



Sherburn House
Approved
December 2013

CONSERVATION AREA APPRAISAL

Sherburn House

January 2014



Heritage, Landscape and Design
 Durham County Council

Designated 3rd February 1981
 Boundary Amended 11th December 2013

<i>Subject</i>	<i>Page</i>
<i>Summary of Special Interest</i>	<i>5</i>
<i>Public Consultation</i>	<i>6</i>
<i>Planning Legislation</i>	<i>6</i>
<i>Conservation Area Character Appraisals</i>	<i>7</i>
<i>Location and Setting</i>	<i>7</i>
<i>Historical Summary</i>	<i>11</i>
<i>Form and Layout</i>	<i>14</i>
<i>Architectural Character</i>	<i>18</i>
<i>Important Buildings</i>	<i>27</i>
<i>Building Features and Materials</i>	<i>28</i>
<i>Boundaries and Means of Enclosure</i>	<i>33</i>
<i>Open Spaces and Trees</i>	<i>36</i>
<i>Views</i>	<i>40</i>
<i>Activity</i>	<i>43</i>
<i>Public Realm</i>	<i>43</i>
<i>General Condition</i>	<i>45</i>
<i>Future Challenges</i>	<i>45</i>
<i>Management Proposals</i>	<i>47</i>
<i>2013 Boundary Changes</i>	<i>49</i>
<i>Contacts and References</i>	<i>50</i>
<i>Appendix 1: Listed Buildings</i>	<i>51</i>
<i>Appendix 2: Notable Unlisted Buildings</i>	<i>55</i>
<i>Appendix 3: Current Designations</i>	<i>57</i>
<i>Appendix 4: Key Views</i>	<i>58</i>



© Crown Copyright and database rights 2014. Ordnance Survey LA 100049055

Summary of Special Interest

It is considered that the special character and significance of Sherburn House Conservation Area is derived from the following; and it is this character which must be preserved and enhanced:

- The location within a secluded valley which contributes significantly to the area's setting and its isolated and intimate character.
- The high quality of the surrounding landscape consisting of undulating agricultural lands with the local topography enabling the Conservation Area to be seen in its wider landscape setting.
- The village's rich heritage with medieval origins first established by the Prior of Durham Cathedral.
- The survival of the historic settlement pattern with the hospital complex separate from the remainder of the built form.
- The linear form and layout of the village along historic routes.
- The fine collection of listed buildings (Grade II and II*) of the former medieval Leper Hospital, the retention of their historic courtyard arrangement, and their attractive green setting.
- The diversity of the historic built form ranging from the medieval bridge and gatehouse, to 18th century dwellings, 19th century cottages, late Victorian properties and converted coach houses.
- The use of traditional building materials, creating a uniformity of place, and the extensive survival of original architectural details and decorative features.
- The historic parkland a locally designated Historic Park and Garden and views from north to valley.
- The mature tree cover, surrounding woodland, roadside trees, and grass verges which provide the attractive setting to the historic buildings.
- The extensive uses of traditional boundary treatments including stone walls, timber fencing and hedgerows which contribute to the village's rural character, reinforce the linear form, and interlink the buildings and spaces.
- The expansive views from the north over the valley.

Public Consultation

Public consultation is an integral part of the appraisal process. This final version document was the basis for consultation with local people and other interested parties, after which it was amended where necessary before being approved by the Head of Planning and Assets on 11th December 2013. The next stage will be the preparation of a Management Plan programme for all our conservation areas. Initial management proposals have been included in this document for consideration.

Planning Legislation

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

Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the conservation area.

Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas.

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

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

Conservation Area Character Appraisals

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

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

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

Location and Setting

Location

Sherburn House is located within the central area of County Durham, approximately 3.5 kilometres to the east of Durham City Centre, 1.8 km to the north east of Shincliffe Village and 1.5 km south west of Sherburn Village. The small village lies at the junction of the A181 and the B1198, the latter leading to Durham City Centre.



Location of Sherburn House

Description of Conservation Area Boundary

Sherburn House Conservation Area equals approximately 30.8 hectares and was designated on the 3rd February 1981, and extended on 11th December 2013. The conservation area boundary reflects the key characteristics of the small village identified in the appraisal and is described below.

The conservation area commences at the junction of the A181 and the B1198 Shincliffe Lane. From this point the boundary travels north-west for approximately 150 metres following the road and then turns sharply to the north-east along the edge of the historic parkland.

The conservation area continues along this path for approximately 600metres before heading north-west following the edge of the woodland area. From here the boundary heads south-west following the course of the Sherburn House Beck for approximately 320metres before heading north along the edge of Sherburn House Plantation.

The boundary then turns to the west and crosses the A181, from here it turns northwards for approximately 60mtres before heading south west. The boundary follows the outer edge of the woodland to the south of the property then turns inwards for approximately 65mtres meeting an unmade track. It continues along this path following until it meets the B1198. It then turns east following the road until it arrives back at the road junction.

Wider setting

The County Durham Landscape Character Assessment (2003) places Sherburn House Conservation Area in the Wear Lowland character area which is a distinctive landscape formed by a valley incised by the meandering course of the River Wear and its tributaries.

The Wear Lowlands is notable for its historic parks and gardens and built heritage, with many older street green villages together with the historic City Centre of Durham, and are particularly rich in listed buildings, including domestic, ecclesiastical buildings and castles many with associated historic parklands and areas of wooded estates. The wider landscape is predominantly open and rural in character; it is generally broad in scale of gently rolling terraces of open arable and mixed use farmland; often of high scenic value and landscape importance.

Mining and industry had a substantial impact on the character of parts of the landscape with large areas of land, around or near to many of the villages having been opencast for coal or reclaimed from former colliery workings and because of this former use their landscapes lack features and maturity. Some elements of the older industrial landscape do remain such as disused railway lines, some disguised as field boundaries, and these add interest and provide a valuable link to the lands past uses. There are many significant panoramic views from higher ground within which Durham Cathedral is a notable landmark towering above the built form of the city centre.

Within the valley of the River Wear itself the landscape is more intimate and enclosed both being heavily wooded and contained by its topography, with occasional dramatic vistas, although part of a densely settled area the valleys tend to be relatively tranquil and rural in character, with great scenic qualities and a rich cultural heritage.

Local setting

Sherburn House Conservation Area is irregular in form, sitting within a secluded valley. From the northern approach it is not immediately visible due to its compact form, the folds of lands, and the mature woodland and trees which enclose it; as a result seclusion is a key characteristic of the place.

The land immediately surrounding Sherburn House comprises predominantly of a patchwork of large open agricultural fields. These farm lands are undulating and of irregular patterns and although they are located outside of the conservation area boundary they are of key significance to its setting and important in both medium and longer ranging views. To the south and east the surrounding farm land penetrates into the heart of the village adding to the rural character.



Sherburn House viewed from the A181 looking southwards.

Sherburnhouse Beck is a key natural feature within the landscape. The beck runs east/west following the edge of the hospital estate and flowing beneath the medieval road bridge into Old Durham Beck before entering the River Wear. The beck is general well vegetated along its banks and the lands to either side are used for grazing; dropping steeply down from the north to the water line then rising up to the edge of hospital and parkland.



Sherburn House viewed from the edge of Sherburn Village.

The historic parkland is densely wooded with lines of trees defining the wide footpaths. Occasional breaks in the tree coverage offer wider ranging views out to the surrounding open countryside.

Within the centre of the village the change in character is sudden and dramatic. Here dense lines of mature street trees and areas of the surrounding woodland penetrate inwards creating a highly contrasting environment to the surrounding openness to one of more intimacy and enclosure.

The combination of the surrounding open landscape and the inward feeling of seclusion and enclosure creates Sherburn Houses distinctive atmosphere, demonstrates the areas rural links, and reinforces its wider landscape character.

The whole of the conservation area is included within the Area of High Landscape Value; an area containing significant survival of intact, mature and unspoilt rural landscapes, and it is within the Durham City Greenbelt.



Sherburnhouse Beck with the plantation beyond viewed from the edge of Sherburn Hospital.

Historical Summary

There is archaeological evidence in the landscape for human activity from both Neolithic and Bronze Age times. The earliest remains from the area are two Neolithic (4000BC to 2200BC) stone axes which were discovered, one at Sherburn Hall and one at Sherburn Hospital. These may have been used by early farmers in this area to clear trees to make simple fields. Despite the discovery of these simple tools no settlements or burials of Neolithic date have been discovered in the area.

The medieval origins of the village began with the establishment of Sherburn House Charity founded by the Bishop of Durham Hugh Pudsey (Hugh le Puiset) as 'Christ's Hospital in Sherburn' in or around 1181. The hospital took its name from the nearby village of Sherburn and was originally built as a self-sufficient institution. Its lands were extensive and its lands included a water mill on Sherburnhouse beck.

There is little in the way of written history in relation to the hospital and the village in general during the post medieval period; however what is clear is that despite the institution's benevolent beginnings, the hospital suffered a significant decline in the 1400s.

Although the monks and Priory of Durham did not own the medieval hospital, it is probable that it came under threat of closure during the Dissolution of the Monasteries in the 1500s but unlike Kepier Hospital, near Gilesgate, Sherburn Hospital escaped closure during this time. In 1585 it was incorporated under the name of Christ's Hospital, Sherburn.

