

# Conservation Area Appraisal



## Ebchester

December 2009

# CONSERVATION AREA APPRAISAL EBCHESTER

## Contents

Consultation	3
Ebchester Conservation Area Boundary Map	4
Introduction	5
Planning Policy Framework	6
Description and Summary of Special Interest	7
Boundary Review	8
History and Development	10
Architectural Interest	13
Archaeological Interest	15
Historic Building Materials	15
Layout	18
Spaces and Natural elements	19
Public Realm	21
Activity	22
Setting and Views	23
Issues and Potential for Improvement	25
Management Proposals	27
References and Contacts	29
Appendix 1: Schedule of Listed Buildings	30
Appendix 2: Schedule of Scheduled Ancient Monuments	34
Appendix 3: Tree Preservation Orders	35
Appendix 4: Schedule of Unlisted Buildings of Local Interest	36

### Maps

Character Analysis Map  
Activity Map



Designated 1975  
Boundary Amended 1994  
Appraisal 2009  
Boundary Amended 2009



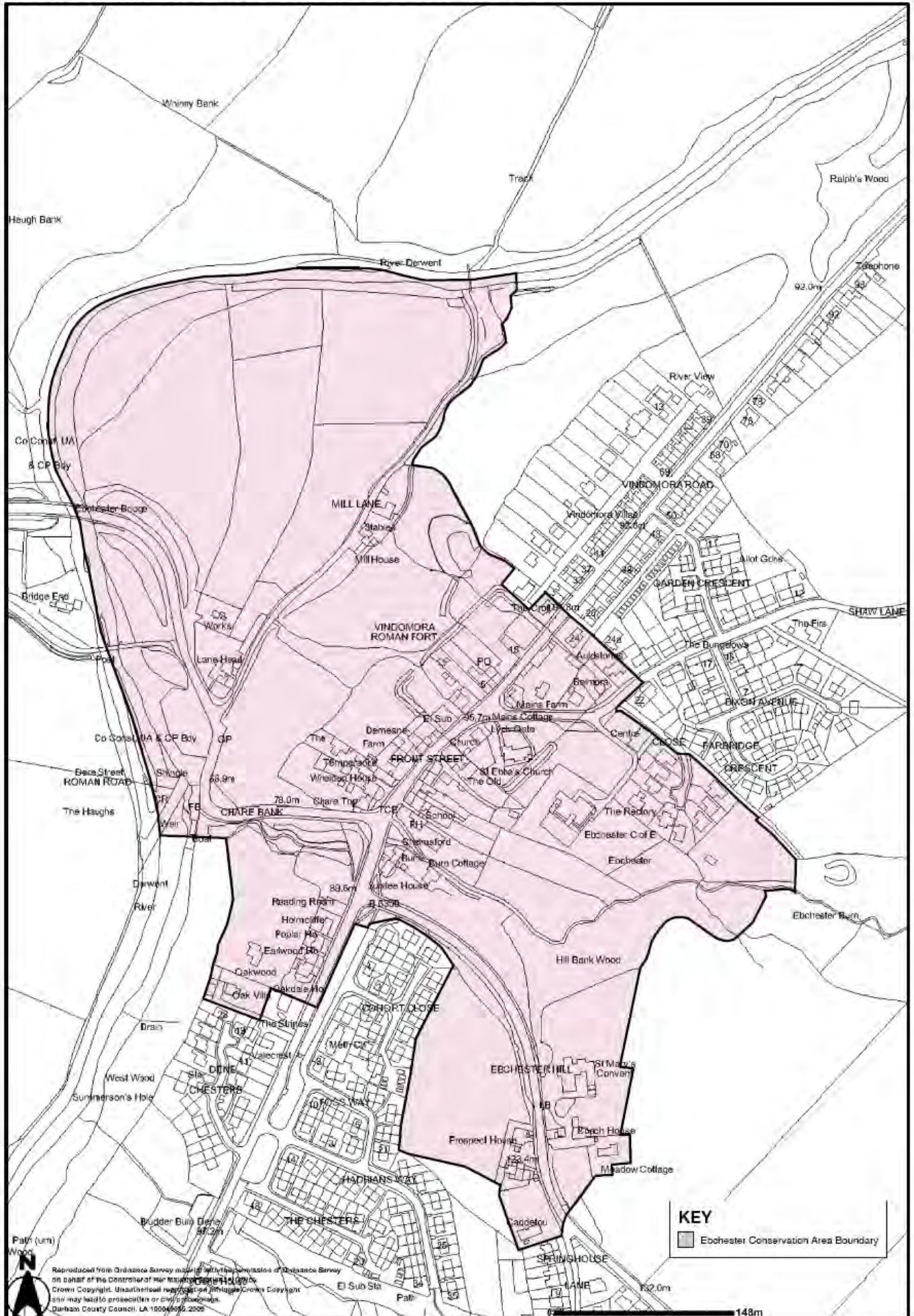
## Consultation

A success conservation area relies on the support of the community and it is important that the local authority and the community work together to maintain and enhance the special interest of Ebchester.

To this end, this document has been subject to a period of public consultation, which sought to raise awareness of the conservation area within the village, and give the local community the opportunity to contribute to its content.

- A draft document was prepared and made available to key interest groups and local residents.
- Local residents were leafleted to ensure they were aware that the consultation was taking place.
- Comments sheets were included to give people the opportunity to express their opinions.
- A public meeting was held at Ebchester Community Centre on 12<sup>th</sup> August 2009. The event was opened with a presentation highlighting the purpose of conservation areas and conservation area appraisals, and was followed by a round-table workshop session.
- The feedback received during the consultation was analysed and, where appropriate, amendments made to the document.

# EBCHESTER CONSERVATION AREA BOUNDARY MAP



# Introduction

## Ebchester Conservation Area

Ebchester is situated approximately 12 miles west-south-west of Newcastle-upon-Tyne, 14 miles north-west of the City of Durham and 2½ miles north of Consett in County Durham, on the banks of the River Derwent, which forms the boundary between County Durham and Northumberland. It is a small rural village with an extensive and fascinating history, which dates back to at least Roman times.

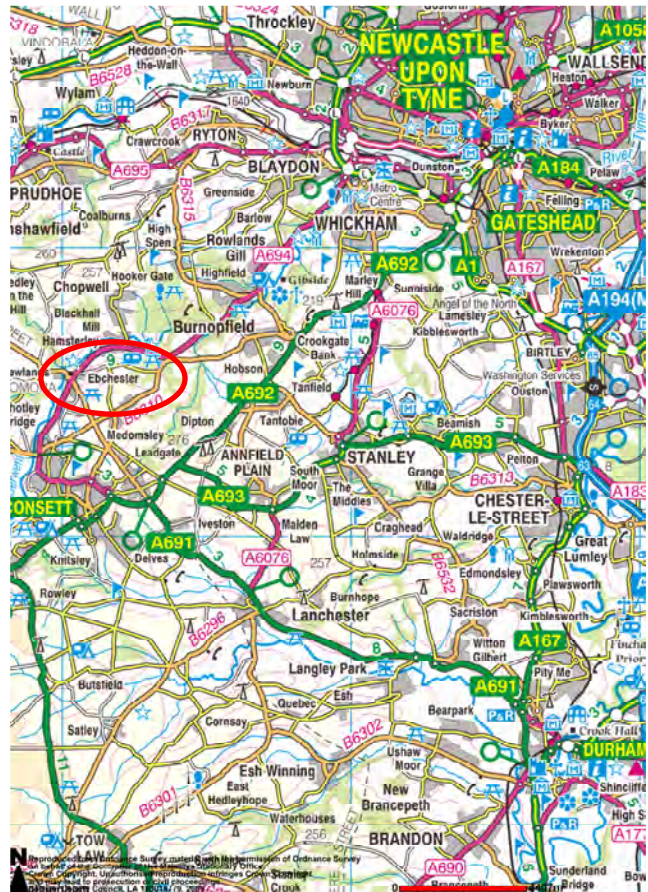
The conservation area covers an area of approximately 24½ hectares of the historic core of the village, centring on Front Street, where the remains of the Roman fort of Vindomora, the medieval parish church of St. Ebba and a collection of 18<sup>th</sup> and 19<sup>th</sup> century buildings, many of which are listed, can be found. It extends up Ebchester Hill as far as Prospect House and St. Mary's Convent, and down Chare Bank to include Ebchester Bridge and Mill Lane, where a number of mills that made use of the flowing waters of the River Derwent were once located. The river now forms the north and west boundary of the conservation area.

Ebchester conservation area was originally designated in 1975 and was extended in 1994 to include the sites of the now demolished Ebchester Low Mill and Ebchester Saw Mill, the fields between Mill Lane and the river, and south along Front Street as far as Oak Villa.

The village is in the rural ward of Ebchester, Medomsley and Leadgate. At the time of the 2001 census the population of Ebchester was 878.



Junction of Front Street and Temperance Yard



Location Map

## Ebchester Conservation Area Appraisal

This conservation area appraisal has been produced by Durham County Council to assess the features and qualities of the area that make it special, and consider how it can be effectively preserved and enhanced.

