All Angels, Church Street	II*
2	Dun Cow Public House And 2 Mounting Blocks At Front At Rear, 1, Church Street	II
3	The Hall, Church Street	II
4	Wall Opposite Wall Of Hall Garden, Church Street	II
5	Dunn Tomb Circa 8 Metres South Of Door Of Church Of St. Michael	II
6	Brabant Tomb Circa 3 Metres South Of Church Of St. Michael	II
7	Burrall Tomb Circa 6 Metres South Of Chancel Of Church Of St. Michael	II
8	13 And 14, High Street	II
9	Manor House, Front Street	II
10	Wall To West Of The Hall, With Steps, Piers	II

	And Gates, Church Street	
11	Gainforth Tomb Circa 9 Metres South Of Church Of St. Michael	II
12	Watson Tomb Circa 18 Metres South Of Church Of St. Michael	II

1

CHURCH OF ST MICHAEL AND ALL ANGELS, CHURCH STREET

List Entry Number: 1322826

Grade: II*

Parish church. C12. C13 aisles, north porch and extension of chancel. 1802 rebuilding of north aisle. 1842-6 restoration in memory of Robert Surtees of Mainsforth, historian of Co. Durham, by his widow. Varied materials include thinly-rendered coursed squared sandstone and limestone; mixed stone rubble; brick patching at chancel eaves; ashlar plinth and dressings. Roof graduated Lakeland slate with stone gable copings. Aisled nave with north porch; chancel with north vestry. Gabled porch has shafted 2-centred open arch under head-stopped dripmould; surrounds of side windows of similar shape have continuous roll moulding. Fragments of medieval incised grave-covers in front gable and on stone corbels inside porch, some badly eroded. Stone sidebenches; chamfered surround to 2-centred-arched inner door with 6 fielded panels and strap hinges, and wood-cased lock. Restored south door of similar shape has nailhead decoration to capitals of shafts supporting roll-moulded arch under head-stopped dripmould. Eroded sundial above, dated 1741 and inscribed 'Memento mori', set at c.20° to wall. Paired lancets in aisles (the south buttressed) under corbel tables. 2-light clerestory windows, on south only, have chamfered surrounds. Claspings nave buttresses predate

aisles. Short central west buttress below narrow blocked openings and central lancet; roundel with cross moline of Bishop Bek (1284- 1310) below 2-arched gabled bellcote. Set-back chancel has 4 south windows, the westernmost round-headed and others lancets; the next lower. North elevation has vestry inserted between 2 lancets; low, wide blocked squint at west end. 3 stepped east lancets. Claspings and south central buttresses. Roof has overlapping stone gable copings, and stone cross finials. Interior: painted plaster with ashlar dressings and panelled dado; stone-corbelled roof, the nave with queen posts and braced central strut to collar, the chancel with braced collar and short king post. 4-bay arcades have irregular pointed arches, double-chamfered, on round piers; keeled responds (at west on high section of-earlier wall), those on north, like central north pier, with nailhead decoration on capitals; all capitals moulded. High double-chamfered 2-centred chancel arch has broach and head stops, the inner arch on corbels. Beast and head stops to nave arcade dripmoulds. Early C20 pews with panelled backs and roll-moulded square ends; dado of re-used box- pew panels. Medieval Frosterley marble pedestal font with round bowl; similar bowl, with iron band and damaged rim, on floor at north-east nave. C19 poppy-heads. Medieval stone altar slab with 4 incised crosses. Monuments include 3 on north wall of chancel to members of Surtees family: at west alabaster panel in Gothic style to Brigadier General Sir H.C. Surtees, 1858-1933, (with arms, crest and motif), who continued the historical researches of Robert Surtees of Mainsforth, 1779-1834, whose sandstone memorial by John Bloxham is in the centre, in Perpendicular style, with coat of arms; below, a memorial brass to his wife Anne, died 1846, and commemorating her restoration of the church in 1843-6. Hatchment over north door to Thomas

Bedford, vicar, died 1683, and his wife Alice, died 1680, 'mother, grandmother and great grandmother to 74 children beside numerous embryos'. Over the south door C17 hatchment to Ralph Hutton of Mainsforth, giving details of his family. Small stone sheaf of corn over vestry door probably part of memorial now rendered over; may refer to the Cumyn family, whose arms included a sheaf of cumin. Glass includes east medallion lancets; St. Michael and arms of Bishop Bek, 1956 by L.C. Evetts in west lancet. Sources: Mackenzie and Ross, View of the County Palatinate of Durham, Newcastle, 1834, II p.317. R. Surtees, The History of Antiquities of the County Palatinate of Durham, 1816-1840, III p.5. Proceedings of the Society of Antiquaries of Newcastle, 3 Vol. III, p.221 (notes by Sir Stephen Glynne on churches in Co. Durham).