A phase of expansion occurred in the 19th century. A number of new buildings were constructed including a house for the master in 1832. An increase in the number of patients being admitted resulted in a new main building being constructed in 1868, yet despite this expansion the Hospital remained isolated, compact and almost entirely self-sufficient.

Like many small villages in Durham the growth of the coal mining industry had a discernible impact upon the area transforming the wider landscape with various pits opening which were important for local employment. As a result the built form of many of the surrounding villages expanded during this period due to the population increases with workers attracted to the new pits. This industrial expansion also resulted in a complex railway network throughout the landscape, with viaducts, brick works, terraced housing as well as new schools and chapels for workers and their families being constructed to support the growing population of the village. Sherburn House did not escape; but the industrial growth was limited to its outskirts; the first edition ordnance survey map (circa 1856-65) shows Sherburn House Station, The Engine Tavern and an engine house approximately 350m to the north west of the hospital around the site today occupied by a detached dwelling. The North Eastern Railway line initially terminated at Sherburn Hospital when the railway was opened in 1837.

During this period of great change the hospital became very wealthy due to coal mining on its estates. As a result, a new regime was introduced in 1857 and the construction of a hospital in the modern sense of the word was envisaged. A Dispensary, providing free medical treatment for the poor, was opened and both Thornley House and the Clerks House were extended.

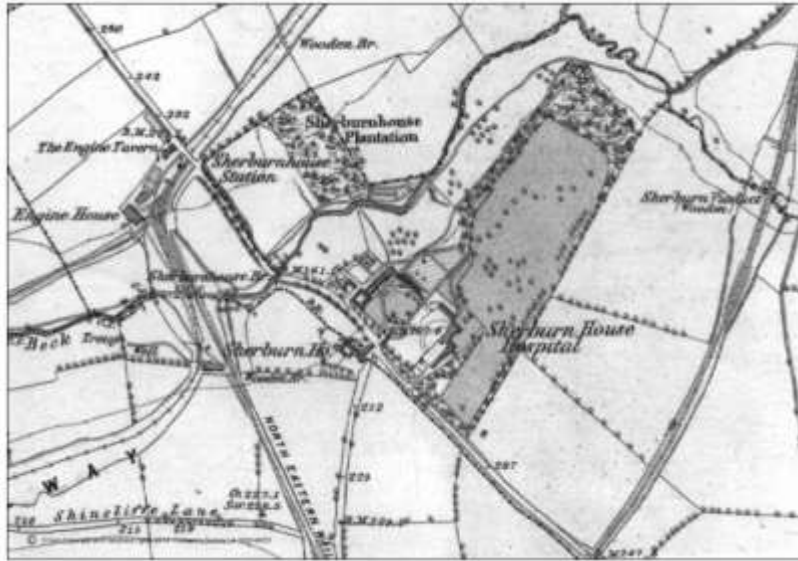
Later the Chapel was also extensively renovated after it was badly damaged by fire in 1866. A small mortuary was built some time in the early 20th century to the rear of the main hospital building. With the creation of the National Health Service the surgical and medical work carried out at the hospital ceased but since 1951 the hospital has retained its independent status as a home for elderly persons.

In the late 19th century access to the hospital was via Shincliffe Lane which linked up with Mill Lane following the line of the railway to the outskirts of Shincliffe Village. In the 1960's the lane was extended to the west to link with the new A181 bypass road leading to West Sherburn Farm and Dragonville.

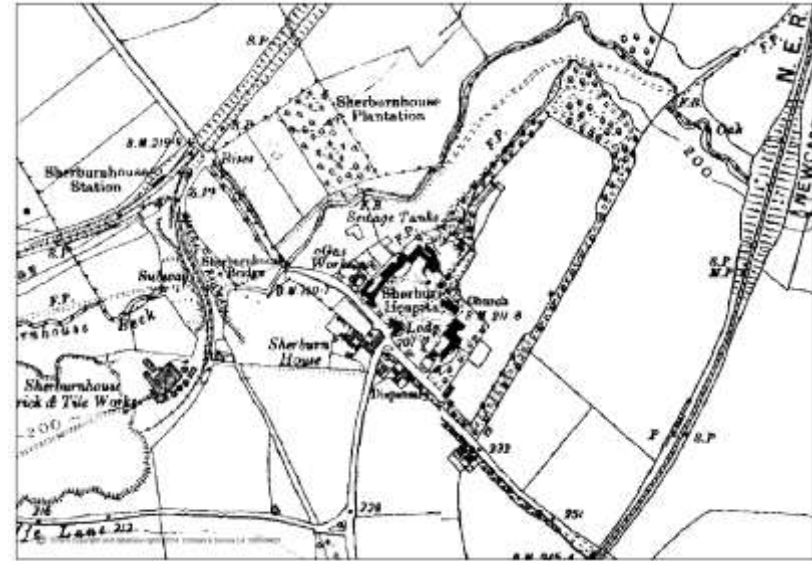
During the early 20th century residential development occurred on the south western side of the main street, although this was fairly small scale, such as numbers 1 to 5 Shincliffe Lane and 1 to 4 Beech View. The short terrace of Beech View was constructed to the south east of the hospital fronting the A181 and further houses were built opposite the hospital at the junction of Shincliffe Lane.

Although some expansion has occurred, in comparison to the surrounding villages of Shincliffe Village, High Shincliffe and Sherburn Village, Sherburn House has retained the physical distinction and separation between the hospital complex and the remainder of the settlement. In a landscape that is rural in character and influenced by local industry Sherburn House remains one of the most significant historical sites in Durham City and has been relatively untouched by time.

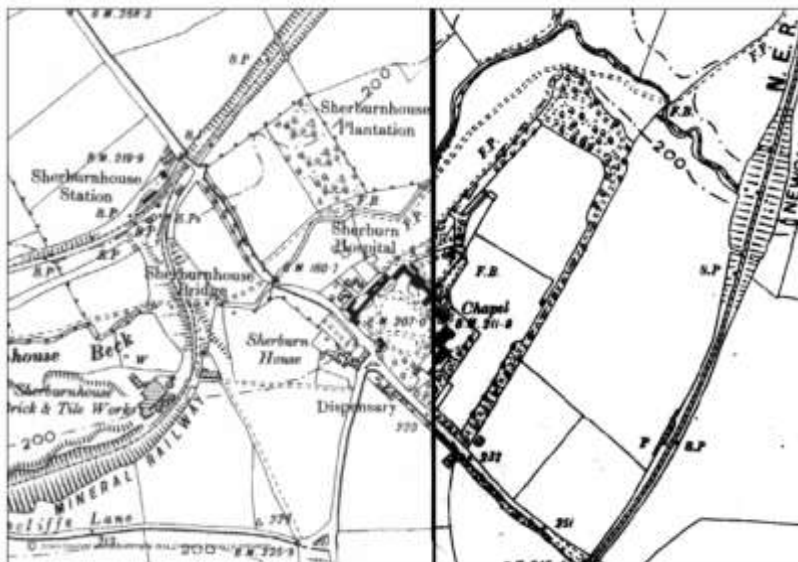
From: 'Hospitals: SS Lazarus, Mary & Martha, Sherburn', A History of the County of Durham: Volume 2 URL: <http://www.british-history.ac.uk> and Gibby's History of Sherburn Hospital http://www.sherburnhouse.org/sherburn-house_charity/history/gibby-history



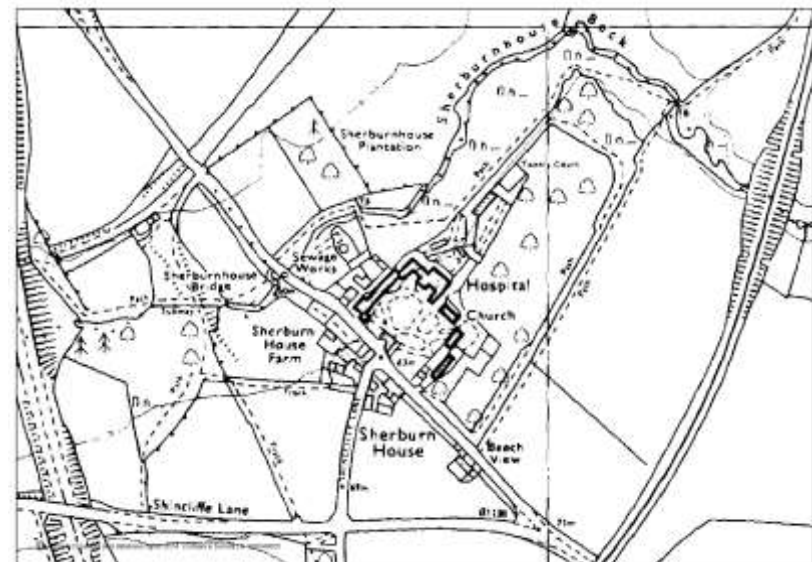
Circa 1860.



Circa 1938.



Circa 1894



Circa 1970.