The document will be used to provide a consistent and sound basis upon which to determine planning applications in the area and to raise awareness of the special character of Ebchester.

**No appraisal can be completely comprehensive and omission of any particular building, feature or space should not be assumed to imply that it is not of interest.**

# Planning Policy Framework

*Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990).*

## National Legislation and Guidance

Conservation Areas were first introduced into British legislation by the Civic Amenities Act of 1967.

Conservation areas are now designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 (<http://www.ospi.gov.uk>). Planning Policy Guidance 15: Planning and the Historic Environment (1994) (<http://www.communities.gov.uk>) offers advice on the implementation of the Act. The government published a consultation draft of Planning Policy Statement 15: Planning for the Historic Environment in July 2009.

Local authorities are responsible for designating conservation areas. They have a statutory duty to review historic areas from time to time, in order to ascertain if further designations are deemed appropriate. Designation brings with it a number of controls and duties:

- In exercising its planning function, the local authority is required to pay attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- The local authority has a duty to formulate and publish proposals for the preservation and enhancement of the conservation area.
- In conservation areas permission must be sought from the local authority for making certain changes that would not require permission elsewhere. These include certain types of cladding, inserting dormer windows, and putting up satellite dishes that are visible from the street.
- Consent must be sought from the local authority to totally or substantially

demolish any building within a conservation area.

- Notice must be given to the local authority before undertaking works to trees in conservation areas.
- Certain categories of ‘deemed consent’ advertisements which may have a significant visual impact are not permitted for display in a conservation area without the local authority’s consent.
- The local authority has the powers (under Article 4 of the General Development Order) to control development that would normally not require permission.

## Regional Planning Policy

The North East of England Regional Spatial Strategy was published in July 2008. This is available from: <http://www.northeastassembly.gov.uk>. Policy 32 of the strategy relates to the historic environment and refers specifically to the preparation of conservation area appraisals.

## Local Planning Policy

Local planning policy relating to conservation areas is currently contained in the *Derwentside District Local Plan, January 1997* (<http://www.durham.gov.uk>). Saved Policy EN14 of the Local Plan is particularly relevant. A Local Development Framework will replace the Local Plan. Durham County Council will prepare the Local Development Framework; it is anticipated the document will be adopted in September 2011. Conservation Area Appraisals are part of the evidence base for this document.



*St. Ebba's Church and Church House, Shaw Lane, Ebchester*

## Summary of Special Interest

Ebchester is a well-preserved rural village. It is situated on the rising banks of the River Derwent and surrounded by farmland and woodland. From its higher ground, impressive views can be had of the countryside on the northern bank of the river.

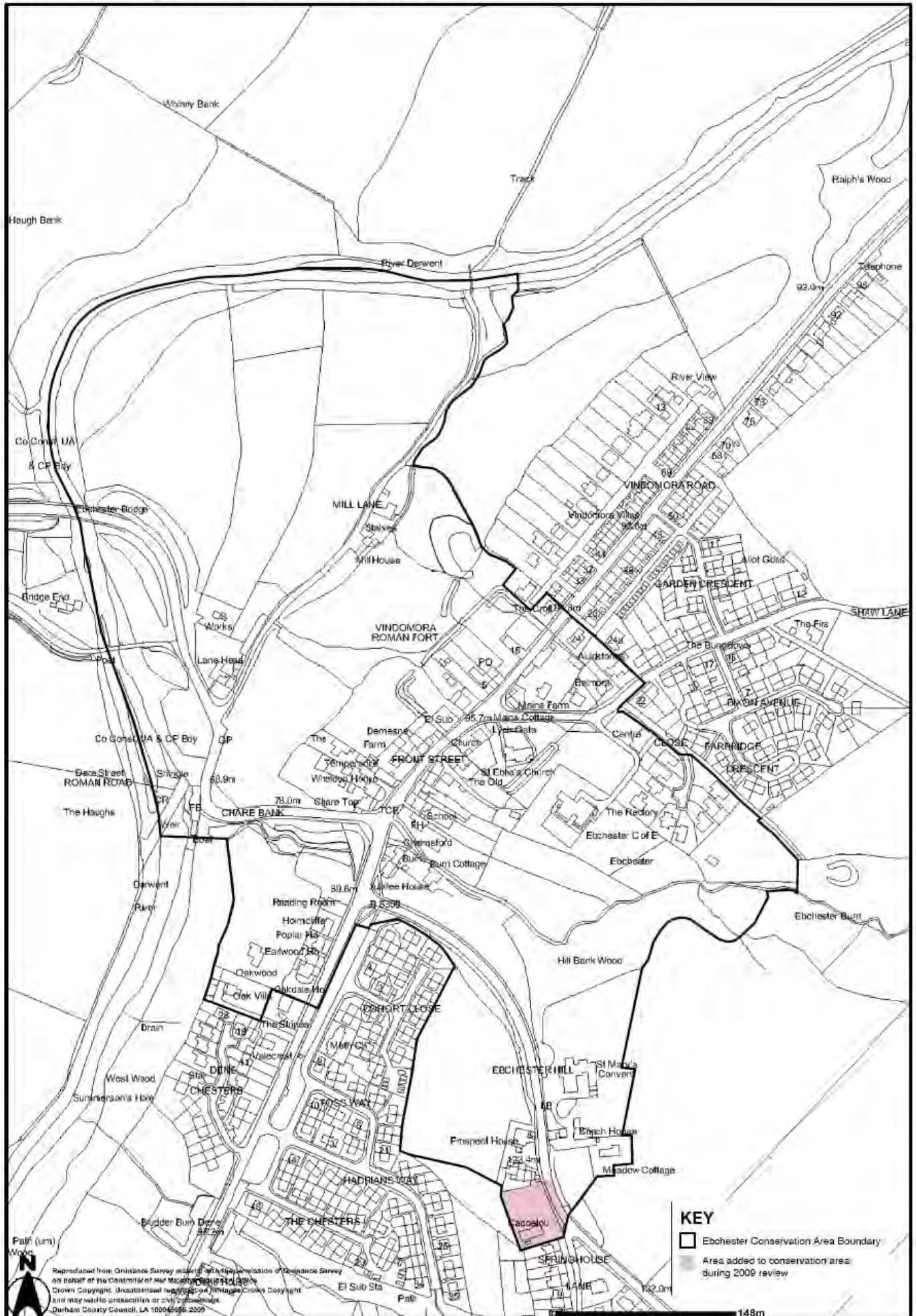
Ebchester developed close to a crossing of the River Derwent, which formed part of the main road north through the country for centuries. The modern village was constructed on the site of the Roman Fort of Vindomora, the remains of which are protected as a Scheduled Ancient Monument. During the medieval period, it was gifted to Sherburn Hospital in Durham, and remained in its ownership until very recently. The village, although largely agricultural, also provided services to travellers, mills developed close to the river, and during the 19<sup>th</sup> century coal mines opened in its immediate surroundings.

The heart of the village has a pronounced integrity, as very little modern intrusion has taken place. Buildings dating from the 12<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries nestle together, charting centuries of development. Most of the buildings are vernacular in form, although different architectural tastes and fashions can be traced. Many are protected as Listed Buildings. The consistent use of local sandstone in their construction gives the place a coherent identity and strong sense of place.

The rustic character of Ebchester is clear, with its country lanes and stone boundary walls, even the main Front Street is flanked in part by grass verges, which softens its image. Today, it is predominantly residential, although it retains its village feel, with a range of facilities, including a church, post office, school and community centre. Agricultural activity continues to take place within its confines.



# EBCHESTER BOUNDARY ALTERATIONS MAP



## Boundary Review

The original 1975 boundary of Ebchester Conservation Area was drawn tightly around the historic core of the old settlement. The extensions that took place in 1994 brought within the designation its old industrial heart along Mill Lane, and turn of the 19<sup>th</sup> / 20<sup>th</sup> century development to the south along Front Street. The amendments were made following research into the historical and architectural merit of these areas.

The boundary of the conservation area has again been reviewed as part of the process that has culminated in the production of this appraisal. It was proposed in the draft version of this document that the boundary remained unchanged, however during the period of consultation some suggestions for alteration were put forward. These were duly considered and the boundary amended.

### Boundary Amendment:

- The boundary was extended to include Caddetou on Ebchester Hill. Although the building itself is of no particular historic interest, dating from the late 20<sup>th</sup> century, the boundary wall to the front of the property and the row of beech trees that line its southern boundary contribute to the character and appearance of the area. The piece of land on which the house is built was marked on late 19<sup>th</sup> century Ordnance Survey maps and forms a logical boundary to the conservation area.



*Caddetou: included because of the contribution of its boundary wall and beech trees to the character and appearance of the area*

No further amendments were proposed, as there is a clear change in character away from the conservation area to the north along Vindomora Road, and to south along Front Street. Buildings in these areas are not considered to be of sufficient architectural or historic interest to be included within the designation.