2

DUN COW PUBLIC HOUSE AND 2 MOUNTING BLOCKS AT FRONT AT REAR, 1, CHURCH STREET

List Entry Number: 1121462

Grade: II

Public house and stable, now all public house with mounting blocks at front and rear. Mid C18. Painted rough render with pointed ashlar dressings; right return thinly-rendered limestone rubble with brick patching; roof French tiles with C20 brick chimneys. Boulder mounting blocks, that at front painted. 2 storeys, 8 bays. 3 left-bays have 4-panel door at centre in panelled reveals and Tuscan doorcase with flat pilasters and large cornice; painted low-relief panel above showing cow and C17-style figures. Renewed windows in flanking bays have flat stone lintels and projecting stone sills; C20 glazing on ground floor, late C19 sashes above with lintels at eaves. 3-light C20 window on ground floor in fourth

bay; plainer window on first floor in fifth. Blocked stable arch in sixth bay, with window inserted; lower right end bays have boarded door recessed in partly-blocked arch, and C20 window in similar first-floor arched opening. End chimneys on C20 external stacks, and ridge chimney at right of third bay; 2 lower ridges over right 5 bays. Large rear full-width one-storey outshut rising to eaves under catslide roof. Mounting blocks in front of eighth bay, and beside rear entrance of sixth bay. Interior shows dogleg stair in rear outshut with moulded ramped handrail on column-and-vase balusters. First floor has one C18 cupboard with 2 fielded panels, and some doors with 4 similar panels.

3
THE HALL, CHURCH STREET

List Entry Number: 1121463

Grade: II

House, now 2 dwellings. Circa 1765 on site of earlier building; C20 alterations and additions. Pebble-dashed render with painted ashlar dressings; stone-flagged roof with stone gable copings. H-plan. 2 storeys, 5 bays and one-bay wings with one-bay front inner returns, the left with one-storey, one-bay extruded porch. Canted porch has architraves to 6-panel door and flanking sashes with fine glazing bars; similar windows in all front and inner return bays except for centre, which has scroll-bracketed cornice on ground floor, probably original door, and is blank above. Gabled fronts of wings show marks in render suggesting one window on each floor, now blocked; parks above front windows show former ground-floor window cornices and first-floor pediments have been removed. Roof has ashlar-banded ridge and front gable chimneys, and curved kneelers. Left return has full-height square projecting bay, probably early

C20, with sashes with glazing bars. Rear wings of varying dates, slightly lower. Interior: left part contains principal staircase with 2 windows to front: ramped grip handrail on C20 panelled balustrade, wide cantilevered open-well stair, with panelled soffits and panelled ramped dado; semicircular first-floor gallery. Both parts of house have 6-panel doors in architraves.

4
WALL OPPOSITE WALL OF HALL GARDEN, CHURCH STREET

List Entry Number: 1121464

Grade: II

Boundary wall, probably originally of Old Hall Farm. Probably early C18. Thinly-rendered rubble, with several sandstones and limestones, and some boulders at base; vegetation-covered coping. Circa 3 metres high and with wall of Hall garden (q.v.) flanking curve of steep lane to church of St. Michael (q.v.). Included for group value.

5
DUNN TOMB CIRCA 8 METRES SOUTH OF DOOR OF CHURCH OF ST.MICHAEL

List Entry Number: 1121465

Grade: II

Headstone. Circa 1718 to Tobyas Dunn, died 1718, and his wife Elizabeth. Sandstone ashlar slab c.0.4 metre high, with trefoil-moulded top containing marigold and leaf patterns in low relief; inscription fills front panel; rear has skull and crossed bones in low relief.

6

BRABANT TOMB CIRCA 3 METRES SOUTH OF CHURCH OF ST.MICHAEL

List Entry Number: 1121466

Grade: II

Chest tomb. Circa 1683 to John Brabant, vicar. Rusticated sandstone ashlar sides and moulded top, with long well-cut inscription: 'Johannes Brabant, Vicarius/obiit 28 Juni Ao Dni 1683/nuda Sacerdotis docti bene/credere inertam/ Verba docent Populum/vivere vita docet/Elizabeth his wife died the 4th/of August 1684/Blessed are the departed which die/in the Lord' according to Surtees; now partly eroded. Source: R. Surtees, The History and Antiquities of the County Palatinate of Durham, 1816-1840, III,p.7.