Form and Layout

The key features can be summarised as follows:

- The focus of the small village on the medieval Hospital site.
- The collection of listed buildings retaining their historic layout and hierarchy grouped around the attractive courtyard.
- Overall, the village as it is seen today has not been drastically altered in shape as the small number of new buildings and modern roads respect the shape and plan of the historic layout.
- The linear form and simple layout concentrated along two roads with little settlement spread out into the realms of the surrounding open countryside.
- The position of the buildings in combination with the road layout, boundary treatments, hedgerows and lines of trees creating an enclosed an intimate character and reinforcing the linear form.
- The scattering of smaller ancillary buildings are an integral part of the village's form, surrounding or adjacent to the principal properties. Some of these are adapted from older structures.

Sherburn House is a village of a distinctive form arranged in a linear pattern along a north-south axis concentrated along two roads. The A181 leads directly through the village winding down from the north before rising steeply and turning into the village continuing south westerly to its junction with the B1198. Approximately 250m along this road there is a sharp turn northwards leading back into the heart of the conservation area, Shincliffe Lane, a secondary yet historic route.

The through road physically separates the village into two zones; the medieval hospital complex exclusively on the east side, with the remainder of the built form on the west side of the road predominantly huddled at the junction with Shincliffe Lane.



The approach into the conservation area from the south at the junction of the A181 and B1198.



Views from the south and north along the main road through the conservation area.

The medieval hospital site forms the historic core of the conservation area and includes a range of architecturally designed buildings and structures standing within landscaped grounds. The centre-piece is the substantial former infirmary, now the elderly persons home (Grade II Listed), with the other buildings subservient to it. Due to the sites original use it developed as private grounds and today retains this isolated character.

One of the most important aspects of Sherburn House is that its origins were not as a village or settlement, in the usual sense, but that it originated as a care establishment for the Durham Cathedral Priory. This gives it a strong sense of identity and distinctiveness and it is somewhat unique in that it still retains its original use as a care establishment. Its historical links are not only to Durham Cathedral but to the Priory's other outlying sites, such as Kepier, and it forms an important part of the wider rich religious medieval legacy of the Cathedral lands outside of Durham City Centre.



Above, Sherburn Hospital the listed buildings huddled around the attractive courtyard.

The site is typical of such establishments; these tended to be created on the edge of towns or in rural areas for segregation purposes to be well away from the rest of the community. This was seen as an effective solution in bringing about the eradication of leprosy in England by the middle of the 16th century. The land outside of towns was also cheaper and there was more room for future expansions, gardens, food production etc.

Sherburn Hospital follows the typical form and layout of a medieval leper hospital designed for communal living. The site surrounded by stone walls with a courtyard plan and a gatehouse leading into a quadrangle surrounded by a linear range of buildings divided into blocks. This arrangement created a sheltered establishment, obviously with the need for an infirmary and chapel, and formed an enclosed world where patients could be undisturbed. The model is clearly monastic and the surviving sequence of the buildings, their spatial distribution and relationship to one another is of considerable importance.

Outside the hospital the general form and street pattern is very simple and a significant feature of the conservation area is that its form and layout has remained largely unaltered since the first edition Ordnance Survey map circa 1856. The only noticeable exception to this is an expansion of Shincliffe Lane. Historic map evidence suggests that this was carried out sometime in the 1950s but it has caused no significant physical or visual intrusion; and although Shincliffe Lane is a modern road it follows the route of a historic lane.



Above, the winding approach into the conservation area from the North.



Above, the view along Shincliffe Lane with the buildings facing onto the street, the exception being the farmhouse to the left.

The buildings essentially follow a linear pattern of development facing the access, their ridge levels running parallel to it, and set in standard plots. This street pattern is enhanced by predominantly traditional boundaries, stone walls and red brick walls, to the street, and timber fencing and hedgerows to both the street and the margins. These reinforce the linear form and assist in creating a very strong feeling of enclosure. Yet there are many important unmade tracks, some historic routes, shown on the first edition ordnance survey map of 1856-1865. These provide a valuable connection between the village and the surrounding landscape.

Trees are very important features of the conservation area and are found in lines or small groups complimenting the larger groups and dense woodland. These have very high scenic value, enhance the setting of the buildings, and add to the overall rural character. Further out, trees and hedgerows mark field boundaries and add to the attractiveness of the surrounding landscape.

The buildings within the conservation area range in date from the medieval period to the present day, charting architectural trends and building traditions of the period. There are a number of outstanding treasures including the Gatehouse, Chapel and the Masters House, all medieval survivals. Outside the hospital the built form is much simpler including small cottages and Victorian terraces; the historic and architectural qualities of the hospital buildings dominate.



The view across the open fields to the south the buildings clustered around the road junction.

The height of the buildings varies between one and two storey, although Beddle House exceeds this with parts three-storey. The consistent height is significant when viewing the village from the north because the impression is of a small collection of buildings without any single property dominating; this underlines the sense of community and isolation so important to the character of the conservation area.

There is a single farm group within the conservation area, Sherburn House Farm, positioned on the west side of Shincliffe Lane. The buildings follow the same footprint as shown on the first edition ordnance survey map circa 1856-65. The farm buildings are tightly grouped alongside each other around a small farmyard facing inwards with the main farmhouse going against the general grain of the village by its gable-end fronting to the street.

The character of the conservation area reflects its history and its isolation in the wider landscape. The form and layout has essentially remained the same since the mid 19th century with very little development or settlement spread and it is this continuity and links to the past that forms the overall sense of place.

Architectural Character

The key features can be summarised as follows:

- The wealth of important listed buildings of national architectural and historic significance dating from the 16th century onwards.
- The interesting variety in the built form consisting of a wide mixture of building types and uses from the grand to the simple, an integral part of the village's distinctive character.
- The architectural diversity, rich character and variety in scale which reflects the historic buildings hierarchy and gives a strong insight as to their former uses; an essential component of the interest of the place.
- The high quality historic roofscape dominated by steeply pitched roofs of natural slate, the ridge lines broken by a variety of stone and brick chimneys and many roofs featuring decorative features.
- The prevailing use of exposed sandstone, ordered principle elevations, vertically proportioned window openings, timber doors, and other decorative/architectural features of interest.
- The variety of smaller scaled outbuildings of a traditional construction and appearance retaining original materials and features.

The majority of the buildings within the conservation area date from the mid to late 19th century. However, there are a number of important medieval survivals; these core historic buildings are intermingled with cottages, Victorian dwellings, converted farm buildings and many out buildings/garages to create an interesting and diverse built form and architectural character.

The hospital site provides the main built structure and historic core of the conservation area, with the village having developed around it. Within it there is architectural diversity with buildings of Tudor, Gothic and Classical styles providing significant visual, historic and architectural interest. These buildings are the key component of the conservation areas significance, character and distinctive quality.

Historically a number of the buildings have been altered, but most changes are relatively minor in nature and do not substantially diminish from the buildings historic quality, character, or attractiveness. Their relatively untouched state is confirmed by the planning history of the site with no applications for major alterations or developments within the complex. The listing of many buildings reflects their national importance and as well as their individual interest and significant group value and are important in reflecting the sites former use and the areas original establishment.

The first building of note is the Gatehouse a Grade II* Listed Building. This is an imposing structure when viewed along the main street, less so when seen from within the courtyard due to the imposing presence of the main building within the site, the former infirmary (Beddell House).

Nevertheless the Gatehouse is an interesting building dating from the 14th century, constructed from sandstone, dressed and coursed, in the Tudor style; it occupies a prominent roadside position and along with its high stone wall forms a focal point within the streetscene.

The central component is two storeys of a square-plan with a pointed archway and castellated roof. The main core of the structure is flanked by two smaller additions, a mid 19th century one-bay lodge, and a late 19th century two-bay office. Although these are clearly later additions they have been sensitively introduced to retain the original gatehouses dominance and complement its styling and character.



The Gatehouse, a Grade II listed building.*

Approximately 40m to the north-west of the gatehouse is Thornley House. This is of an L-footprint with the main building to the left flanked by a two sectioned linear range of one storey cottages. The buildings have been built in a Tudor style and retain their traditional detailing and much of their original character. The end building is earlier built circa 1760 the remainder dating from the mid 18th century and are of a stone construction, coursed, on a low stone plinth with a well ordered frontage and steeply pitched roof featuring four tall ridge stacks. These were the former accommodation blocks hence their simplicity, scale and form. The main cottage and the adjoining ranges are Grade II listed buildings.



Thornley House and the attached cottages, Grade II listed buildings.

Attached to the right-side of the cottages is the former Hospital Clerks House, a two-storey building that is residential in character. This was built in the early 19th century and features a later mid 19th cross gable. It is constructed from sandstone with a stone-tiled roof, stone chimney stacks, and a symmetrical front elevation including cantered bay windows with hipped roofs and 2-over-2 sashes (some renewed) with projecting stone sills. It is Grade II listed for its group value.

Beddell House is the former infirmary, circa 1868, built in the Gothic style, is a fine example of its time and reflects its historic use through its appearance. The building is of an H-plan with a long symmetrical frontage with a projecting flat roofed center piece flanked by taller cross-wing gables, stepping down to smaller sections with large gabled-ended wings completing the composition. It features a steeply pitched roof of Welsh slate with coped gables, pointed openings, lancet windows, sill bands etc. It is an imposing Grade II listed building of much architectural quality, and while the front is highly decorative the rear is plainer being more of function over form.