To the north, is a row of turn of the 19<sup>th</sup> / 20<sup>th</sup> century brick and stone terraces and early 20<sup>th</sup> century homes for aging miners. They illustrate a move away from the traditional stone form of construction that characterises the conservation area, making use of a wider palette of materials. To the south, are late 20<sup>th</sup> century brick built housing estates, which are unexceptional architecturally.

Although there are a number of historic properties beyond the boundary of the conservation area up Ebchester Hill, these have now been engulfed by modern development and consequently the area does not have a coherent historic character.

The River Derwent forms a definite boundary to the north and west.



*View out of the conservation area to the north-east, showing terraces and aged miners properties – there is a clear change in character from the historic core of the village*

## History and Development

*The settlement of Ebchester developed close to a fordable crossing of the River Derwent. It was the site of the Roman fort of Vindomora and was for hundreds of years situated on the main road leading up the eastern side of the country to Scotland. Ebchester developed as a small settlement to serve the local farming community and passers-by, accommodating farms, mills, shops, services and inns, and expanded during the 19<sup>th</sup> century in response to the growth of the local coal mining industry.*

The settlement of Ebchester is undoubtedly of ancient origins, with the remains of a Roman fort still evident amidst the current built form. However, the existence of the place prior to the establishment of the fort in A.D. 80 is unclear. John Blueitt<sup>1</sup> cites that records state the earliest people to settle near Ebchester were the Brigantes, a Welsh speaking people of Roman-Celtic Britain. There is also evidence of stone-age settlements in the area.

In Roman times the fort was called Vindomora. Whellan (1894)<sup>2</sup> asserts that this means “The edge of the Black Moor”. Ebchester, the current name of the settlement, he postulates means “The Camp on the Height”. However, Robinson (1998)<sup>3</sup> suggests that Vindomora means ‘bright waters’, and Ebchester literally ‘the Roman fort of Ebba’.

The Roman fort was constructed at the time that the Roman road of Dere Street was extended north from York to Corbridge through the area. It accommodated up to 500 soldiers. A civilian settlement developed around its walls. The first smaller fort was constructed of earth and timber. This was abandoned and then reoccupied around A.D. 163, when the stone structure was built.

The Romans left around A.D. 420, but the road through the village remained the main north-south route until well into the 19<sup>th</sup> century. It is said that King David of



*Remains of the Roman Fort of Vindomora within the grounds of Mains Farm*

Scotland when invading England in 1346 crossed the Derwent at Ebchester. As an overnight stop on this important route, the village provided accommodation and services for travellers, which had a marked impact on its development.

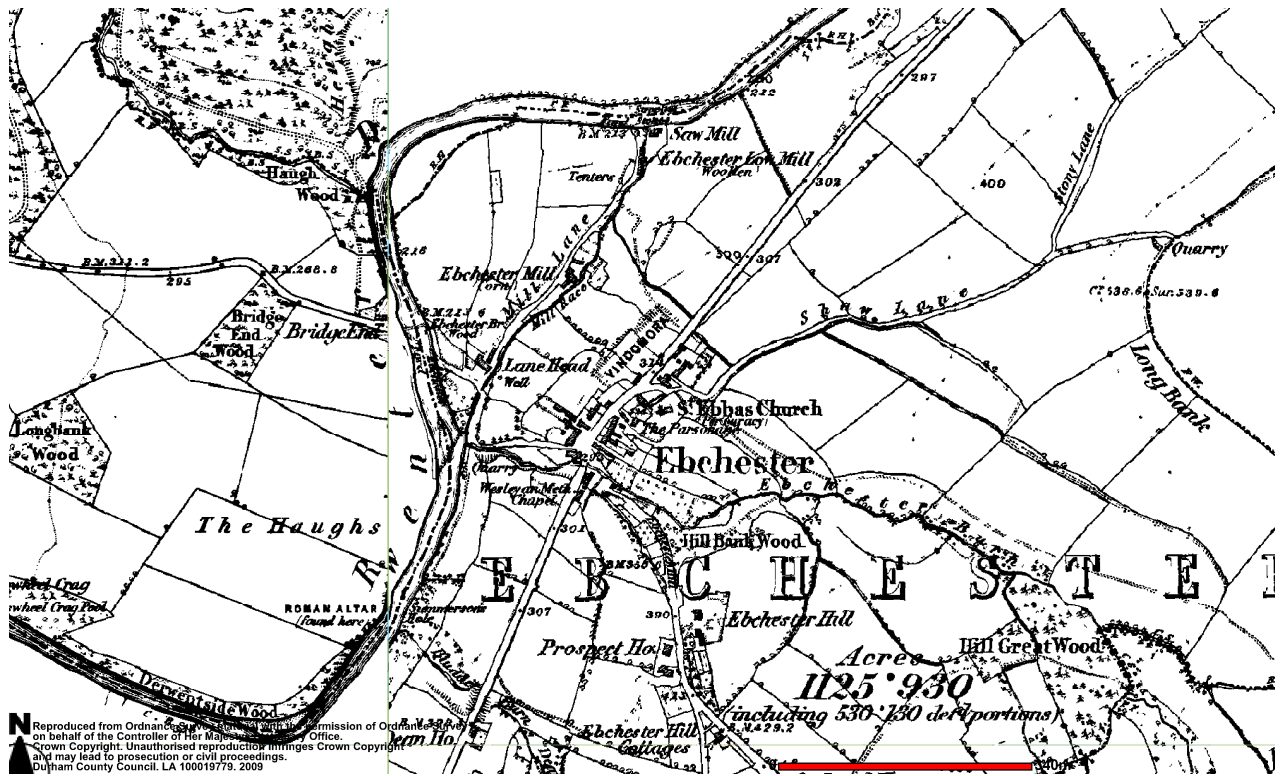
Ebchester is constructed on the site of the roman station. The stones of the fort have been reused to construct some of the existing built form; this is particularly evident in the structure of the Norman church of St. Ebba, which dates from 1090-1100. Tradition says that Ebba, a Saxon Princess, daughter of Aethelfrith King of Northumbria founded a convent at Ebchester in 660, accounting for the dedication of the church, but the strength of the documentary evidence supporting this claim has been questioned and no physical evidence has been found.

In the 1180s, Bishop Pudsey’s Sherburn Charter granted Ebchester to the master and brethren of Sherburn Hospital, a leprosy hospital in Durham, “for the pasture of animals, for the use of the sick

<sup>1</sup> Blueitt, John, P. ‘Ebchester’ in This is the North East (<http://www.communicate.co.uk/ne/johnpatrickblueitt/index.phtml>)

<sup>2</sup> Whellan, F. *History and Topography and Directory of Durham* London 1894

<sup>3</sup> Robinson, I.S. *The Place-Names of County Durham* Sunderland 1998, p. 32



1850s Ordnance Survey Map covering Ebchester (not to scale)

brethren, and for the maintenance of their shepherds in the same place”<sup>4</sup>. The settlement was inextricably linked to that institution for over 800s years. Properties in the village were leased for a period of 3 lives. It was not until the 20<sup>th</sup> century that the hospital sold off most of its assets in the area.

During the medieval period the area remained rural. The isolated, yet attractive, landscape encouraged many hermits to come here and the area was once known as the ‘place of the anchorites’.

By the 18<sup>th</sup> century, Ebchester had become a small, compact and largely self-sufficient settlement, serving the farming community in the surrounding area<sup>5</sup>. The village also had a solid industrial base, powered by the flowing waters of the River Derwent. A mill race diverting water from the river to run mills once flowed adjacent to the course of Mill Lane. 19<sup>th</sup> century maps show three mills along the lane, a corn mill, a fulling mill and a “poss-stick”



Ebchester Street Scene c.1900 – 1910  
Source: The Durham Record, Ref: DR01228. Used by permission of Durham Record Office



Ebchester Streetscene c.1906  
Source: The Durham Record, Ref: DR01226. Used by permission of Durham Record Office

<sup>4</sup> Whellan, F. *History and Topography and Directory of Durham* London 1894, p. 1242

<sup>5</sup> Ebchester Village Trust

mill. Records of the fulling mill can be traced back to 1759<sup>6</sup>. However, documentary evidence purports to a corn mill existing in the area at the time of the Sherburn Charter.

The growth of the coal mining industry had a discernible impact on the village. Its population doubling between 1801 and 1841, as small drift mines opened in the area. Larger mines at Ebchester Main ½ mile away, Low Westwood 1 mile away and Medomsley Crossroads 1 mile away continued this expansion. Mining was the principal employment in the village for about a century.

The opening of the Shotley Bridge to Newcastle turnpike through the village in 1840 brought with it a regular stage coach service to Newcastle, opening the place up. Bellam (1947) states “Ebchester is a thriving village ... Formerly a somewhat sleepy place, it has, since the development of road traffic, become a favourite resort for daily visitors from the industrial districts”<sup>7</sup>. The railway opened to the south of the village in the 1860s, allowing transportation of materials, goods and people and increasing the accessibility of the area.