7

BURRALL TOMB CIRCA 6 METRES SOUTH OF CHANCEL OF CHURCH OF ST.MICHAEL

List Entry Number: 1121467

Grade: II

Headstone. Circa 1743 to Robert Burrall, son of Robert and Elizabeth Burrall of Thrislington, died 1742/3. Sandstone ashlar slab, c.0.5 metre high, with shaped top and well-cut inscription. Included for historical interest both of date and of Thrislington, a C17 house now demolished, adjacent to a deserted medieval village now excavated and descheduled.

8

13 AND 14, HIGH STREET

List Entry Number: 1121468

Grade: II

House and 2 cottages, one now united with house. Early C18 with C19 alterations. MATERIALS: Painted rough render

with painted ashlar dressings; boulder plinth on right return. The roof has French tiles with stone gable copings and rendered and brick chimneys. EXTERIOR: 2-storey range with 5 first floor windows. There is a 3-bay house at the left with a renewed central door in the panelled reveals of a flat Tuscan door case with a prominent cornice. c. 1900 square ground-floor bay windows with 4 front lights and one in each return, under top cornices. All of the windows have glazing bars and the 3 first-floor sashes have projecting sills. Attached to the 3-bay house there are 2 single bay cottages with similar sashes in the centre of each one-bay cottage and paired central doors (the left 3-panel) with overnights. The steeply pitched roof has right end gable coping on moulded kneelers, which supports a banded and rendered end chimney. There is a banded brick chimney at the left end and at the right of the third bay. The right return has a small, renewed first-floor window and a single throughstone in the gable peak. INTERIOR: Not inspected REASON FOR DESIGNATION DECISION: These C18 townhouses are designated for the following principal reasons: * They display a good survival of historic fabric * Externally they are intact and possess much character * Two different forms of early C18 town house building are present

9

MANOR HOUSE, FRONT STREET

List Entry Number: 1159265

Grade: II

House; south part removed by road widening. Late C17 or early C18. Painted limestone rubble with painted brick dressings; right return thinly-rendered rubble with brick quoins and patching; left return C20 render. Rear has painted ashlar dressings. Roof pantiles with rendered stone gable

copings and C19 yellow brick chimneys. 3 storeys, 3 bays. Central renewed boarded door and 2-pane overlight. Segmental brick arches and brick jambs to C20 windows with wood mullions and transoms in outer bays on first 2 floors; similar treatment to smaller 8-pane top-floorlights, the left fixed and the right a horizontal sliding sash, into roof space. Cogged brick eaves cornice. Steeply-pitched roof has late C19 end chimneys with cornices in imitation of eaves cornice. Left return has fragments of earlier walls, and external chimneystacks. Rear shows lintels cut in imitation of voussoirs; eaves cornice lost paint showing early bricks. Interior shows at least one ground-floor room with C18 panelled cupboard, and joists with ogee-stopped chamfers; most other ceilings reported to be underdrawn. 2 lugged painted chimney pieces on first floor, with hour-glass cast-iron banded grates, that in front left room with low-relief cast floral decoration and wavy-edged mantel-shelf. Arched cupboard beside this has butterfly hinges. Many doors with 6 raised fielded panels. Dogleg stair in rear has narrow moulded handrail on splat balusters, in imitation of barleysugar-twists separated by central knob, and square newels with plain pendant at first-floor landing between paired flat wood arches over stair. 2-panel door to roof has L hinges. Roof trusses have 3 collars, and 3 levels of butt purlins; short wall-plates support principal rafters; brick columns below common rafters; C18 near-central hoist, with nearly-full-height central post, short strut to rear and long strut to front purlins, and front spar with 2 wedge-shaped blocks, possibly for retaining ropes; much wear on rear strut at this level. Blocked door in left gable formerly gave access to roof of demolished building.