The building features a large number of modern white uPVC replacement windows and to the rear features a number of later extensions some of which are sympathetic to the buildings character, others much less so, however these alterations and additions do not significantly diminish the buildings overall quality or interest. It is important however that any future changes are sympathetic in nature to the building's character and appearance. A key aspect is that it is still in active use similar to that for which it was originally constructed for.



Above left, The Clerks house, above right and below the main elevations of Beddle House.

The Chapel stands at the east end of the north side of the courtyard and was constructed over a significant period of time with the nave dating from 1181 and the tower and chancel from the early 13th century. The principle body was constructed in 1864 following a fire.

Due to the various construction stages it features a variety of design and architectural styles. It is Grade II* listed and is the principle landmark building within the Hospital built in the Romanesque style with a geometrical Gothic Tower; it is broadly square with restored openings and still in active use.



Sherburn House Chapel, a Grade II* listed building.

Adjacent to the chapel is the Grade II listed former Masters House. This is a substantial building dating from 1832, originally built as a single house now sub-divided into offices; it has two-storeys and six-bays constructed from sandstone in a classical style. The front elevation features an added porch and replacement sash windows but despite these alterations it retains its architectural and historic character.

To the east of the Masters House is The Mews, a former coach house and stable today two dwellings. The building dates from the early 19th century and was converted in 1983. The conversion has been carried out sympathetically retaining many original features, including the openings, lintels, coach arches, and achieves success in reflecting the buildings former use.



The Masters House built in 1832 a Grade II listed building.



Above, single storey out-buildings add variety to the built form of the conservation area; some are adaption's of older structures.

When viewing the buildings from the rear of the site their working functions are very clear and although the backs of the buildings are far less architecturally pleasing than the frontages they have a degree of character and give an insight into the building uses. It is unfortunate that many of the buildings have been unsympathetically altered to the rear but as this is a private space the impact upon the overall significance of the conservation area is minimal.

There are also a number of single-storey buildings around the grounds, these are generally traditional in appearance, stone built with steeply pitched slate roofs retaining cart-door openings which create variety and add to the diversity of the built mass of the conservation area.

Outwardly, the most notable building of historic interest is the Grade II listed former Dispensary. The building dates from 1883, (dated on the stained glass windows in the left bay), constructed from sandstone in the Tudor style beneath a steeply pitched roof of red slate. It is visually prominent along the main street fronting the road side, and features attractive stained glasswork and a central porch featuring a 3-centred-arched-moulded doorway. The building has been extended to the rear in a similar sympathetic style and it also includes a range of garages on the right return which are not of interest but sit quietly against the historic form.



Sherburn House Dispensary a Grade II listed building.

Across the road from the Gatehouse stands The Cottage and Primrose Cottage; these attached buildings date from the 18th century. The cottages are two-storeys with Primrose Cottage to the left-side having a higher ridge and eaves height from its neighbour creating a step in the roof form with chimneys breaking the ridge. The cottages are of a similar architectural style and feature 3-over-3 timber sash windows with stone projecting sills and brick work to the window edges and building corners.

The properties are visually prominent because of their roadside position and despite some modernisation are an attractive range of stone built, simply styled cottages, which retain much of their historic character.



The Cottage and Primrose Cottage un-listed buildings which make a positive contribution to the character of the conservation area

Opposite the cottages to the south are No's 1 to 5 Shincliffe Lane; no's 1 and 2 are a symmetrical pair of semi-detached dwellings of two-storeys constructed from an attractive red brick. They are of a Victorian villa style and feature pitched roof gables, with timber barge-boards, large chimney stacks, bay windows with timber front doors.

Map evidence indicates that these properties date from the early 20th century (first appearing on the ordnance survey map of 1923) and although these buildings are more humble they are visually prominent and exhibit a certain character and charm which adds to the diversity of the built form within the conservation area. No's 3-5 adjacent are later in an inter-war style.

The buildings located at the south eastern end of the village no's 1, 3 and 4 Beech View, have been extended and modernised over time but they do retain their original Victorian character. They are constructed from red brick with steeply pitched natural slate roofs, chimneys with banding, and feature eaves corbels, original bays, timber doors. Although it is unfortunate that a number of the original windows have been lost, the stone heads and sills have been retained. no 1 was originally two properties first appearing first appearing on the ordnance survey map of 1898, no's 3 and 4 are later c.1923.



Above, residential dwellings at Shincliffe Lane and Beech View.

Sherburn House Farm nestles discreetly in the centre of the conservation area with only a single-gable of the main farmhouse visible in immediate views towering high above the cottages adjacent to the right.

The farm pre-dates the first edition ordnance survey map circa 1856 and despite a number of modern additions forming the group these are low in scale and have adopted a traditional design approach. It is also unfortunate that the older buildings have been altered but their materials and detailing still reflect their dates of construction and former uses. The main elevations of the farmhouse have been rendered with pebbled-dash but it retains 2-over-2 timber sash windows, eaves corbels and end chimneys and a high degree of its original historic character.



Sherburn House Farm, left the main farmhouse and above the attached single storey buildings.

On the farm there are a number of smaller buildings in use as garages, the fronts are built of brick however the sides are of stonework suggesting that they may be much older buildings which have been adapted. They are traditional in form and appearance and although these smaller structures do not positively contribute to the character of the conservation area they do not detract from it.

There is one Scheduled Monument within the conservation area, Sherburn House Bridge a mid-medieval stone bridge. It is first mentioned in a charter dating to the late 12th century, but the present bridge probably dates to around 1335, when it may have been restored following destruction by raiding

Scots. It was also repaired in 1616 and carried the main road until 1930.



Sherburn House Bridge a Scheduled Monument.

These buildings and structures combine to add great diversity to the built form of Sherburn House, which is an essential component of the interest of the place and integral to its character and special interest.

Despite variation in form and function the buildings display a degree of uniformity in materials and it is vital that their historic character, appearance and significance is preserved and changes carried out sympathetically.

Important Buildings

There are 8 statutorily listed buildings in the conservation area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character; these are given below:

Building	Grade
<i>Sherburn Hospital Chapel</i>	<i>II*</i>
<i>Sherburn Hospital Gatehouse, Office Wing, Lodge And Wall</i>	<i>II*</i>
<i>Elderly Persons Home (Beddell House) 20 Metres North West Of Chapel</i>	<i>II</i>
<i>Sherburn Hospital Dispensary</i>	<i>II</i>
<i>Clerks House And The Cottage Attached To Right Of Thornley House</i>	<i>II</i>
<i>Thornley House And Cottage At Left</i>	<i>II</i>
<i>Masters House Incorporating Clergy Flats</i>	<i>II</i>
<i>The Mews, Sherburn Hospital</i>	<i>II</i>

There is one Scheduled Monument within the Conservation Area, Sherburn House Bridge; a nationally important historic structure given legal protection.

In addition to the listed building, many other buildings combine to give the village its unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

These are described further in Appendix 2.

<i>The Cottage, Shincliffe Lane (pre circa1856-6).</i>
<i>Primrose Cottage, Shincliffe Lane (pre circa1856-6).</i>
<i>Sherburn House Farm (pre circa1856-6).</i>
<i>1 to 4 Beech View (circa1898 -1923).</i>
<i>1 and 2 Shincliffe Lane (circa1923).</i>
<i>3 to 5 Shincliffe Lane (mid 20th century)</i>

Building Features and Materials

Sherburn House is characterised by its rich palette of traditional building materials, ranging from historic stonework patterns to a variety of red brick, with Welsh slate and red slate roofs dominating in regular courses and some stone slab roof coverings. Most of these materials co-exist harmoniously, testifying to changes in building technologies and fashions. Unfortunately the uniformity is affected by the loss of some traditional materials and their replacement with unsympathetic modern materials. This is fairly limited at present and does not greatly affect the character, appearance or quality of the historic buildings or the conservation area but it is of vital importance that further erosion is prevented.

External Façades

Walls predominant over windows and doors, giving a solid building appearance, and front elevations are generally well balanced and ordered. Exposed buff coloured sandstone, predominantly coursed (although there are some examples of random construction) is used almost exclusively for the construction of the historic buildings and for ornamentation, within and around the hospital complex. This creates a distinctive uniformity of place. Stone is used for quoins, plinths, string courses, heads, sills, mullions and opening surrounds. The use of stone unifies buildings of different age, status and use. Stone is not exclusive to the principle buildings, a number of the ancillary structures within the hospital and a number of later extensions are also of a stone construction.

There are a number of brick built buildings within the conservation area; the oldest properties are constructed in Flemish Bond, the most common form of bond on historic buildings, those of a later date built in a Stretcher Bond. The brickwork is generally of an attractive red colour and a smooth texture.

There some examples of rendering within the conservation area; “Feren House” is a much altered historic property, the main Farm House at Sherburn House Farm, and the two properties along Shincliffe Lane all feature pebble-dashed rendered in whole or part. Feren House is also the only property to feature natural slate hung walls to the upper level.



Examples of stonework and brickwork.

Roofs and Chimneys

Each roof has its own distinctive characteristics of height, shape, pitch and profile creating an attractive and distinctive roofscape. Roofs are predominantly gabled and steeply pitched, hipped roofs are not typical features although one or two examples exist within the conservation area. Natural slate dominates, laid in regular rectangular courses, with some stone slab coverings and red slate visible adding diversity to the roofscape. Ridge tiles are generally plain and either half-round or curved angled.