As well as a growth in size the 19<sup>th</sup> century saw the range of facilities in Ebchester increase. For example: a post office adjoined the Chelmsford Hotel; Wheldon house was a saddlers shop; cottages located at chare top, now demolished, housed a general dealers and tailor; St. Ebba’s Church of England School opened in 1878; Ebchester rowing club was founded in 1870s; 5 public houses could be found in the village; and in addition to the parish church, there were Wesleyan and Primitive churches. Reading rooms were built in the early 20<sup>th</sup> century.



*Ebchester, Poss-stick Mill c.1901-1925*  
Source: *The Durham Record*, Ref: DR01227. Used by permission of Durham Record Office

To house the growing population, new terraced houses were built to the east of the village at the turn of the 19<sup>th</sup> / 20<sup>th</sup> centuries and housing estates were constructed during the early to mid 20<sup>th</sup> century.

As modern development has largely taken place on the periphery of the village, the historic village core remains largely intact. Within the conservation area, some remains of the Roman fort can be found, adjacent to historic stone buildings dating predominantly from the 18<sup>th</sup> century and the Norman church of St. Ebba. It is this structural evidence of the historical changes the village has undergone that the conservation area aims to protect.

#### **Key dates**

- c. 80** - First Roman fort of Vindomora established
- c. 163** - Fort reoccupied and reconstructed
- c. 420** - Romans abandoned the fort
- 1090-1100** - Construction of the Church of St. Ebba
- 1180s** - Bishop Pudsey’s Sherburn Charter granted Ebchester to Sherburn Hospital in Durham
- 1800s** - Growth of coal mining
- 1840** - Shotley Bridge to Newcastle turnpike road opens
- 1867** – Railway opens to the south of Ebchester
- 1876** – Church restoration
- 1878** – St. Ebba’s Church of England School opens

<sup>6</sup> Ebchester Village Trust

<sup>7</sup> Bellam 1947, p.15

## Architectural Interest

*Ebchester has a rich architectural heritage, including a 12<sup>th</sup> century parish church and a fine collection of 17<sup>th</sup> / 18<sup>th</sup> century houses, farms and outbuildings, which are intermingled with 19<sup>th</sup> century houses, a school, bridge, and the remnants of the village's mills. The buildings are typically vernacular in form and reflect the location and development of the place, although architectural fashions can also be traced.*

St. Ebba's Church is the landmark building of the village and its oldest surviving standing structure. It dates from the 12<sup>th</sup> century, although it was extensively restored in the closing years of the 19<sup>th</sup> century and the tower was added in 1910. It is evident that stones from the Roman fort were used within its construction. Restorations are Romanesque in style, with mostly round headed windows.

The majority of the buildings within the village are vernacular in form, making use of local materials and traditional building techniques to provide for local needs. This ties them very closely to the area in which they are situated, and illustrates past activity of the village. Building design is generally simple, although in some properties the architectural fashion of the day is clearly pronounced.

Traditional buildings of Ebchester are typically 2-storeys in height, and most are



*Demmesne Farm House—typical of the vernacular style of architecture that characterises Ebchester*

detached, double fronted and symmetrical, although there are some semi-detached and terraced properties. They usually have pitched roofs, often with stone copings and kneelers, and chimneys to gable ends. Catslide roofs to the rear are common. Window and door openings are defined by plain stone surrounds or stone lintels and cills. Stone quoins typically



*St. Ebba's Church – dating from the 12<sup>th</sup> century, but significantly altered during the 19<sup>th</sup> and early 20<sup>th</sup> century, the landmark building of the village*

define corners. Windows are timber and either sliding sash, often multi-paned, or Yorkshire sash in style. The later 19<sup>th</sup> century witnessed the introduction of a wider array of design features as a result of changes in architectural fashion. Bay windows with 1 over 1 sash windows are typical of this age.



The agricultural dimension of the place is clear. The historic farm houses of Demesne Farm and Mains Farm with traditional barns and outbuildings nestle in the heart of the village, and Lane

Head sits on the junction of chare Bank and Mill Lane. These stand amidst traditional residential properties, some of which were once inns and commercial premises. The Chelmsford is now the only public house to survive in the heart of the village, this late 19<sup>th</sup> century structure has undergone unsympathetic alterations. Other buildings of interest include Mill House, which is the only surviving part of Ebchester corn mill, one of the three mills once situated along Mill Lane; the Community Centre, built as a school in 1876; and the stone bridge over the River Derwent that dates from 1862.

It is evident that many of the buildings within the conservation area have been extended over time. In many cases these extensions have integrated with the original fabric and add to the interest of the building. Only exceptionally have the extensions been detrimental.

Many of the buildings are recognised to be of national interest and are protected as Listed Buildings (see Appendix 1). There are also many buildings that are not outstanding in national terms, but are of local heritage interest, the loss of which would be to the significant detriment of the village character (see Appendix 4).



*Outbuilding to Prospect House – the outbuildings are as important as the principal buildings and help us to understand historic activity in the area*



*Ebchester Bridge – this was once the main crossing of the River Derwent, but is now only a footbridge*



*Mill House, Mill Lane – once part of Ebchester Corn Mill and the only surviving standing structure of the village's mills*



*Poplar House – Early 20<sup>th</sup> century house, the design of which continues elements of the local building tradition, but incorporates architectural fashion of the day*

## Archaeological Interest

*The settlement of Ebchester is built on the site of the Roman fort of Vindomora, which straddles Front Street in the north-east of the conservation area. Most of the fort has been destroyed, although some of it can still be seen amongst the built form of the village and further remains have been found underground.*

The modern village of Ebchester is unusual in that it is built on the site of the square Roman fort of Vindomora. It is more common for settlements to be located at a short distance from their Roman predecessors. Many of the stones from the fort have been used in subsequent building, and there is now very little physical evidence above ground of its existence. The grass covered rampart of each of the four sides of the fort can still be seen (this is particularly visible near the post office), and there are some excavated ruins within the grounds of Mains Farm. A number of Roman inscribed stones, including an altar to the Roman God Jupiter can be seen inside St. Ebba's Church. Further evidence has been unearthed during a number of excavations, details of which can be found on English Heritage's website (<http://pastscape.english-heritage.org.uk>).

The fort is protected as a Scheduled Ancient Monument (see Appendix 2).



*Grass covered ramparts of the roman fort can be seen in the graveyard of St. Ebba's Church*



*Reused stones in the wall to Church House*

## Historic Building Materials

*Without exception, the buildings of interest in Ebchester conservation area are constructed of locally quarried sandstone, giving it a cohesive quality and harmonious appearance. Roof coverings are stone slate, lakeland slate and Welsh slate, with brick or stone chimney stacks projecting from the ridges. Timber windows and doors continue to be a feature of this well-preserved historic village core.*

### Walling Materials

Sandstone dominates the conservation area; it is used in the construction of all types of buildings and in the stone walls that define the space. This is a locally quarried material that helps to create a strong sense of place and gives the village a cohesive quality.



*The use of stone for construction unifies buildings of different age and type*





*Random rubble stone construction is common in the conservation area*



*Squared coursed stone is often used for front elevations and rubble construction for the side and rear*



*Stone quoins are used to define the corner of buildings – this is a rare example of a raised quoin detail*



*A graduated Lakeland slate roof with stone waterboard and kneelers – typical of the buildings in the core of the village.*



*Stone boundary walls define spaces within the conservation area and complement the buildings*

The tradition of building with stone in the area dates back to Roman times, although simpler buildings would have been built of timber. For example, the first edition Ordnance Survey map records that a timber bridge predates the 19<sup>th</sup> century stone bridge that now crosses the River Derwent in the west of the conservation area.

Construction details vary, but typically buildings are of rubble construction or of coursed and squared stone. Sometimes front elevations are constructed of coursed and squared stone and side and rear elevations are rubble. Ashlar is usually only used for dressings. Stone is used for lintels, cills and window surrounds, for quoins that usually define the corners of buildings, and for roof copings and kneelers.

The coherence of the conservation area has been undermined to the north-east, as a number of red brick structures have been built on the periphery of the old village.

### **Roofing Materials**

The roofscape of Ebchester is not as uniform as its elevations; three different types of slate have been used. These sit harmoniously together and chart changes in the availability of materials and fashions. The current roof coverings are not necessarily the original coverings, as



*Stone slab roof of Jubilee House – a rare example of a local roofing tradition*

properties have been reroofed over the years.

The Church and Jubilee house are roofed in stone slab, cut from local stone. This would have been a traditional way of roofing in the area, prior to the arrival of Lakeland and Welsh slates, which only became available with improvements in transportation.

Lakeland slates laid in diminishing courses are characteristic of the conservation area and can be found on a number of the older properties in its core. However, Welsh slate, which only became widely available in the mid-nineteenth century with the opening of the railway network, now roofs the majority of buildings. Welsh slate is darker in colour than Lakeland slate, the slates are larger, and it is laid in equal sized courses.

Pantiles can be found on some of the simpler outbuildings.

Chimney stacks, which typically project from the ridge at the gable ends, are usually constructed of either stone or yellow brick.