10

WALL TO WEST OF THE HALL, WITH STEPS, PIERS AND GATES, CHURCH STREET

List Entry Number: 1322825

Grade: II

Garden wall with steps, piers and gates; extends from north boundary of the Hall garden, along Church Street and along boundary with graveyard of Church of St. Michael to point c.200 metres south of the Hall where ground falls away. Interrupted by gates and gate piers at entrance to Church Street, and steps and gate piers at entrance to churchyard. Late C17 wall, early C18 piers, mid C18 gates. Wall thinly-rendered rubble, mostly limestone with brick coping; piers and steps ashlar; wrought iron gates. Wall to Church Lane c.4 metres high at north end, partly retaining garden; as lane ascends the wall reduces to c.2 metres; along churchyard it is c.1.3 metres high on east and 3 metres on west, retaining churchyard. Southern stretch has coping of brick laid on sides flanked by sloping bricks laid wide faces uppermost, forming shoulders. Side steps from garden to churchyard entrance, which has 2 tall slender square piers with cornices and stepped coping. Entrance to Church Lane formed by corniced square piers, with moulding below top bands, and plain square coping; scroll brackets from wall coping, and eroded leaf brackets on inner pilasters. Gates curve gently up to piers, and have spiked head dogbars and principals.

11

GAINFORTH TOMB CIRCA 9 METRES SOUTH OF CHURCH OF ST.MICHAEL

List Entry Number: 1322827

Grade: II

Headstone. Circa 1704 to William Gainforth. Red sandstone ashlar slab, c.0.6 metre high and 0.3 metre wide, has inscription in lower square; top has skull between top scrolls, and large feathered wings. Rear has skull and crossed bones in low relief over continued inscription.

12

WATSON TOMB CIRCA 18 METRES SOUTH OF CHURCH OF ST.MICHAEL

List Entry Number: 1322828

Grade: II

Headstone. Circa 1685 to ? Watson. Sandstone ashlar slab 0.4 metre high, with steeply-scrolled top over recessed panel containing partly-eroded inscription;- similar panel on rear has relief, symbols - 2 skulls, central inverted heart, 2 circles and crossed bones. Bolection moulding around panels.

Appendix 2: Notable Unlisted Buildings

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

Ref	Address
1	Town Head Farm
2	The Old Brewery, 13 High Street
3	Cross Keys PH
4	Ye Old Fleece Inn
5	The Old School House
6	Outbuildings at 19 Bank Top
7	Palmers Terrace
8	East Garth House, 14 Church Street
9	Hall Farm
10	Castle View

Town Head Farm



The Old Brewery, 13 High Street



Cross Keys PH



The Old School House



Ye Old Fleece Inn



Workshop and stables at 19 Bank Top



Palmers Terrace



Hall Farm



East Garth House



Castle View



Appendix 3: Origins and History Of Bishop Middleham

Bishop Middleham is thought to have Anglo-Saxon origins. Middleham literally means the middle settlement, but it is less clear what it was the middle of. It may have been the central stopping off point for the bishop travelling between his castles at Durham and Stockton, or it may have been a vill in the centre of an Anglo-Saxon estate (Watts 2002, 77). Middleham is almost central to the neighbouring villages of Cornforth and Sedgfield, along with Mainsforth and the disappeared village of Holdforth - at least two of these villages are known to have existed before the Norman Conquest. The prefix Bishop (or rather Bushopp as it was then) was not added until 1613.

The high land to the south of the present day village was used as a high status building for the bishops from about the 11th to the 14th century. This suggests that the construction of the castle was the reason behind the settlement, however it would not be out of character for the bishops to choose an old power base from earlier Anglo-Saxon times as their administrative centre; indeed the curious mixture of island and wetland may have made it an attractive place to settle from prehistoric times.



A conjectural reconstruction of the Bishop's Castle, St Michael's Church and the fishponds before the village has grown up around Church Street.

The castle must have been an impressive site. The marshy ground (which resulted in the lands being used for fish ponds, meadowland and even a swannery) probably meant that the Bishop's castle was surrounded with water; access being restricted to a causeway between the church and the castle which can still be seen. Bishop Pudsey may have had a house there about 1183, when the demesne of the manor was in his own hands; Bishop Philip de Poitou (1197–1208) certainly stayed at Middleham, and charters and letters were frequently dated here from 1241 onwards. Two bishops died at their manor-house of Middleham - Robert of Holy Island in 1283 and Richard Kellaw in 1316. Bishop Louis Beaumont, successor of Kellaw, built a kitchen here and began a new

hall and chapel. From an account roll of 1349–50 it seems that Bishop Hatfield was at that date executing extensive repairs. However, the dramatic position of the castle and its consequent defensibility were positive aspects of what was poor unproductive land in dire need of drainage. By 1384 the manor-house was worth nothing beyond reprises and after that date the references to the Bishops' occupation of it cease. It seems probable that they gave up using it as a residence at the end of this century (*Page 1928*) and so they let the land to the bailiff and subsequently through a number of private hands. The power of the Bishops waned after the Reformation and by 1561 when the first protestant bishop was appointed, permission was granted to villagers to use stone from the castle at Bishop Middleham to build their cottages.