Dormers are not common features within the village; Beddle House being the only building where the roof is punctured by dormer windows these are mainly of a traditional front-gabled form although there are some examples of flat roofed dormers to the side and rear.

Most traditional properties in the conservation area have chimneys projecting from the ridges either of stone or red brick adding visual interest to the roofline. Some original chimneys have been lost and rebuilt entirely in brick. Types of chimney pots include roll pots, louvered, bishops and square based octagonal's. The chimneys vary greatly in size and scale but are generally reflective of the buildings themselves.

Other features of note at roof level include a variety of stone finials which help emphasis the apex of the gables and add distinctive ornamentation at the top, these include spike, and fleur-de-lis, timber barge-boards, eaves corbels, stone water-tabling etc. these roof features add significant value to the overall variety and interest of the roofscape.



The conservation area features a wide variety of roof forms, coverings and architectural detailing.

Rainwater Goods

The historic buildings, including the converted single-storey structures, predominantly feature cast iron rain water goods and their preservation contributes to the external character of the buildings. These tend to be held in position via simple spiked brackets with the down pipes fixed in position by plain ear brackets and painted black or off-white, historic hopper heads are generally plain with little decoration.

Unfortunately the conservation area features some plastic replacement rain water goods which detract from the traditional character but these are not common-place; the introduction of systems in keeping with the buildings character should be encouraged.



Examples of the variety in rain water goods.

Joinery

Timber is the predominant material of windows and doors. There are many fine examples of surviving original windows and doors within the village, and their preservation must be encouraged, although invariably modern materials have replaced the traditional in some buildings undermining their quality and interest.

Windows vary in form with Georgian and Victorian styled, 4, 6, 12 and 16-paned windows visible and although a number have been renewed these respect the original proportions and appearance. Other windows include 2 and 3-light mullions (some with lead and stained glass), arched windows within the hospital complex and top-opening timber casements and plainer sashes found elsewhere. Beddle House features the more elaborate windows style with trefoil-headed lancets in pairs or groups of four and pointed arched windows with the rear featuring a more scattered arrangement of openings.

Sashes and casement windows are generally painted white, recessed, with stone lintels and cills are usually found above and below window openings, there are some examples of stone surrounds and mouldings.

A small scattering of bay windows can be found within the conservation area including oriel, typical canted and Edwardian styles, these mainly feature lead roofs, some with timber paneling and although they are not common features they add visual interest to the elevations.



A variety of attractive bay windows.

It is unfortunate that a number of original windows have been lost and while some have been replaced in timber replicating the proportions and style of the original, there is a scattering of inappropriate uPVC windows inserted into original openings, this has had a harmful effect upon the historic character of the affected buildings. However, the limited introduction of uPVC, overall, has done little to damage the areas historic quality or significance.



Examples of different window styles some historic others more modern replacements.

Doors vary in style and appearance but are mainly either of a solid timber construction or of timber with small glazed panels divided by glazing bars recessed in slender timber framework, and predominantly painted white. A number of the older buildings within the hospital feature stone mouldings around the openings, and some original doors have unfortunately been replaced with unsympathetic modern doors which detract from the character and appearance of the buildings frontage such as The Mews.

Garage doors and in-filled former car-door openings within the older ancillary buildings are mainly of timber boarding and flush fitted with a painted finish.

There are some negative aspects; a number of buildings have noticeable modern additions for example light fixings, security lights, alarm boxes, satellite dishes, TV aerials etc and associated cabling to prominent elevations. These elements detract from their historic character and visual quality when insensitively positioned.



Above, examples of different door styles.

Boundaries and Means of Enclosure

The conservation area features a wide mixture of boundary treatments. These make a significant contribution to the setting of the buildings and the overall character and appearance of the village. They emphasise the linear arrangement and channel views along the main street, whereas on the outskirts perform an important function in defining field boundaries and used for stock control. Historic stone walls are crucial elements of Sherburn House's character interlinking the various elements of the village together and merging it with its surrounding landscape; these walls are generally in a good condition.



Examples of stone walls which are key elements of the village's character.

The historic walls to the hospital site are absolutely critical to its character playing a very important role in defining its boundaries, the entrances and exits and reinforcing the feeling of seclusion and separation from the rest of the village. They are generally coursed and are capped with flat stone or half-round copings, the sections of the wall to the north including small buttresses.

Within the site are many notable sections of traditional stone walls which relate more to the individual buildings rather than the public realm but play an important role in defining the curtilage, enclosed rear yards and gardens, and providing solid separation from the parkland beyond. Gateways in stone walls are of various forms, some with stoops and others without. Gates are also of various types, some timber and others metal.

Within the courtyard a number of the verges are enclosed by timber post/chain style borders which act as a low-key barrier and these are appropriate to the context.



The stone walls assist in binding the various elements of the village together and merging it with the surrounding landscape.

To the rear of Beddell House is a substantial walled garden which is shown on the first edition ordnance survey map circa 1856-65. The garden is enclosed by high walls the outer leaf being of stone, with attractive hand made red brick on the inner side and including a simple flat coping it also features two large cart door openings. Although parts of the wall have clearly been rebuilt or patch repaired in the past its historic merit has not compromised and it is an important quiet retreat for the residents.

To the rear and side of the Chapel is an old stone wall. It has been heavily repaired but is an important feature and includes a number of historic stone grave markers leaning against it. Other notable sections exist around the graveyard and to the rear of Thornley House. The main entrance into the hospital, and the driveway into The Mews, is demarcated by prominent stone built piers with stone copings triangular and flat in form respectively.



Above left the walled garden and right the wall to the rear of Sherburn House Chapel.

Some stone boundary walls are in a poor condition due to inappropriate maintenance with cement pointing, hastening the rate of erosion.



Above left, walls enclosing private gardens are also of value, and right the entrance into Sherburn Hospital flanked by stone piers.

Within the parkland, farmland and the grazing pastures the means of enclosure are of post and rail fencing, or post/wire/mesh fencing. Those located within the heart of the village are generally in a good condition, those within the surrounding fields not so, some sections also feature traditional timber farm gates.

There are some short stretches of taller vertical close boarded timber fencing within the village, mainly to the rear of the dwellings these define the rear gardens, and other examples can be found at Sherburn House Farm.

Black painted metal fencing exists to the front of some of properties around the t-junction, those recently installed to the front of the cottages are very obtrusive and other unsympathetic installations existing elsewhere; and the small graveyard features attractive railings terminating with fleur-de-lis. The gatehouse feature decorative gates within the pointed main archway.

There are many established and substantial hedgerows within the conservation area. Most importantly to either side of the main street and along Shincliffe Lane which are important street features in enhancing the linear form and rural character of the village, these vary in height and some sections require significant reinforcing.

There are other notable sections of hedgerows; those to the front of the hospital assist in reinforcing its overall green character, and those along the edges of the highway within the southern part of the conservation area play an important role in hiding the overgrowth and less attractive lands behind.

Hedgerows exist to the rear of the main street which soften the impact of the buildings in the wider context and separate the rear gardens from the agricultural lands; they also assist in defining the edges of the historic parkland. The loss of these hedgerows would be detrimental to the character of the conservation area.



Hedgerows and timber fencing can be found throughout the conservation area which adds to the rural feel and character.

Open Spaces and Trees

Green spaces are often defining characteristics within a settlement and it is the interaction between buildings, spaces and the surrounding landscape that gives each settlement its unique character and this is certainly the case at Sherburn House. Due to its small size, and by being established as a hospital, with limited residential expansion since, there is no park or any such civic/public space within the conservation area. But it is the informal spaces, grass verges, the surrounding fields and grazing lands that help the village maintain its green and rural character and tie it closely into the surrounding landscape.

Large expanses of agricultural land, mostly working fields, extend right up to the boundary of the conservation area reinforcing the rural feel. In wider terms the farmlands are particularly important visual spaces as they are large, open and mostly unobstructed by dense tree cover or large modern farm buildings, allowing the rise and fall of the valley to be clearly seen and the conservation area in its intimate setting.

On the western side of the main through road are two large fields which go almost un-noticeable in the wider context but have value within the village itself, the lower field is unused however the upper field forms part of the lands to the rear of Sherburn Farm house and it is visible along the approach road from the north. The boundaries of these have high visual amenity value due to the hedgerows tight up to the road edge with mature trees set behind.

Open fields lie beyond to the north, south and east. These fields are divided into irregular patterns by a system predominantly of hedgerows with a number of scattered single trees and small groups of trees. These fields rise and fall steeply creating dramatic green waves. To the east there is a small woodland area dissected by winding footpaths leading out into the open countryside beyond forming an important link between the small hamlet and the wider landscape.



The open fields to the north of the conservation area provide its setting with the buildings nestling amongst the trees and woodland.



The grazing land on the outskirts of Sherburn Hospital viewed from the road bridge looking north eastwards.

Sherburnhouse Beck is a very important feature which winds its way along the northern edge of the conservation area and at first goes relatively unseen. The course of the beck is visually attractive, featuring open grazing lands either side, dropping steeply down to the water line, with isolated trees and small groups of trees scattered along its banks. As the beck continues northwards the land opens up to more extensive grazing lands. These open areas of green space of various land uses are significant in both the wider and local setting of the village.