### **Joinery**

Traditional joinery details continue to be an important feature of the conservation

area. Many properties still have traditional 8 over 8, 6 over 6, 1 over 1, or Yorkshire sliding sash windows, with a painted finish. A number of simple timber ledged and braced doors and 4 and 6 panelled doors can also be found. Most of these are on buildings that are protected as listed buildings. Unlisted buildings often have modern alternative doors and windows, although there are a few where traditional joinery has survived.



*Traditional timber sash and Yorkshire sash windows set in plain stone surrounds or with stone lintels and cills continue to form part of the character of the conservation area*

## Layout

*The core of Ebchester has a compact rural village form that centres on Front Street, where most of its buildings are concentrated. Smaller groups of buildings are scattered along the more rural Mill Lane and up Ebchester Hill.*

The built form of the conservation area is concentrated on 3 roads: Front Street, which is part of the old Shotley Bridge to Newcastle turnpike, opened in 1840; Ebchester Hill and Chare Bank, which follow the course of the Roman Dere Street; and Mill Lane, a narrow rural road, which led down to the village's mills. The village form was not planned, but evolved, and the way the built form developed on each road differs. However, they interact to form the unique character of Ebchester conservation area.

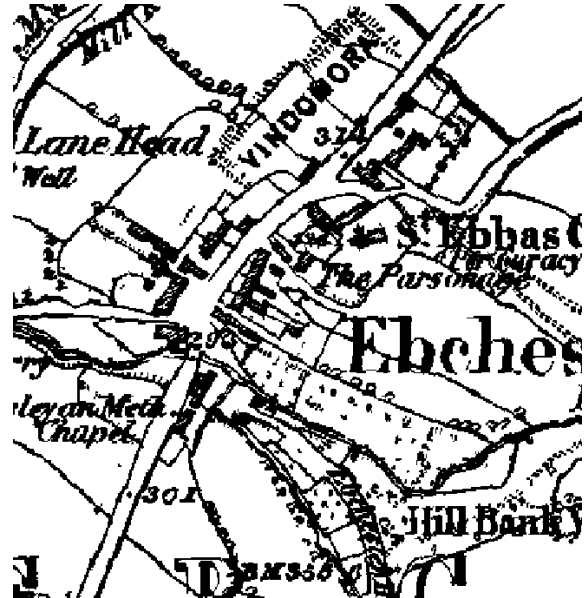
### Front Street

Front Street follows a relatively flat ridge of land through the valley of the River Derwent in a north-east/ south-west direction. It is one of the major thoroughfares through the village.

The buildings that form the historic core of the settlement straddle Front Street. They generally face onto the street, with their ridge lines running parallel to it. All are set back slightly from the road with front garden areas. Front boundaries are defined by distinctive stone walls. Stone outbuildings, which are an integral part of the village form, can be found surrounding or adjacent to the principal residential properties. Development is usually only



*Demesne Farm – buildings of Front Street are generally set back from the street and are orientated to face the road. The space is defined by stone walls and many have associated outbuildings*



*1850s Ordnance Survey Map of Front Street – the building plots have remained largely unchanged*

one building deep with narrow rear gardens, the boundaries of which have remained relatively unchanged in at least 150 years.

The buildings are unevenly spaced and there are considerable gaps in the built form, particularly to the north of the road, where farming activity takes place. This opens up views of the surrounding countryside and consequently the village retains a strong connection with its rural setting.



*Farm land to the north of Front Street allows views between buildings to the countryside beyond*



*Temperance Yard is unusual in that it is orientated at a right angle to the main Front Street, but the buildings front directly onto the yard*

Mains Farm is unusual in that the main residence is orientated away from Front Street, and is largely hidden from it by outbuildings that front directly onto the street. It stands opposite St. Ebba's Church, which is located in the centre of the graveyard, surrounded by stone walls.

Temperance Yard runs at a right angle to Front Street and is the only fold type development in the village. Here, the buildings front directly onto the narrow access way. The orientation of these buildings adds interest to the street scene.

### **Ebchester Hill**

Ebchester Hill follows the route of the old Roman road, Dere Street. On entering Ebchester it drops steeply down the hill into the heart of the village. The buildings

of interest are clustered together part way up the hill. They are once more set back from the street and enclosed by boundary walls. The principal elevations of the key buildings front onto the road, but the orientation of outbuildings is less uniform.

### **Mill Lane**

Mill Lane is a narrow lane that leads away from the main road down to where Ebchester's mills were once located on the banks of the River Derwent. This is a sparsely populated part of the village. 2 building groups are now scattered along its length: Lane Head at the junction with Chare Bank, and Mill House and Stables half way along. These are situated adjacent to the road, but side onto it and are surrounded by open countryside. The area has a distinct rural identity.



*Lane Head, Mill Lane – the buildings have been constructed right up to the edge of the road, set in open countryside*

## **Spaces and Natural Elements**

*The River Derwent, Ebchester Burn, agricultural land (within the confines of the village and forming its setting,) and surrounding woodland are crucial to the rural character of Ebchester conservation area. The lack of formal public spaces contributes to its rustic nature, with the only defined space of note being the churchyard.*

### **The River Derwent and Ebchester Burn**

The River Derwent has played a vital role in both the location and development of the settlement of Ebchester and its historical significance to the place is indisputable. It continues to be an important visual element of Ebchester,

particularly at the bottom of Chare Bank, close to the weir and the old stone Ebchester Bridge, and at the end of Mill Lane, where the saw mill was once located. Trees line the river in part. Ebchester burn meets the river close to the weir. The burn flows through the

village from east to west past Burn Cottage and Burn House and the west of Chare Bank. Its wooded banks are an important feature of the village, forming the backdrop of the village to the east.

### **Fields in the bow of the river**

The fields in the bow of the river are highly important elements in forming the character and setting of the village, particularly when viewed from the north and west. The field boundaries, which are defined by hedgerows are of historic significance and have not changed in at least 150 years.

### **Rising ground to the east of Mill Lane**

The rising ground to the east of Mill Lane forms a natural buffer between the built form of the village and its rural hinterland. Historically this area has been used as pastureland. A footpath leads up the bank joining Mill Lane to Front Street. Trees are an important feature of the area, particularly around Chare Bank and to the north, behind The Stables. Trees line the route of the old Mill Race that once ran to the south-east of Mill Lane. This is significant to the understanding of the milling history of the area.

### **Agricultural land adjacent to Demesne Farm**

The agricultural dimension of Ebchester remains pronounced with agricultural activity still taking place in the heart of the village. The piece of land to the north east of Demesne Farm continues in agricultural use, containing barns and enclosures constructed of local stone, which are an integral part of the character of the place.

### **St. Ebba's Church graveyard**

The graveyard to St. Ebba's Church is the only historically significant space accessible to the public in Ebchester. This is a grassed area surrounded in most part by stone walls. Grass verges within the space are evidence of the ramparts of the Roman fort. Stone gravestones, some of which are listed buildings, scatter the area and trees help to enclose the area.



*The weir of the River Derwent – the river is a visual element of the village, particularly at the bottom of Chare Bank.*



*Burn Cottage – Ebchester Burn flows to the north of the cottage. Its wooded banks are an important element of the character of this area*



*The fields in the bow of the river are highly important to the character and setting of the village*



*The route of the old Mill Race can still be seen adjacent to Mill Lane, which is lined by trees*

## Trees and Woodland

Trees make a considerable contribution to the character of Ebchester. They are an important aspect of the spaces discussed. Others are also important to the ambience of the place, particularly to the east of the village. Hill Bank Wood, the trees along Ebchester Hill, and around Prospect House, Coach House, Meadow Cottage and St. Mary's Convent create a leafy approach to the village from this direction and form the backdrop to the built form of the village.

Six weeks notice must be given to the council prior to carrying out works to trees in the conservation area. A number are also given a higher level of protection called a Tree Preservation Order.



*The agricultural land adjacent to Demesne Farm is an integral part of Ebchester's agricultural character*



*The graveyard of St. Ebba's Church is the only significant publicly accessible space in the conservation area*

## The Public Realm

*The streets of Ebchester are rustic and there is very little formality. Traditional stone walls define public and private space, and grass verges flank the small lanes of the village and can be found on parts of Front Street. The K6 telephone box near the junction of Chare Top and Front Street and the Victorian letterbox on Ebchester Hill add interest to the streetscene.*

Front Street is the main road and the most urban in nature with footpaths on each side. However, the grass verges in front of Wheldon House and Chare Top and alongside the outbuildings to Mains Farm, where there is no footpath, give it a rural dimension. On the narrower Mill Lane and Rectory Lane there are no footpaths and the road is flanked by grass verges, drystone walls and hedges: strong countryside characteristics. Ebchester Hill, conversely, is a relatively wide road. It was widened where it meets Front Street during the closing decades of the 19<sup>th</sup> century when a number of properties in the area were demolished, undermining the rustic character of this part of the village.



*Mill Lane – a countryside road with grass verges, drystone walls and hedges*

### Boundary treatments

Stone walls are a crucial part of the rural and historic character of Ebchester. They are used to define spaces within the conservation area. These are generally of random rubble or drystone construction with rough semi-circular copings, although flat copings can be found around a number of properties.