The residence of the Bishops now only survives as earthwork remains to the south of the village, but they are a Scheduled Monument and therefore considered to be nationally important. The scheduling currently does not extend to the walls of the deerpark which surrounded the castle, or to the linking causeway between village and castle.

In 1146 Osbert, the nephew of Bishop Flambard, gave the Church of Middleham to the Prior and Convent at Durham; this is the first recorded mention of the church, although the village may have already been established for some time. In 1183 the 'Baldon Book', a survey of all the land owned by the Bishop of Durham, records that there were some 32 households in the village, which was surveyed along with neighbouring Cornforth. The survey was particularly detailed and names a number of individuals such as Arkil, Ralph and William the Headborough.

'Arkill holds in Middleham 4 bovates and pays 14s. Ralph 2 bovates and pays 10s, and 5 cart-loads of wood. 7 cottagers each of whom holds 6 acres and works from the feast of St. Peter's Chains to the feast of St Martin for two days a week and from the feast of St. Martin to the feast of St Peter's Chains for 1 day a week. Four bondsmen pay 4s for 4 tofts and crofts and do 4 obligatory days in the autumn.' (*Austin 1982, 25*)

The 11th -12th century bishops of Durham were associated with a particular kind of village plan form, namely houses and farms around a village green. Each farm would have a linear plot of land to the rear, known as a toft, and on this plot small scale industry could take place, the cess pit would be located and some vegetables grown. Village greens had particular uses. They could serve as grazing land for cows in milk and tethered horses. Where a market was permitted, it would be set up on the green with each stall holder being allocated a particular area depending on what wares they were selling.

The green was a communal area and any buildings on it were limited to a smithy, ale house, pinfold and sometimes a herd house for the common herder in charge of the animals. Generally, any further historic encroachment post-dates medieval times and is often 18th -19th century in date; for example, the Old School House and No's 5 and 7 Front Street appear to be such encroachments, built once the green was no longer sacrosanct. However, village greens can also arise simply because of the meeting of roads creating waste space in the centre. This can be compounded by the topography as at Bishop Middleham where the steepness of the slope makes its use for anything other than a communal green area difficult.

Without further research it is not possible to say whether the green was part of the original design of the planned village or whether it evolved over time on waste ground created by the meeting of roads. Whatever its origins it has clearly been valued as a green for many centuries.

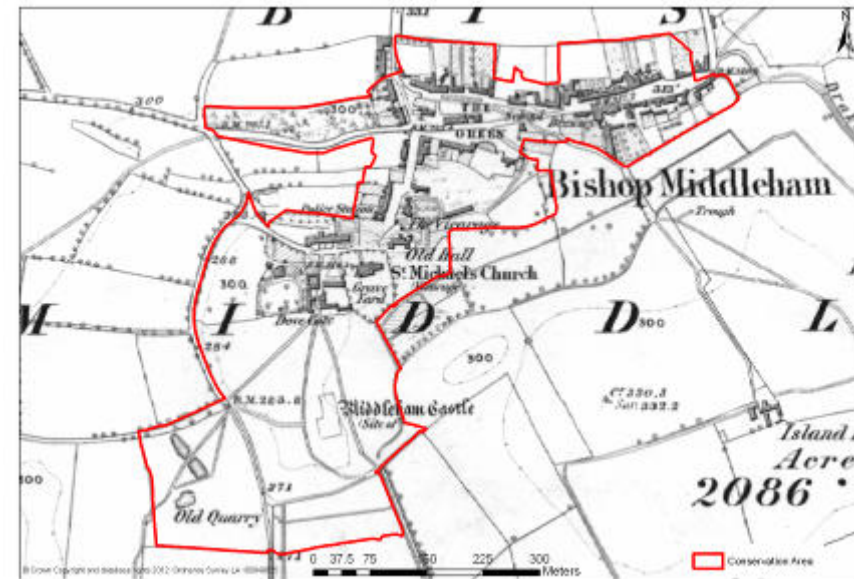


A possible bread oven in the gable end of 1 Front Street

Historic documents dating to 1384 describe the tenants in Middleham and the existence of a common bakehouse which belonged to John Atthegate at a rent of 4s. 6d. Such bakehouses were a normal feature in medieval villages and were used for daily baking to avoid lighting numerous ovens in individual dwellings. (The location of this 14th century communal oven is not known, but a lump on the gable end of 1 Front Street looks like a possible domestic bread oven).

There are also references to land being enclosed from waste, which suggests that the field pattern close to the village has 14th century origins.