Smaller more intimate space contributes significantly to the local character, appearance and sense of place; the hospital courtyard is of particular note. Here the road edges and intricate spaces are enhanced by ornate planting and landscape elements, complimented by green verges, lawns and trees, standing usually in small groups between and around the buildings. This important historic space is clearly planned and generally well maintained and is of indisputable value to the setting of the group of listed buildings and within the wider village context.



The hospital courtyard viewed from the main street.



Top, views within the hospital courtyard and below the view across the walled garden.

As the land draws back from the buildings themselves it gives way to dense woodland with a clear historic division remaining between the landscape grounds of this parkland and the lands to the north which open up as they drop down towards the beck. The woodland features various water features and an extensive footpath network leading out into the surrounding countryside. The parkland is a designed landscape of special historical interest and appropriate protection should be investigated.

The walled garden is a private space but still of particular the lawns dissected with gravelled path and attractive seating areas set amongst the lawns and fruit trees. It includes a central water feature.

The whole hospital site has a distinctive green character with a significance amount of trees, native species including Yew, Beech, Sycamore and Horse Chestnut etc and a scattering of ornamental trees. The trees stand alongside well maintained grassed verges to the roads, footways and green edges to the buildings and small private space adding to the sense of place and greatly enhancing the setting of the historic buildings. The area is well managed and it is hoped that this will continue in the future.

Along the main street the road side verges are important elements of the streetscene in particular those at the cross-roads adding to the green corridor effect running through the heart of the village. However, to the south the quality of the verges diminishes and here there is a lack of maintenance and care having a harmful affect upon the appearance along the main street.

Street trees add to the attractive appearance of the village and make a significant contribution to its character. The line of mature street trees following the road serves to strengthen the distinction between the landscaped areas and the urban form and the linear experience creating a dark corridor from the north, adding to the sense of enclosure and intimacy.

There are a limited number of private frontage gardens within public view but those that do exist play an important role in the landscape layout and visual character of the village for example those to the front of no's 1 to 5 Shincliffe Lane and Beech View. Although these areas are small in comparison to the extensive green fields, they are very well maintained and colourfully planted, with hedgerows to the frontage and trees peeking above, adding to the attractiveness to the streetscene. It is unfortunate that some front gardens have been reduced in size with hard surfacing to provide parking areas.

There is no significant public open space. The historic parkland is publically accessible by a number of footpaths linking to the main street. The small graveyard is the only historically significant space accessible to the public in the conservation area. The cemetery is essentially an expanse of grassland, intersected by paths, which create rectangular routes through the space and access to the stone grave markers.



Street trees and roadside verges enhance the street scene and create a strong sense of enclosure.

Views

Due to the enclosed nature and the linear approach routes, fine views out of the conservation area are rare. However, due to its situation in a valley overlooked by agricultural land at a higher level to the north, and Sherburn Village above on the ridge views from high ground are significant. From these vantage points the buildings are lost within the trees yet it gives a clear understating of the conservation area's relationship with the surrounding landscape and enforces its secluded character.

There are fine views from along the route of the B1283 to the north, between its junction with the A181 and the approach into Sherburn Village. From this stretch of road looking southwards the wide open views are of the surrounding farmland down into the valley. Here there are glimpses of the historic buildings set amongst the trees and the full extent of the historic parkland is laid out.

The beck itself is a very significant landscape feature on the outskirts of the village. The best place to view it is from the road bridge itself and views up and down beck are possible from here. Eastwards the topography creates rolling green waves either side of the beck and stretching back as far as the eye can see.

Vistas along the principal road into the village are tunnel like, defined by strong, clearly defined boundary treatments and flanked by trees and therefore from within the heart of the village it is not possible to appreciate its scope. This is an important characteristic of the place.

The best view of the hospital buildings along the main street is either through the gatehouse or peering over the hedges where the historic buildings can be seen in the context of the green courtyard. Contained views from within the courtyard are the most distinctive within the area (although not in the public realm) whereby simply standing in one position all of the listed buildings can be seen and the history and architecture appreciated.

Footpaths and public rights of way wind through the village and out across its rural hinterland enabling members of the public to enjoy a number of views. The most notable of these are those found following the route along the north west edge of historic parkland. From this vantage point the high quality of the surrounding landscape can be appreciated with open grazing land sloping down to the banks of the beck and rising upwards to the surrounding farmland with the dense woodland of the plantation on the peripheral. Continuing through the woodland along this unmade path other significant views open up.

The most notable view point on the edge of the conservation area is from the B1198 within the south part looking westwards from this vantage point Durham Cathedral Central Tower can be seen in the distance rising high above the tree canopy.

Summary of important views and vistas

1. From the B1283 between the junction with the A181 and the approach into Sherburn Village looking southwards across the valley and into the conservation area.
2. From the ridge at Sherburn Village looking south west across the farmlands towards the conservation area
3. From Sherburn House Bridge looking north eastwards along the course of the beck.
4. From the footpath along the northern edge of the historic parkland looking northwards out to the surrounding landscape.
5. Looking north/south along the main road through the centre of the village.
6. Looking west from the B1198 towards Durham City.



The view from the B1283 looking south



The view from the approach into Sherburn Village looking south and below the view from the ridge of the village itself.



Views along the course of Sherburnhouse Beck and from the public right of way along the edge of the historic parkland. Below, Durham Cathedral viewed looking westwards from the southern edge of the conservation area.



Activity

Sherburn Hospital forms the main core of the conservation area and the Charity still exists to provide residential care and sheltered housing to elderly residents and former residents of the north-east of England. The Chapel is also still in ecclesiastic use.

Outside of the hospital the other buildings are primarily residential, with a single operational farm and agricultural activity is still evident and the Dispensary has a community use. Animals can be seen within a number of fields bringing the farming right into the heart of the village.

Public Realm

Sherburn House is a busy through route for vehicles and consequently the road introduces a disruptive volume of traffic along the spine of the village. Generally the road is of tarmac and it is unfortunate that this continues into part of the hospital complex and is used around some of the historic buildings forming parking areas as this impact upon the setting of a number of the listed properties.

It is very unfortunate that the presence of the A181 and Shincliffe Lane result in a significant amount of street clutter which harms the appearance of the approaches into and out of the village. This is in the form of unattractive plastic bollards, a high number of standard warning and directional traffic signs, speed indicators, etc in particular at the north and south entrances and exists and around the central junction.

Traffic calming measures are necessary and a reduction or revaluation of the traffic would be of significant visual benefit to the overall character and appearance of the conservation area.

Other signs exist within and around Sherburn Hospital notably at the Gatehouse and the main driveway but here the signage is small in number and has been carried out in a sensitive manner to respect the historic character of the site.

The existing standard street lighting, telegraph poles and overhead wires do detract from the character and appearance of the conservation area and its wider setting where these haphazardly cross the surrounding fields. It is also unfortunate that a number of properties have prominent satellite dishes, noticeable modern alarm boxes and TV aerials etc. Their placement in more discreet location would be of benefit and should be encouraged they are not significantly harmful. Despite these unwelcomed additions within the public realm the overall impression is rural and traditional.

No.2 Shincliffe Lane is the only property within the conservation area to incorporate solar panels added to both the roof slope of the main house and the single-storey attached garage; and while these are to be supported they are prominently located and visually obtrusive. While the use of alternative energy sources to power buildings is to be encouraged there is a delicate balance of retaining historic character with energy efficiency must be carefully weighed in order to avoid harm to historic appearance.

The village features an extensive public footpath network; footpaths along the main street to either side of the roads are generally in a poor/deteriorating and uneven condition with some patch repairs previously carried out, in particular those either side of Shincliffe Lane. Despite this the overall impression within the main core of the conservation area is pleasant, but it could be improved; the negative effect of the paths is off-set by the attractive grass verges around them.

Along the course of the beck, on either side of the through road, and along the outer edges of the parkland, there are a number of public rights of way leading out into the surrounding countryside. These important routes are of unmade tracks and wind with the flow of the land stretching as far as Sherburn Village to the north east and add to the rural 'feel'. Those within the parkland are more private, generally wide, unmade and tree lined with occasional quiet stopping places with timber seats.

A number of the houses have paved driveways which add a slight suburban feel to the village, but the impact of these areas within the streetscene is lessened by the well stocked, well maintained front gardens and the boundary treatments which assist in screening them.



Unmade footpaths can be found throughout the conservation area these contribute to its rural character and offer different ways of experiencing the village.

General Condition

The condition of the buildings and spaces within the conservation area is generally good. There are no buildings unoccupied or in a poor physical condition and it is clear that the residents obviously care about the area in which they live. The Hospital grounds are very well maintained with well cut lawns, ornamental trees and planted flower beds.

A major concern is the continued deterioration of Sherburn House Bridge due to growth and water ingress which has started to push out the masonry, as evidenced by pronounced gaps running throughout the structure. Drainage channels empty adjacent to the bridge abutments and this compounds the ongoing erosion. This has resulted in the bridge being included within the national Heritage at Risk Register published by English Heritage.

There are some examples of poor re-pointing of stonework using cement rather than lime mortar and using ribbon pointing which should be discouraged.