*Boundary walls around The Old Rectory, Front Street – a crucial element of the character of Ebchester*

### Street furniture and signage

Street furniture and signage is generally modern and most of it is of no historical relevance. The exceptions are the K6 telephone box outside Wheldon House and Chare Top, which is a listed building, and the Victorian postbox in the wall of St.

## Activity

*Ebchester is a small village with a range of village facilities. It is predominantly residential, although agricultural activity is an important part of its identity.*

Ebchester has a compact village core. A small range of facilities, which include a church, post office, community centre and school, nestle around the junction with Shaw Lane and Front Street.

The village has lost much of its traditional commercial core and industry, including its mills and mines. The only public house to survive in its heart is The Chelmsford. Agricultural activity continues in the western part of the village, but it is now predominantly a residential community.

Mary's Convent. Both of these add interest to the streetscene.



*K6 Telephone box – a Listed Building and important part of the streetscene*

### Surfacing

Surfacing is generally simple and modern. Scoria blocks, which are typical of the area, can be seen lining the gutterline of Chare Bank.



*The Chelmsford – a commercial property in what is predominantly a residential community*

## Setting and Views

*Ebchester is situated on the bank of the River Derwent and is surrounded by farmland and pockets of woodland. The elevated position of the village opens up impressive views over countryside to the north and west, but to the south-east, the wooded banks of Ebchester Burn and the rising ground cradle the settlement, limiting views in this direction.*

Ebchester is situated on the eastern bank of the River Derwent. Its built form responds to the fall of the land. Most of the buildings follow the course of a flatter ridge of land partway up the bank. From here, the land falls away to the north-west to a flat piece of ground in the bow of the river, and climbs steeply to the south-west up Ebchester Bank.

The village continues to be surrounded on all sides by open farmland, which forms the backdrop to views into, out of and through the village and contributes to the pronounced rural character of the place. The open aspect is only interrupted by pockets of woodland, notably flanking the river itself (including West Wood), along the banks of Ebchester Burn (including Hill Bank Wood), and Haugh wood to the north of the bow in the river.

As the land rises away from the river, more extensive views of the village and its setting can be had from the church graveyard, up Shaw Lane and Ebchester Hill. This rise limits views out of the village in this direction. It is possible to glimpse the countryside to the north of the river through gaps in the built form of Front Street. However, from other parts of Front Street, the views are limited; the relative flatness of this road and its gentle curvature, in places, restricts views of what lies beyond. Mill Lane is more open in aspect and views along it are rural. Perhaps the most impressive views of the countryside in which the village is set can be had from the footpath that links Mill Lane to Front Street. From here it is possible to see Mill House set amongst the open fields that lead down to the river and the woodland beyond.

The conservation area covers the historic core of Ebchester. More recent



*Front Street – looking southwards, the topography of the area means the open countryside forms the backdrop to the village*



*Ebchester Hill – the roofline of the village can be seen in the valley with rising ground on all sides*



*View of church, graveyard and view over the countryside setting of the village*



*View along Front Street – views along the road taking in its built form are important, in places they offer little insight into what lies beyond*





*View into Ebchester from across Ebchester Bridge- from here the historic village can be seen in its wider setting*



*View over Mill House, the fields that lead down to the river and the woodland beyond from the footpath that links Mill Lane to Front Street*



*View out of the conservation area along Vindomora Road to the north – the visual connection between the historic core of the settlement and its turn of the 19<sup>th</sup> / 20<sup>th</sup> century development linked to mining in the area is significant*

development has taken place, generally following the course of the main road to the north-east and south-west. To the north-east, turn of the 19<sup>th</sup> / 20<sup>th</sup> century terraces and single storey properties built for aged miners can be found. These have some historic interest and, seen in relation to the village core, chart its development. Most other development is of unexceptional 20<sup>th</sup> century detached and semi-detached properties. The conservation area retains its rural setting to the south-west and north-east.

There are five main approaches to the village: down Ebchester Bank, northwards along Front Street from Shotley Bridge, southwards along Vindomora Road from Low Westwood, along Shaw Lane from High Westwood, and across Ebchester Bridge from Northumberland.

On entering from the north, south and east it is only really possible to appreciate the village on entering its confines, as it is largely hidden from view by trees or surrounding built form. However from across the river the village can be clearly seen in its setting, which is particularly significant to the understanding of the place.

## Issues and Potential for Improvement

Ebchester is a well-preserved rural village, the buildings of which chart hundreds of years of local history. It is of evident quality and completeness. However, there is further potential to protect and enhance its special character and appearance.

### Buildings

- **Loss of traditional joinery details**  
Traditional door and window details form part of the integral design of buildings. In Ebchester, the majority of buildings that are not listed buildings have lost these traditional details, which undermines their integrity.



- **Inappropriate alterations to buildings**  
Where alterations respect and respond to the original historic building, they can add interest to it by charting different historical periods. This is true of a number of buildings in the village. However, a few have been extended in styles that do not respect their historic form and consequently their historical and architectural interest has been undermined.
- **Loss of historic buildings**  
Although Ebchester is a relatively well-preserved village, a number of significant buildings have been lost. For example, historic maps indicate

that there were more structures clustered around the top of Chare Bank / bottom of Ebchester Hill, including a Wesleyan Church. Also, little evidence remains of the 3 mills that could once be found on Mill Lane. Had these buildings survived, they would have provided a more complete picture of the development of the village. Their loss illustrates the importance of protecting the surviving historic buildings.

- **Inappropriate modern development**  
The core of Ebchester has a strong historic character, however on its periphery, notably in the north-eastern corner of the conservation area, more modern buildings that do not respect the traditional building characteristics of the area have been constructed. For example, the use of red brick is alien to the conservation area and undermines its coherence.



- **Satellite dishes on principal elevations and chimney stacks**  
A number of properties in the conservation area have satellite dishes on elevations fronting the street. Where these are poorly sited, they interrupt the visual quality of the frontages of buildings.
- **Maintenance of buildings**  
There are a small number of outbuildings within the conservation area that are in need of some maintenance work.

- **Traffic management**  
The A694 passes through the heart of the conservation area, which necessarily has an impact on the character and appearance of the conservation area. It is essential that the needs for traffic control and direction in the conservation area are balanced with the conservation of the character of the place.

### Streetscene

- **Overhead wires**  
Overhead wires dissect views through the conservation area and are a visual intrusion in the streets. The telegraph poles that hold them are also a visual interruption in the conservation area and some of the key views within it.



- **Disproportionate street furniture**  
Front Street forms part of the A694. The street lights and street signage in the village have been designed for this main road, but are not appropriate in terms of the historic character of the village. Lower street lights and carefully sited road signs could improve the appearance of the place.



- **Loss of coping stones on some boundary walls**  
The coping stones have been lost off of some of the boundary walls in the village. The character of the area would be strengthened by their reinstatement.
- **Definition of space**  
The space in front of The Chelmsford and that adjacent to Vindomora House lack the definition of other spaces in the conservation area, as they do not have front boundary walls.



- **Protection of rural village setting**  
The rural setting of Ebchester is a crucial part of its character and appearance. This was undermined to some extent during the 20<sup>th</sup> century with development to the north-east and south-west, however the rural aspect to the north-west remains strong. It is important to protect this part of the setting of the place.

### Other Issues

- **Conservation of the weir and access to the river**  
At the public consultation meeting regarding this document, the conservation of the weir was highlighted as an issue. The desire to provide better access to the river was also expressed.

# Management Proposals

Change is inevitable within Ebchester conservation area. The challenge is to manage it in ways that maintain and reinforce the special qualities of the place.

The management proposals outlined below are intended to address some of the issues identified in the conservation area appraisal and to set a framework for the preservation and enhancement of its character and appearance that could form the basis of a management plan for the area. It is designed to fulfil the duty of the local authorities, under the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate and publish proposals for the preservation and enhancement of conservation areas.

The proposals included in this section will provide a long-term management tool for the conservation of the area. Some of them are relatively straightforward to implement and can be realised quite quickly, but in many instances, they are medium to long-term aspirations, the delivery of which will depend on the availability of resources.

## Summary of issues

The last chapter identified a number of issues that are affecting the character and appearance of the conservation area. These are summarised below:

- Loss of traditional joinery details
- Inappropriate alterations to buildings
- Loss of historic buildings
- Inappropriate alterations to historic buildings
- Loss of historic buildings
- Inappropriate modern development
- Satellite dishes on principal elevations / chimney stacks
- Maintenance of buildings
- Traffic management
- Overhead wires
- Disproportionate street furniture
- Loss of coping stone on some boundary walls
- Definition of space
- Protection of rural village setting

- Conservation of the weir and access to the river

## Objectives

The overall objective of managing change in the conservation area is to ensure that the historic and architectural interest of the place is safeguarded and its character and appearance preserved and enhanced. To this end, the Councils aims to:

- Protect buildings and details of buildings that contribute to the character of the area
- Protect important open spaces within the conservation area
- Protect trees that contribute to the interest of the conservation area
- Protect the setting of the conservation area
- Ensure that new development responds to the character of the place
- Work to conserve historic boundary walls
- Work to improve the appearance of the street scene.
- Increase community understanding and involvement in the conservation area.