'There were only six bondage or villeinage tenements in Middleham, each consisting of a messuage and 2 oxgangs of 15 acres, the tenants paying 6s. for cornage. The vicar had two of these villeinage holdings. Thirty-two tenants held 'exchequer land' generally in small holdings of 6 or 7 acres, some of which are described as newly-inclosed from the waste.' (Page 1928)



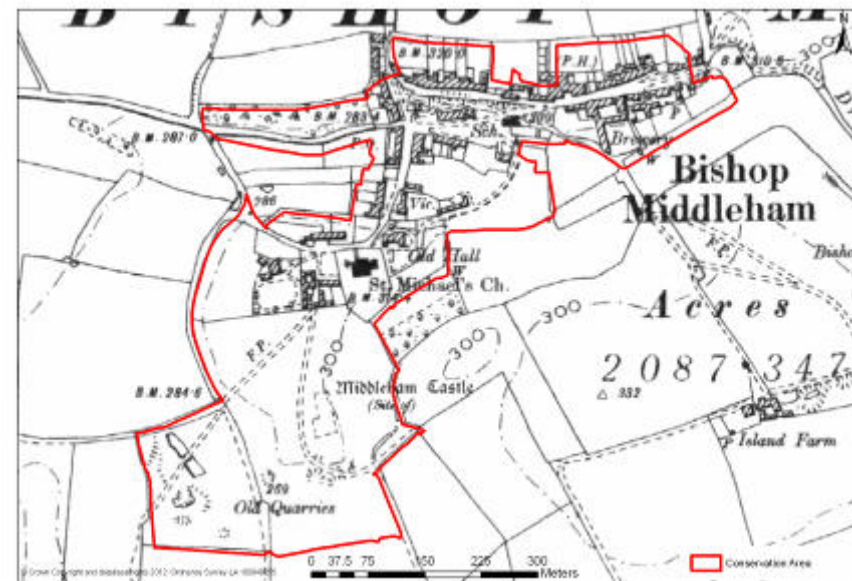
1st edition 1856 OS map of Bishop Middleham showing the village before the 20th century development.

The two historic cores around the Church and the Green are quite clear here as is the difference in street pattern. The

church area is a loosely knit group of scattered houses, while the Green area is a typical medieval layout with properties to the rear of Bank Top and along both sides of High Street having long plots or tofts typical of medieval settlements

The village contains *‘four public houses, a brewery, and a few tradesmen’s shops.’* (Whellan 1894, 244)

The church served a much wider area than it does today covering in addition to Bishop Middleham, Mainsforth, Cornforth, Thrislington and Garmondsway. The common fields around the village were enclosed in 1693 (Haile 1970, 12) resulting in a change of landscape character and a shift from small scale farming to larger farms being run by fewer labourers. Two charities were established to help the poor in 1724 and 1742. In 1700 a brewery was built in the village using a private water supply from a local well also used by local people (although only on certain days of the week). This building was burnt down in 1899 but the new building was to make a prominent impact on residents and visitors alike with its pagoda roof. In 1770 the first Church of England school was built by subscription on the village green with an additional small piece of land enclosed for the school master’s garden. The extension to what is now called The Old School dates to 1876; it remains one of the most distinctive pieces of architecture in the village.



There is very little additional development in Bishop Middleham by the end of the 19th century despite the growth of coal mining and quarrying in the area (2nd edition OS map 1898).

There is very little difference between the size of the village in the mid 19th century and the late 19th century as seen in early Ordnance Survey maps. This surprising level of stagnation at a time when other east Durham villages were expanding is not at all typical. The lack of growth at a time when other villages were becoming dwarfed in terraced housing has been explained because of the high water levels in the area. A pit shaft expected to lead to expansion east of Island Farm in 1870 had to be abandoned due to waterlogging and the expected consequent population boom was halted.