Within the public realm the poor condition of the footpaths is a negative factor, a number of paths have cracked surfaces and inappropriate patch surface repairs have been carried out. A number of the roadside verges are unmaintained which detracts from the streetscene. Some field and boundary walls are in need of repair, but care should be taken not to undertake repairs to simply straighten and neaten slumped walls which are otherwise structurally sound as this will remove visual character and signs of their age.

Future Challenges

A number of features have been identified within this appraisal as undermining the quality of the conservation area and these would benefit from further investment and controls in the future to enhance the character and appearance of the conservation area and in order to prevent further erosion. These are summarised below:

- The continued deterioration of Sherburn House Bridge.
- Inappropriate alterations and additions such as the replacement of timber windows with of upvc units, loss of original doors, the addition of prominent satellite dishes, TV aerials and alarm boxes etc.
- The use of inappropriate materials or methods to repair traditional stonework which can be harmful to the buildings appearance and potentially their structure, for examples cement pointing.
- Some loss of original architectural/decorative features.
- Neglect and poor maintenance of some stone walls.
- Some examples of modern inappropriate modes of boundary treatments.
- Poorly surfaced footpaths and inappropriate insensitive repairs in particular those which are highly visible along the main village street.
- Modern surface treatments around the listed buildings.
- Lack of maintenance of some prominent grass verges along the main street.
- Excessive traffic signage.



Examples of unsympathetic window and door replacements, deteriorating foot paths and prominent solar modules.



Examples of prominent TV aerials and satellite dish, road side clutter and poor surfaces.

Management Proposals

Change is inevitable within all conservation areas. 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 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:

- The potential for future residential development of the surrounding farmland may significantly impact upon the conservation areas wider setting. It is of vital importance that this risk is appropriately managed through the planning process and the wider landscape impact and visual impact on the setting of the conservation area is accurately assessed.
- Removal of Sherburn House Bridge from the English Heritage national Heritage At Risk Register.
- Protect views from, into and across the conservation area in particular those from the A181 to the north.
- Seek improvements to the public realm by encouraging any new street furniture to be traditional style, existing items of good quality preserved, encourage appropriate resurfacing/repairs to the foot paths and seek regular maintenance of the roadside verges along the main street.
- Encourage the de-cluttering of the historic buildings by removal of external wiring, alarm boxes, external lights, satellite dishes etc or relocation in more discreet positions;
- Ensure that any future highway work including general maintenance will preserve or enhance the character and appearance of the area; in particular avoiding unnecessary “patching”; encourage the rationalisation of highway signage and less intrusive traffic calming measures.
- Encourage through the reinstatement of missing architectural features and the replacement of unsuitable materials and details with historically appropriate alternatives. This includes windows, doors and chimneys.
- Encourage appropriate repair, restoration and general maintenance works of the historic buildings and boundary walls by engaging owners and promoting best practice conservation methods and materials;

- The delicate balance of retaining historic character with energy efficiency must be carefully weighed in order to avoid harm to historic appearance.
- Management and continued maintenance of important trees and hedgerows and the historic parkland;
- Use policies in development plan documents and national and regional guidance to protect the character and appearance of the area and its setting.
- Support the use of enforcement powers to address any unauthorised development which is harmful to the conservation area. Use regular monitoring to highlight where such development has been undertaken.
- Provide design guidance to those considering work in the conservation area.
- Undertake a regular review of the conservation area boundary, appraisal and management.

2013 Boundary Changes

On 11th December 2013 the boundary of the conservation area was amended to conform, where relevant, to current property boundaries and landscape features. The changes are as follows:

- The proposed northern boundary of the conservation area was redrawn to accurately follow the course of Sherburnhouse Beck.
- The full extent of the woodland along the north eastern edge of the parkland was included
- A private residential dwelling and part of its curtilage on the site of the former Sherburn train station was included within the boundary. The dwelling has been altered and modernised over time and is somewhat seen in isolation from the main village. However, the core building seems to be an adaptation of the original station building, displaying architectural references to the original station. The main projecting gable and attached wing being incorporated into the property, and the existing tall chimneys and the original window openings remain.

As part of the historic railway infrastructure this site gives a visible insight into the village's history when this part of landscape was industrialised and formed an important part of the wider local railway network. Evidence collated indicates that the first railway line into Durham came from the east when the Durham & Sunderland Railway opened their line from Sunderland

Town Moor to Pitlington in 1836. The line initially terminated at Sherburn Hospital when the railway was opened in 1837. The station was originally called Sherburn but was renamed Sherburn House in 1874, with the station remaining in operation until its closure in 1931.

The trees and woodland surrounding the property provide the attractive setting of the main building, giving it a high degree of seclusion, and have significant wider landscape and visual amenity value.

Contacts and References

Bibliography

National Heritage List produced by English Heritage

All maps © Crown Copyright and database rights 2013.
Ordnance Survey LA 100049055

All images Durham County Council, unless otherwise stated.

Contact

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

Telephone: 03000 267 146
Email: design.conservation@durham.gov.uk

Appendix 1: Listed Buildings

8 buildings or structures within the Sherburn House 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	Building	Grade
1	<i>Sherburn Hospital Chapel</i>	II*
2	<i>Sherburn Hospital Gatehouse, Office Wing, Lodge And Wall</i>	II*
3	<i>Elderly Persons Home (Beddell House) 20 Metres North West Of Chapel</i>	II
4	<i>Sherburn Hospital Dispensary</i>	II
5	<i>Clerks House And The Cottage Attached To Right Of Thornley House</i>	II
6	<i>Thornley House And Cottage At Left</i>	II
7	<i>Masters House Incorporating Clergy Flats</i>	II
8	<i>The Mews, Sherburn Hospital</i>	II

1

SHERBURN HOSPITAL CHAPEL

List Entry Number: 1159384

Grade: II*

Chapel of Sherburn Hospital. Circa 1181 nave with early C13 tower and chancel; badly damaged by fire 1864 and largely rebuilt, with added north aisle, 1868 by Austin and Johnson. Squared and dressed sandstone with graduated green slate roofs. Orientated north-west to south-east, ritual directions in description: west tower; continuous nave and chancel with north aisle. Romanesque with Geometrical Gothic tower. Broad, square, angle-buttressed 3-stage tower with restored openings. Tall lower stage with round-arched doorway on south and pointed lancets above. Blind arcades on second stage, each with 3 pointed arches: central lancet on west; colonnettes and central pair of lancets on south and north. Short top stage has blind arcades, each with 6 trefoil-headed arches on colonnettes. Restored embattled parapet on corbel table. Continuous 3-bay nave and 3-bay chancel. Nave has original south wall with flat-buttressed bay divisions and round-arched windows with sill string and continuous hoodmould. Windows have square-cut inner order and roll-moulded outer order. The rear arches have colonnettes and roll moulding which continues along sill. Restored chancel has buttresses with offsets and similar 1868 windows. Pair of small round-arched windows on east ends of chancel and aisle. Projecting eaves and a continuous, steeply-pitched roof with coped east gable. North aisle, on both nave and chancel, has off-centre buttress, chamfered round-arched windows and a steeply-pitched roof. Interior. South wall of chancel contains a double piscina, with damaged foliage capitals on squat shafts, and 3-seat sedilia with original jambs; both with restored trefoil-headed arches.

1868 north arcade of pointed arches. Small brass in sanctuary floor inscribed: THOMAS LEAVER PREACHER TO KING EDWARD THE SIXTE. HE DIED IN JULY 1577. C19 braced king-post roofs. (C.W. Gibby, Sherburn Hospital, 1976).

2

SHERBURN HOSPITAL GATEHOUSE, OFFICE WING, LODGE AND WALL

List Entry Number: 1311049

Grade: II*

Gatehouse, office, lodge and wall. C14 gatehouse, upper floor rebuilt 1896. Possibly C14 buttressed wall. Mid C19 lodge and c.1896 office. Dressed and ashlar sandstone. Office has graduated stone-tiled roof, lodge has Welsh slate roof, gatehouse roof not visible. Stone chimney stacks. Gatehouse with office on left return and lodge on right; L-plan wall on front of lodge. Tudor style office and lodge. 2-storey, square-plan, angle-buttressed gatehouse. Pointed double-chamfered archway under hoodmould leads into pointed tunnel vault on 3 chamfered ribs. Low upper storey, rebuilt as muniment room, has 2-light mullioned window and embattled parapet with gabled copings. Early C19 pointed archway on rear. Single-storey, 2-bay office has 2- and 3-light ovolo-mullioned windows and a steeply-pitched roof with overhanging eaves and verge. Tall corniced ridge stack. Tudor-arched doorway; identical doorway in projecting porch on rear. Single-storey, one-bay lodge with added lean-to bay on right. C19 pointed doorway on left return under vault of gatehouse, 2-light mullioned windows under hoodmoulds. Tall flat-coped parapets. Left bay projects on rear. Later C19 one-storey range of sheds on front of lodge and built against inside of wall (q.v.).