## Recommendations

### Short Term Proposals

- Produce a guidance leaflet for residents and distribute, in order to increase awareness of conservation area designation and what this means.
- Advertise the availability of advice and guidance on the repair of historic buildings and trees and produce guidance notes as required.
- Produce design briefs for any key development sites in the conservation area or its setting.

### Medium / Long Term Proposals

- Seek to reduce the amount of clutter on front elevations, by advertising the requirement for planning permission for satellite dishes, and the potential use of enforcement powers.

- Seek to bring certain alterations under planning control by the use of an Article 4 direction.
- Environmental enhancement scheme to improve street lighting and furniture.

#### **Ongoing management**

- Use policies in development plan documents and national and regional guidance to protect the character and appearance of the area and its setting.
- In the development of new policy documents ensure that the desire to protect the character, appearance and setting of Ebchester conservation area is clearly stated.
- Use enforcement powers to curb any unauthorised development in the conservation area.
- Provide verbal and written guidance and advice to those considering

undertaking work in the conservation area.

- Seek to work with local community groups to encourage the participation of the local community in the planning process.

#### **Monitoring and Review**

- Undertake photographic reviews of the buildings and spaces of the conservation area to allow change to be monitored effectively and problems to be highlighted.
- Undertake a regular review of the conservation area boundary, appraisal and management.

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## Appendix 1: Schedule of Listed Buildings

A 'listed building' is a building of special architectural or historic interest that has statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. English Heritage is responsible for listing buildings in England. Buildings are listed at three levels of importance – Grade I, the most important, Grade II\* and Grade II. All, however, have the same protection. Listed building consent must be sought from the local planning authority to make any alteration to listed buildings and structures that might affect their character.

Location	Building	Grade
Ebchester Hill	St. Mary's Convent	Grade II
	Prospect House	Grade II
	Outbuilding to Prospect House	Grade II
Front Street	Demesne Farm and Demesne House	Grade II*
	Walls in front of Demesne Farm and Demesne House	Grade II
	Outbuilding north-east of Demesne Farm	Grade II
	Wheldon House	Grade II
	Chare Top Cottage	Grade II
	K6 Telephone Kiosk in front of Chare Top Cottage	Grade II
	Main's Farmhouse	Grade II
	Church of St. Ebba	Grade II*
	Leyburn tombs about 7 metres south of nave of Church of St. Ebba	Grade II
	Group of 2 tombs about 5 metres south of vestry of Church of St. Ebba	Grade II
	Group of 5 tombs about 3 metres south of vestry of Church of St. Ebba	Grade II
	2 tombs about 5 metres south of chancel of Church of St. Ebba	Grade II
	Beckwith headstones about 10 metres south of vestry of Church of St. Ebba	Grade II
	Church House	Grade II
	The Former Rectory	Grade II
School house and wall attached	Grade II	
Pound behind school house	Grade II	
Burn House	Grade II	
Jubilee House	Grade II	
River Derwent	Ebchester Bridge	Grade II

Total number of listed buildings in the conservation area – 23

N.B. Buildings and features within the curtilage of listed buildings may also be regarded as being listed.

## Listed Buildings in Ebchester Conservation Area

### Ebchester Hill



#### St. Mary's Convent, Grade II

House, now convent and old people's home. Dating from the early – mid 18<sup>th</sup>

century. Pebble-dash rendered front, coursed squared sandstone rear. Welsh slate roof. 19<sup>th</sup> and 20<sup>th</sup> century extensions.



#### Prospect House, Grade II

House dating from about 1820 (rebuild of an 18<sup>th</sup> century house). Sandstone ashlar with tooled

dressings and chamfered quoins, rubble to side and rear. Roof of graduated Lakeland slate with ashlar chimney. 2 storeys and basement. Timber sash windows.



#### Outbuilding to Prospect House, Grade II

Outbuilding, including stable, hayloft and barn. Probably dating

from the early 19<sup>th</sup> century. Constructed of coursed squared sandstone with ashlar and yellow brick dressings. L-plan, 2 storey property with Welsh slate hipped roofs.

### Front Street



#### Demesne Farm and Demesne House, Grade II\*

Farmhouse, now 2 residences. Dated 1705 for R.F. on lintel. Constructed of sandstone rubble with gritstone quoins and ashlar dressings. Roofs of Lakeland and Welsh slate with stone gable copings and chimneys. 2-storeys in

height.



#### Walls in front of Demesne Farm and Demesne House, Grade II

18<sup>th</sup> century garden walls. Constructed of

sandstone rubble with rough round coping, about 2m high.



#### Outbuilding north-east of Demesne House, Grade II

Outbuilding, probably originally a stables and loft, dating from the 18<sup>th</sup> century.

Single storey structure, constructed of coursed sandstone rubble with large quoins.



#### Wheldon House, Grade II

House. Dating from the mid 18<sup>th</sup> century with alterations.

Coursed squared sandstone with large quoins and tooled

ashlar dressings. Roof of small graduated Lakeland slates with stone gable copings on moulded kneelers. Yellow brick chimneys. Central 6 panelled door, sash windows. Once a public house called The Black Horse and a saddlery in Victorian times.



#### Chare Top Cottage, Grade II

2 houses, now united. Dating from the late 17<sup>th</sup> / early 18<sup>th</sup> century with later alterations.

Constructed of sandstone rubble with very large quoins. Roofs of graduated Lakeland slate with yellow brick chimneys. Sash windows.



#### K6 Telephone Kiosk in front of Chare Top Cottage, Grade II

Dating from about 1935. Constructed of cast iron and glass, by Carron Iron Foundry.



#### Main's Farmhouse, Grade II

Farmhouse. Dating from the mid 18<sup>th</sup> century with 20<sup>th</sup> century alterations.

Constructed of sandstone rubble with quoins and ashlar dressings. It has a Welsh slate roof with stone



gable copings and yellow brick chimneys. Plain stone surrounds to windows. Roof has moulded kneelers.



**Church of St. Ebba, Grade II\***

Parish church. Dating from 12<sup>th</sup> century, but extensively rebuilt in 1892 by C. H. Fowler.

Constructed of Sandstone rubble with stone flagged roof. Restorations in Romanesque style with round – headed windows, except for perpendicular style west window.



**Leyburn tombs about 7 metres south of nave of Church of St. Ebba, Grade II**

Two chest tombs dating from 1724 and 1795 of sandstone.

ashlar. Edward Leyburn and James Leyburn.



**Group of 2 tombs about 5 metres south of vestry of Church of St. Ebba, Grade II**

One chest and one cross, belonging to members of the

Surtees families of Hamsterley Hall.



**Group of 5 tombs about 3 metres south of vestry of Church of St. Ebba, Grade II**

Comprising one medieval grave cover and 4 headstones daing from 18<sup>th</sup> and 19<sup>th</sup> centuries (Thomas Smith, Joseph Oley, Richard Oley and William Oley).



**2 tombs about 5 metres south of chancel of Church of St. Ebba, Grade II**

One headstone and one table tomb constructed of sandstone ashlar,

dating from 18<sup>th</sup> century (Jonathan Ewer Brownlees, Surtees family of Coltpark and Bigges).



**Beckwith headstones about 10 metres south of vestry of Church of St. Ebba, Grade II**

Two 18<sup>th</sup> century sandstone ashlar headstones (wife of Cuthbert Beckwith and Cuthbert Beckwith).



**Church House, Grade II**

House, dating from the 17<sup>th</sup> century with 18<sup>th</sup> century additions.

Constructed of irregular coursed squared sandstone with ashlar dressings and quoins. Welsh slate roof with stone gable copings on curved kneelers and yellow brick chimneys. Timber sash windows.



**The Former Rectory, Grade II**

Now a private house. Dating from the mid to late 18<sup>th</sup> century.

Constructed of coursed sandstone rubble with large quoins and ashlar dressings. L-plan with Welsh slate roof with stone gable copings. Timber sash windows, most with panelled window shutters.



**School house and wall attached, Grade II**

House. Dating from the mid 18<sup>th</sup> century.

Constructed of coursed sandstone rubble with large quoins and ashlar dressings. Welsh slate roof. 6 panelled door and sash windows.



**Pound behind school house, Grade II**

Rectangular enclosure formed by a boundary wall, which functioned as a cattle pound.

Probably dating from the 18<sup>th</sup> century. The drove road passed nearby and drovers penned their animals here overnight.



**Burn House, Grade II**

Houses, probably a mill. Dating from 18<sup>th</sup> century with alterations.

Constructed of sandstone rubble with quoin and ashlar

dressings. Graduated lateland slate roof. 6 panelled doors.



**Jubilee House, Grade II**

House, dating from the late 18<sup>th</sup> century.

Constructed of coursed squared sandstone rubble with

pecked ashlar dressings. Graduated stone-flagged roof with ashlar chimneys. Late 19<sup>th</sup> century style sash windows.