In 1894 Francis Whellan described the village as:

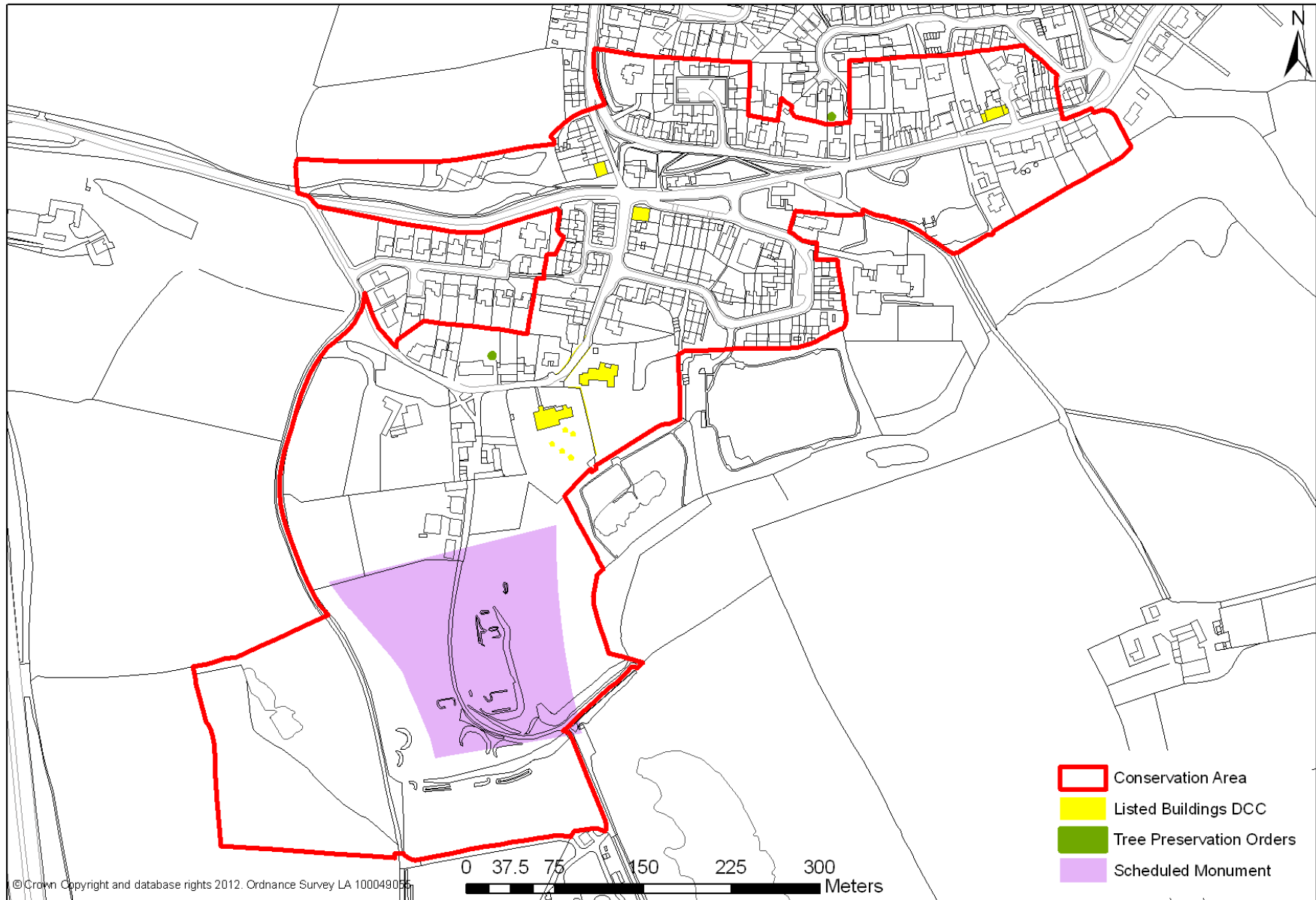
'very primitive appearance; several of the dwelling houses and cottages with their antique sun dials in front bearing marks of great age'.

These sundials and their historic cottages were one of the casualties of the mid 20th century. The last sundial was to be found on the Red Lion Inn on Bank Top. Most of the development beyond the historic core of the village occurred in the 20th century. In the early years of that century Perm Terrace and Kirtley Terrace were built as was the Vicarage in 1902; this location chosen for its prominent but secluded position on what was known as Nut Garth. By the 1950s Woodstock Terrace, Westfield Terrace and the housing estate at The Green were also built, introducing styles of architecture which were no longer distinctive to the village. Kiln Crescent was laid out by the 1960s and within the next decade the large development at Stoneybeck had been built.