Tall flat-coped, L-plan wall. 8.0-metre long section on front of lodge has 3 regularly-spaced, 2-stage buttresses with offsets. Short return section to right with identical buttress. Historical note: Sherburn Hospital was founded c.1181 by Bishop Le Puiset as a lazaret for the reception of 65 lepers. It declined in C16 and was badly damaged during the Civil War. Medieval remains are now only seen in the gatehouse and chapel (Item 12/84). (C.W. Gibby, Sherburn Hospital, 1976).

3

ELDERLY PERSONS HOME (BEDDELL HOUSE) 20 METRES NORTH WEST OF CHAPEL

List Entry Number: 1120750

Grade: II

Former Infirmary, now Elderly Persons' Home, c.1868 by Austin and Johnson. Sneaked sandstone with dressings. Welsh slate roofs and stone chimney stacks. H-plan on site sloping down from right to left. Gothic style. Long symmetrical front, 2 and 3 storeys with attics: projecting centrepiece with 2-storey square porch flanked by taller cross-gabled wings. Behind this runs a continuous range with 5-bay sections flanking the centre-piece; the left section is raised above a 4-bay buttressed loggia of pointed arches. Large cross-gabled end wings projecting to front and rear complete the composition; the left wing is 3-storeyed due to slope of site, the right wing has a slightly-taller 8-bay extension on rear. Mainly pointed openings with sill bands. Centrepiece has a buttressed porch with pointed doorway and shouldered and trefoil-headed lancets in pairs or groups of 4. Ground-floor windows elsewhere are mainly 2-light with quatrefoils and continuous hoodmoulds. Mainly paired trefoil-headed lancets on first floor.

Long centre range has small gabled dormers. Angle-buttressed end wings have similar fenestration and wide gabled bays which break forward on inner and outer returns and end in tall battered stacks. Wing at left has large 4-light window in gable and 3-storey square-plan porch on left return. Steeply-pitched roofs with coped gables and transverse ridge stacks. Sear has plainer, scattered openings, mainly with shouldered heads. Single-storey, late C19 flat-roofed wing at right-angles on inner return of extension on right wing. C20 one-storey, brick garage on rear is not of interest.

4

SHERBURN HOSPITAL DISPENSARY

List Entry Number: 1120751

Grade: II

Former Dispensary now Community Hall. 1883, dated on stained glass window in left bay; early C20 rear addition. Tooled dressed sandstone with engineering brick rear and addition. Plain clay roof tiles. Tudor style. Shallow H-plan. One storey; centre bay flanked by slightly-projecting cross-gabled bays. Porch, on left half of centre bay, has 3-centred-arched moulded doorway flanked by pilasters. Frieze above inscribed: SHERBURN HOSPITAL DISPENSARY. Double-chamfered, ovolo-mullioned windows: 3-light to right of porch; 4-light mullioned-and-transomed windows under hoodmoulds in end bays; window at left is taller and contains stained glass. Small sunk panels in double-chamfered surrounds in gables of outer bays: armorial carving at left; carving of Christ as healer at right. Coped gables with finials on apex and footstones. Steeply-pitched roof with off-centre corniced ridge stacks. 2-bay left return with 2-light window at rear.

2-bay right return has slightly-taller 3-bay extension on rear in similar style. C20 range of garages on right return are not of interest.

5

CLERKS HOUSE AND THE COTTAGE ATTACHED TO RIGHT OF THORNLEY HOUSE

List Entry Number: 1159375

Grade: II

House, now 2 dwellings. Early C19 with mid C19 addition. Squared sandstone; stone-tiled roofs and dressed stone chimney stacks. 2-storey, 3-bay main block with flush, 2-storey cross-gabled right bay (The Cottage) projecting at rear. Main block has central panelled door behind early C20 pedimented glazed wood porch. Flanking mid C19 canted bay windows with hipped roofs. 3 replaced sashes, with projecting sills, above. Steeply-pitched roof has end stacks with top bands. The Cottage has replaced sashes with projecting sills, paired on ground floor, and coped front gable with shaped kneelers. First-floor wood oriel window on right return. Mid C20 set-back bay on right return of The Cottage is not of interest. Included for group value.

6

THORNLEY HOUSE AND COTTAGE AT LEFT

List Entry Number: 1323190

Grade: II

Range of Elderly Persons' dwellings, c.1760 with c.1896 cottage at left (all known as Thornley House). Tooled dressed sandstone and graduated stone-tiled roofs. Cottage has ashlar walls and chimney stacks. Rebuilt brick stacks on main range.

Tudor-style cottage. Long linear main range in 2 sections: one storey, 11 bays at right; 2 storeys, 6 bays at left. Low plinth. Openings in raised flat-faced surrounds, some renewed. Single-storey range has doorway in fifth bay, blocked doorway near right end bay, late C20 top-hung casements and steeply-pitched roof with overhanging eaves and 4 old-brick ridge stacks. 2-storey section, with entrances on rear, has similar casements, in square openings on first floor, and steeply-pitched roof with 4 tall ridge stacks. Single-storey, 3-bay cottage at right-angles on left has chamfered plinth. Moulded Tudor-arched doorway at right. Small double-chamfered, ovolo-mullioned window in centre bay and single-light window at left, both set close to eaves. Steeply-pitched roof with overhanging eaves. Coped left gable parapet with finials on footstones and a truncated ridge stack. Tall corniced ridge stack at right. Small slightly-domed pyramidal roof, rising from main roof at junction between cottage and 2-storey range. Side facing main road has similar 3-light windows. Added gabled wing, with lower c.1896 range at right-angles, on centre rear of single-storey range. Altered L-plan range on left rear of 2-storey section is not of special interest.

7

MASTERS HOUSE INCORPORATING CLERGY FLATS

List Entry Number: 1323191

Grade: II

House, now subdivided. 1832. Dressed sandstone with Welsh slate roofs. Classical style. 2 storeys, 6 bays, the left bay projecting to front and rear. Extruded flat-roofed, added porch has glazed door with 3-pane overlight and three 12-pane sashes on front and panelled door with 6-pane overlight on right return.

12-pane sashes, some replaced, in plain square-cut openings with flush lintels and projecting sills. Flat-coped parapet above band hides low-pitched hipped roof with 4 transverse ridge stacks. Similar 4-bay left return. Scattered sashes on rear including two large 24-pane stair windows.

8

THE MEWS, SHERBURN HOSPITAL

List Entry Number: 1159404

Grade: II

Former coach-house and stable, now 2 dwellings. Early C19, converted c.1983. Dressed sandstone with Welsh slate roofs. 2-storey, 3-bay centre flanked by single-storey wings, 3-bay at left and 4-bay at right. Openings have renewed flush stone lintels and projecting sills. Replaced doors in left bay of centre block (No. 1) and in right wing (No. 2). Replaced sashes. 2 semicircular coach arches with replaced double doors in left wing. Low-pitched hipped roofs with truncated ridge stacks. Included for group value.

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	<i>The Cottage, Shincliffe Lane (pre circa1856-6). Primrose Cottage, Shincliffe Lane (pre circa1856-6).</i>
2	<i>Sherburn House Farm (pre circa1856-6).</i>
3	<i>1 to 4 Beech View (circa1898 -1923).</i>
4	<i>1 and 2 Shincliffe Lane (circa1923).</i>
5.	<i>3 to 5 Shincliffe Lane</i>

1 The Cottage and Primrose Cottage, Shincliffe Lane



The cottages are situated in a prominent location, their front elevations facing directly onto the street at the junction of the A181 with Shincliffe Lane. The cottages date from the 18th century constructed from stone with a pitched grey natural slate roof

above with end chimneys built from brick and featuring over hanging eaves, brick quoin details to corners, stone lintels and cills to the openings. 3-over-3 timber sashes with some modern replacement casements replicating the older glazing pattern, modern doors. A pair of interesting cottages which have important townscape value in the village.

2 Sherburn House Farm, Shincliffe Lane



Sherburn House Farm is the only farm complex within the conservation area, its precise age is not known but it is shown on the first edition Ordnance Survey map circa 1856 indicating it pre-dates this time. The farm comprises of a small collection of buildings grouped around a small yard area with the main farmhouse dominant. This is of two storeys and three bays, rendered walls below a pitched slate roof with a symmetrical frontage and featuring an eaves course, 2-over-2 sash windows and a timber panelled front door. The remainder of the group comprises of brick built single storey structures of traditional proportions with a modern extension at the north end being of little interest. An interesting collection of historic buildings which add to the diversity of the built form of the conservation area as well as being testament to past activity in the village.

3 No's 1 to 4 Beech View, Sherburn House



The properties at Beech View are of a red brick construction beneath pitched roofs of natural slate with brick chimneys and feature eaves corbels, replacement windows in original openings with painted stone lintels and cills and ground floor bays. Despite various alterations

they retain a strong aspect of their Victorian character and form and attractive group prominently positioned facing the main street.

4 No's 1 and 2 Shincliffe Lane



These properties date from the late 19th century and are a symmetrical pair built from red brick with prominent gables and red roofs. Although their character has somewhat been diminished by the addition of solar modules on prominent roof slopes they are distinctive within the conservation area and occupy a key location.

5 No's 3 to 5 Shincliffe Lane



Number 3, 4 and 5 Shincliffe Lane are early 20th century properties of a typical inter-war style. Although they are not of great architectural merit, their location and orientation make them key buildings visually in this part of the conservation area.

Appendix 3: Current Designations

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