**River Derwent**



**Ebchester Bridge Grade II**

Dated 1862.

Constructed of rock-faced sandstone. 3 round arches.

Formerly carried the main road, but now a footbridge.

## Appendix 2: Schedule of Scheduled Ancient Monuments

Under the Ancient Monuments and Archaeological Areas Act 1979, a monument which has been scheduled is protected against disturbance or unlicensed metal detecting. The Secretary of State for Culture, Media and Sport must be informed about any work which might affect a monument, above or below ground and written consent obtained before work begins. Application forms are available from the Department for Culture, Media and Sport.

Location	Monument	Description
Front Street	Vindomora Roman Fort	This is the site of the Roman Fort of Vindomora. The square fort has now been almost destroyed by modern buildings. However, a small area of remains can still be seen. These include stretches of a grass covered rampart on each of its four sides. The north corner has been damaged by a fence. The south corner is in the churchyard of St Ebba's church. Investigations by archaeologists have shown that there were at least seven phases of building in the fort itself – four in timber and three in stone.

## **Appendix 3: Tree Preservation Orders**

There are a number of Tree Preservation Orders in Ebchester Conservation Area. Where tree preservation orders are in place, trees cannot be cut down, uprooted, topped, lopped or wilfully damaged or destroyed without first obtaining consent from the Council.

Please contact the Council for details of Tree Preservation Orders in the conservation area.

## Appendix 4: Schedule of Unlisted Buildings of Local Interest

There are buildings within Ebchester Conservation Area, which, while not possessing sufficient interest to be listed of national importance, still make a considerable contribution to the local scene and contribute to the character of the place. Such buildings add to the general architectural richness of the area and it will be important that careful attention is given to any development proposals that are likely to affect such buildings.

Not all of the buildings identified as contributing to the interest of the conservation area are deemed to be of equal merit. For the purposes of this appraisal a distinction has been made between two groups of buildings:

1. **Key unlisted buildings** – buildings that are of individual local architectural merit, significant local historical interest or have an outstanding townscape value within the conservation area.
2. **Buildings that contribute to the character of the conservation area** – buildings which are not outstanding in their own right or have been altered to such an extent that their interest has been undermined, but in type, design, location, massing, age, or for group value make a contribution to the character of the conservation area.

### Key Unlisted Buildings in Ebchester Conservation Area

Location	Identification Number	Building
Mill Lane	1	Lane Head and Wall
	2	Mill House
Temperance Yard	3	The Coach House

### Buildings that Contribute to the Character of Ebchester Conservation Area

Location	Identification Number	Building
Ebchester Hill	4	Coach House
Front Street	5	Burn Cottage
Front Street	6	The Chelmsford
	7	1 to 3
	8	Mains Cottage
	9	Outbuildings to Mains Cottage
	10	Farm buildings
	11	Stone enclosure
	12	Reading Room
	13	Poplar House
	14	Earlwood House and Oakdale House
	15	Oak Villa
Mill Lane	16	The Stables
Rectory Lane	17	No. 1
River Derwent	18	The weir
Shaw Lane	19	The Community Centre
Temperance Yard	20	1 & 2
	21	The Cottage
	22	Outbuildings to rear of Chare Top and Wheldon House
Throughout the village	23	Stone boundary walls

## Key Unlisted Buildings

### Mill Lane



**(1) Lane Head and wall, Mill Lane**  
Pre mid 19<sup>th</sup> century stone farm buildings with slate and red tile roof (catslide roof to rear) and brick chimney stacks. Some timber sash and timber casement windows. Rear wall runs along the lane and is an important



part of its character. This collection of buildings are situated in a prominent position on the junction of Chare Bank and Mill Lane and have a significant townscape value, as well as being testament to past activity in the village.



**(2) Mill House, Mill Lane**  
Mill house was once part of the Ebchester Corn Mill. It is the only standing building that testifies to the milling history of this part of Ebchester and

is therefore of historical interest. Constructed of sandstone with a slate roof. Windows have been replaced with modern alternatives.

### Temperance Yard



**(3) The Coach House, Temperance Yard**  
Stone double fronted property with a Lakeland slate roof laid in diminishing courses with stone

copings and kneelers. Buff brick chimney stacks. Modern multi-panelled windows and timber door. Once the Queen's Head and recorded in 1894 as the Temperance Hotel. Stands in a prominent position on Front Street and has a group value with the listed Wheldon House and Chare Top.

## Buildings that contribute to the character of the conservation area

### Ebchester Hill



**(4) Coach House, Ebchester Hill**  
Constructed of traditional materials, this stone building with slate pitched roof has been extensively modernised, undermining its

character in part. It retains stone lintels and cills to openings. A building was situated in this location since at least the mid-19<sup>th</sup> century.

### Front Street



**(6) Burn Cottage, Front Street**  
Pre mid 19<sup>th</sup> century stone cottage with stone lintels and cills to openings. Welsh slate double pitched roof with buff chimney stacks and terracotta

ridge tiles. Upvc windows.



**(7) The Chelmsford, Front Street**

The only public house in the heart of the village. Built in 1890. The post office, which was once attached to the Front elevation has since been demolished.

Stone building with slate roof. Although it has undergone significant alteration that has undermined its character, its south elevation has an



Important townscape value in the village when viewed alongside the listed Burn House and Jubilee House.



**(8) Nos. 1-3 Front Street**

Pre mid 19<sup>th</sup> century stone terrace constructed of coursed squared stone to front

elevation and rubble to side and rear. Welsh slate and replica slate roof with stone coping.

Stone lintels and cills to openings. Modern timber windows.



**(8) Mains Cottage, Front Street**  
Pre mid 19<sup>th</sup> century farm cottage. Constructed of stone rubble with a Welsh slate roof.

Situated in a prominent position on the junction of Front Street and Shaw Lane. Modern stained windows and overextension has undermined some of the character of the cottage.



**(9) Outbuildings to Mains Farm, Front Street**  
Collection of random rubble stone outbuildings of 2 and 2½ storeys in height. Stone lintels and cills to characteristically

small openings, with slate and corrugated roofs. Situated in a prominent location, with their north elevations fronting directly onto Front Street.



**(10) Farm buildings, Front Street**  
Single storey stone farm building in a prominent location on

Front Street. Slate and pantile roof.



**(11) Stone enclosure, Front Street**  
Drystone walls that form an enclosure to the north of Front Street. Part of farming activity in the village.



**(12) Reading Room**  
A small timber structure dating from the early 20<sup>th</sup> century. Included for historic value.



**(13) Poplar House**  
Early 20<sup>th</sup> century double fronted house, constructed of squared stone to front elevation and rubble to side and rear, with quoin details

to corners and stone lintels and cills to openings. Slate roof. Modern windows and doors, to traditional proportions. Shows evolution in architectural style, using traditional materials.



**(14) Earlwood House and Oakdale House**  
Early 20<sup>th</sup> century semi-detached properties. Constructed of squared stone to front and modern to rear

with quoin details to corners. Stone cills and lintels to openings. Welsh slate roof. Modern windows and doors. Shows progression in architectural style, using traditional materials.



**(15) Oak Villa**  
Early 20<sup>th</sup> century detached house. Typical of a house of its age and showing a move away from traditional

construction techniques. Pebble dashed exterior with red brick details with slate and terracotta roof.

#### Mill Lane



**(16) The Stables**  
Single storey stone building, converted to residential use from an old outbuilding to Ebchester Corn Mill. Has characteristically small openings with a slate roof.

#### Rectory Lane



**(17) No. 1, Rectory Lane**  
Pre mid 19<sup>th</sup> century double fronted house constructed of stone rubble with quoins to corners. Stone lintel and cills to openings.

Modern windows and doors. Stone coping to roof. New chimney stacks.

#### River Derwent



**(18) The weir**  
The weir is constructed of sandstone. A weir has been in this location for many years and it is marked on early Ordnance survey maps.

The weir has an important aesthetic value.

## Shaw Lane



### **(19) The Community Centre**

Converted from the old primary school, which opened in 1876. Stone building with pitched slate roof.

## Temperance Yard



### **(20) 1 (Pembroke Cottage) & 2,**

Temperance Yard  
Pre mid 19<sup>th</sup> century semi-detached cottages. Stone construction with slate roofs and red brick

chimneys. Stone lintels and cills to openings and quoin details to corner. Timber casement windows and timber doors.



### **(21) The Cottage, Temperance Yard**

Detached residence. Constructed of stone rubble with stone lintels and cills and quoins to corners. Modern stained

windows and doors. Stone roof, but not local stone.



### **(22) Outbuildings to rear of Wheldon House and Chare Top, Temperance Yard**

Small stone buildings, one with a slate roof. These form an

integral part of the group of buildings. One is an old forge with a fireplace. The others were a netty (toilet) and a coal house.

## Throughout the conservation area



### **(23) Stone boundary walls**

Stone boundary walls form an integral part of the built form of the village and define spaces throughout the conservation area. The variation in design and height contributes to the character of the place.







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