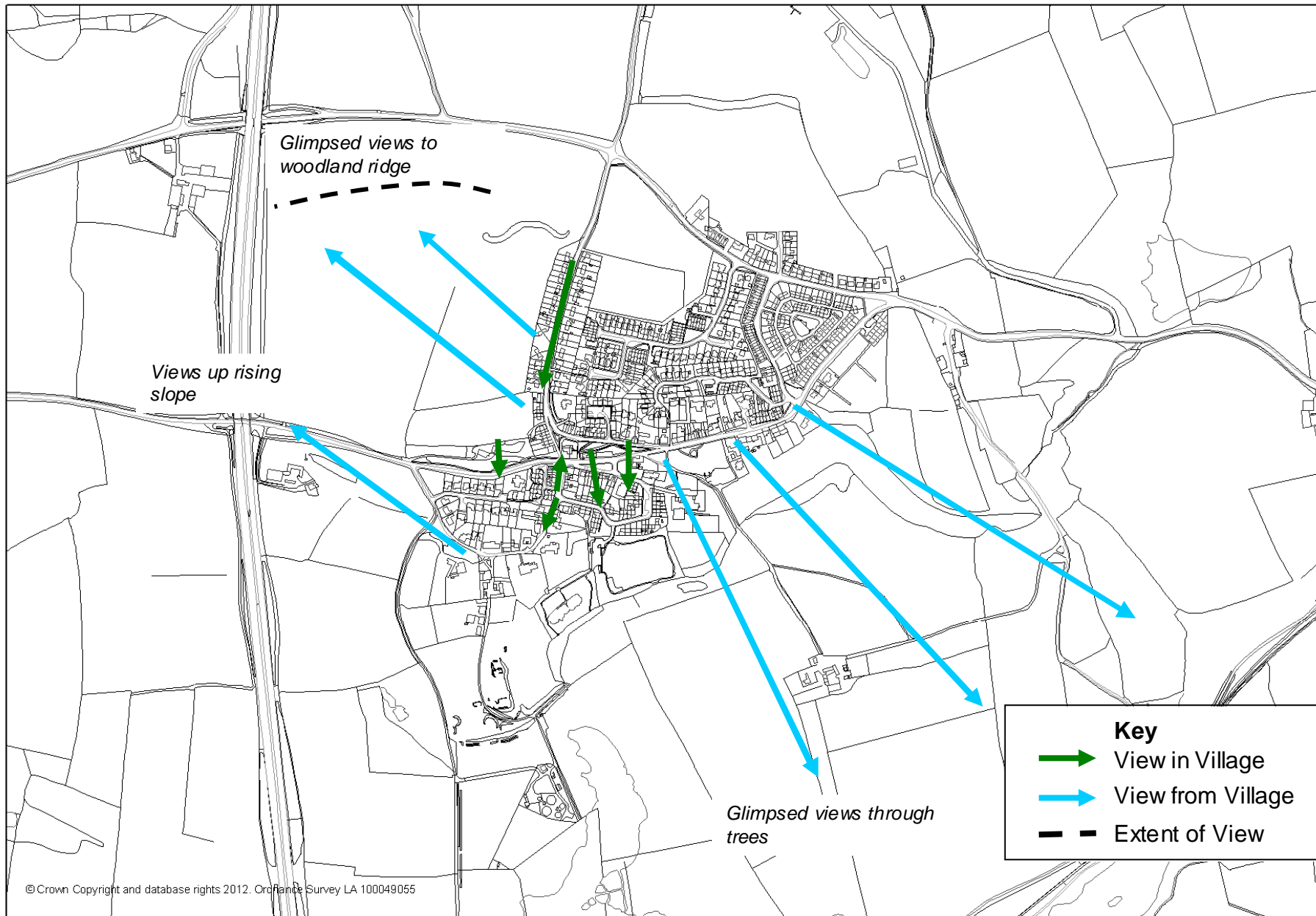
The 1950s and 60s took their toll on Bishop Middleham with the demolition of some of its historic houses around the green to be replaced with council houses. While this period marked the decline of design and sympathetic historic character, Bishop Middleham did have some development which makes a positive contribution to the village today, for example the houses at Bishopsgarth tucked behind Church Street with distinctive red pantile roofing, steeply pitched roofs, rendered walls and horizontal metal glazing bars so typical of the 1950s. Modern houses around Kiln Crescent are also in keeping with the character of the village with steeply pitched pantile roofs, pastel coloured render and

external chimney stacks. Unfortunately none have retained their traditional window style.

Appendix 4: Current Designations



Appendix 5: Key Views



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

Tel: 03000 267146

Please ask us if you would like this document summarised in another language or format.

العربية (Arabic) (中文(繁體字))(Cantonese) اردو (Urdu)
polski (Polish) ਪੰਜਾਬੀ (Punjabi) Español (Spanish)
বাংলা (Bengali) हिन्दी (Hindi) Deutsch (German)
Français (French) Türkçe (Turkish) Melayu (Malay)

 Braille  Audio  Large Print